

**MINUTES OF MEETING  
FLEMING ISLAND PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District was held on Tuesday, December 19, 2017 at 6:00 p.m. at the Fleming Island Plantation Splash Park, 1510 Calming Water Drive, Fleming Island, Florida.

Present and constituting a quorum were:

Eugene Clark	Chairman
Betty Murphy	Vice Chairperson
Rick Nelson	Assistant Secretary
James A. Wiggins	Assistant Secretary
Michelle Szafranski	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Jason Walters, Esq.	District Attorney (Via Telephone)
Marcia Weeks	Project Manager
Jenny Urcan, PE	District Engineer (Via Telephone)
Kyle Kubik	Yellowstone Landscape
Several Residents	

*The following is a summary of the discussions and actions taken at the December 19, 2017 Fleming Island Plantation CDD Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Clark called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments (Limited to 3 Minutes per Speaker)**

The following comments were made:

- Mr. George Howard thanked the Board for dealing with the motorcycle issues, trimming the woods between Amberwood and Cypress Glen as well as adding dog waste stations.
- Mr. Jacque LaBelle of Lake Ridge South stated he is against the Splash Park becoming a dog park. That park was for children and their families to play. Dogs will be going across the berm. He suggested the County find a more suitable place to build the dog park.

- Ms. Patricia Reaven of Lake Ridge Villas North commented on employees without name tags, employee turnover, a pile of woodwork, nails and police tape in the Splash Park in the back of the pergola by the ponds and Fleming Island Plantation being on a watch list.
- Commissioner Mike Cella commented that he is against the dog park. It is not the place for it and it does not meet the County's five-acre minimum zoning requirement. Maybe a football field next to the school at the end of Thunderbolt Park, next to the library. He also commented on the problems with the pavers in the roundabout being washed out. Lastly, he spoke about the County's plans to continue Radar Road next to the Church over to Town Center Boulevard.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the November 28, 2017 Meeting**

Mr. Clark stated each Board member received a copy of the minutes of the November 28, 2017 meeting and requested any corrections, additions or deletions.

One change was made and will be incorporated into the amended copy of the minutes.

On MOTION by Ms. Szafranski seconded by Mr. Wiggins with all in favor the minutes of the November 28, 2017 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

**A. Consideration of Special Warranty Deed**

A copy of a draft deed was included in the agenda.

- Mr. Walters suggested the Board accept the conveyance of three parcels subject to final review by Counsel.

On MOTION by Ms. Murphy seconded by Ms. Szafranski with all in favor the Special Warranty Deed, subject to Final Review by Counsel, was accepted.

- Mr. Walters provided a brief update on the paver issues at the roundabout. He stated he was able to reach out to the County in order to discuss further possible solutions.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

Ms. Urcan reviewed her report, a copy of which is included in the agenda package.

- She apologized for the Pond Inspection Report not being finalized in time for the meeting. All ponds, with the exception of #18, are functioning properly and appear to be in compliance with SJRWMD permits. The first thing which should be done is the removal of air plants by hand. She is trying to have Jax Dirt Works stabilize Pond 19. There were some minor erosions. The report will go out later in the week.
- Pond 4 still needs to be repaired. Ms. Urcan has tried to reach Jax Dirt Works to complete the work to no avail. She recommends either awarding the project to H.E.B. Services or bid it out again to other contractors. H.E.B. Services had a lump sum price of \$32,850 and Jax Dirt Works had a bid of \$10,965, not including unknown amount of work.
- The Board recommended obtaining more bids. Mr. Walters will draft the notice to Jax Dirt Works in writing to notify them not to pursue the project.
- The inlet on Town Center Parkway in front of Pond 19 is sinking. Mr. Walters has reached out to the County to obtain an update on the repairs.
- The dock at Margaret's Walk is open to residents again. Work is completed.
- Discussion ensued on the roundabout and brick pavers.

**SIXTH ORDER OF BUSINESS**

**Landscaping Update and Proposals –  
Yellowstone Landscape**

Mr. Kubik provided a landscaping update. A copy of his report and enhancement proposals were included in the agenda package.

- He noted the stumps in the berm near the Splash Park were removed. There is still some cleaning to be done before applying pine straw.
- Old turf will be removed and new sod will be installed after the holidays.
- A main line repair took place last week.
- A Crepe Myrtle tree by the high school was hit by a vehicle and removed due to irreparable damage.
- After the hurricane hit, the medjool palms near the Splash Park were cleaned up. Children playing at the Woodlands Park and snapping the branches day after day which is causing trees to look weakened and shabby.

- Work order proposals were furnished for Town Center Boulevard tree elevation as well as trimming Live Oaks on all medians and sides. Proposals were also furnished for continued enhancements in the berms behind the Splash Park, replacing trees damaged by the storm, and Crepe Myrtle tree removal. Two proposals in regards to irrigation at the tennis courts were distributed to the Board.
- Ms. Weeks stated the tennis courts have been resurfaced and completed. Quotes were furnished to install four nozzles in one zone area of one court for a trial run. A total of \$300 were approved for the setup. The next step will be to replace all of the nets on the tennis courts.
- Discussion ensued.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the enhancement proposals provided by Yellowstone Landscape for the elevation of live oak trees along Town Center Blvd. at a cost of \$4,975, Plant Installations along Berm at Rear of Splash Park and Lake Ridge North at \$1,600, Lake Ridge South at \$1,700, including the two added irrigation proposals were approved.

## SEVENTH ORDER OF BUSINESS

### Project Manager's Report

A copy of the Project Manager's Report was included in the agenda package.

- **Maintenance Update**

The following was discussed:

The tennis court resurfacing was completed and the courts were reopened on December 6, 2017. Supplies to help maintain the courts were ordered. Proposals to outsource daily maintenance of the tennis courts still can be obtained. Coach Jack is retiring from the school where he works and has said he is willing to help. The Board recommends in-house maintenance. Once a determination is made of the time requirements to properly maintain the courts, Inframark can bring forward any needed scope revision.

- Ms. Weeks stated two new marquee signs were placed: one at Town Center and Fleming Plantation Boulevard and the second one on Town Center in front of Amberwood. A third one will go up right outside John's Landing. Community wayfinding signs were also completed.
- Dog waste stations were installed at Amberwood and Cypress Glen.

- One of the new four-way stop poles at Old Hard Road and Town Center Boulevard was damaged and has been replaced by the County with a rail. Ms. Weeks suggested keeping it there for a while before replacing it with a decorative one. The Board agreed.
- The Fleming Island Plantation entrance fountain has two floating light fixtures broken. A proposal was furnished for \$3,613.58 for materials, labor and installment of new bronze light fixtures to replace them. The Board requested additional quotes.
- Ms. Weeks recommended placing lighting in the Amenities Center Pavilion underneath the picnic areas. Three proposals were furnished from electricians: Pickett Electric for \$3,208, Bemar Construction for \$6,600, and Schuman Electric for \$4,685.

Mr. Nelson MOVED to approve the proposal from Pickett Electric at a cost of \$3,208. There being no second, the motion failed to pass.

On MOTION by Ms. Murphy seconded by Ms. Szafranski with Ms. Murphy, Ms. Szafranski, Mr. Clark and Mr. Wiggins voting aye and Mr. Nelson voting nay the Proposal from Schuman Electric, Inc. at a cost of \$4,685 was approved.

- Towing Policy signs have been installed. A contract was signed with ASAP Towing. Warning letters will be placed on cars for non-compliance.
- The neighborhood entrance signs, sidewalks and fences have been pressure-washed.
- The Margaret's Walk park fence is scheduled to be replaced in mid-January.
- Ms. Weeks recommends the Board renew the contract with Knuckle Sandwiches for another year in the Snack Bar.

On MOTION by Mr. Nelson seconded by Ms. Murphy with all in favor the renewal of the contract with Knuckle Sandwiches in the Snack Bar for another year was approved.

- Repainting of the waterslide in the Splash Park was recommended. The fiberglass is showing on the slide. A proposal from Compac Filtration for \$64,150 to completely remove the Thunder Bucket water feature and refurbish it was presented.
- Discussion ensued on replacing the slide.
- The Board requested more quotes on the refurbishment of the water feature.

• **Recreation Update**

A copy of the recreation update was provided in the agenda package.

- Food Truck Friday was held on December 1, 2017.
- Giving Tree was successful. In addition to the gifts, a \$500 donation was received.
- Plantation Holiday Open House Pictures were presented. Over 180 Residents were in attendance.
- Fleming Island Plantation Night of Lights was last weekend. Pictures of the light competition winners went in the newsletter and will be featured on the Facebook page.
- December Book Club will meet on December 21, 2017.
- Upcoming events: Food Truck event will be held on January 5, 2018. The Plantation Hoedown will be held on January 20, 2018. The January Book Club will be on January 25, 2018.
- Discussion ensued and it was noted the former Recreation and Pool Committee of the former Neighborhood Advisory Council (NAC) was against the previously planned Dog Park.

**EIGHTH ORDER OF BUSINESS**

**Manager’s Report**

Ms. Davis reported Severn Trent has formally changed its name to Inframark as of December 4, 2017.

**NINTH ORDER OF BUSINESS**

**Acceptance of November Financials and Approval of November Check Register and Invoices**

The Board reviewed the financials.

On MOTION by Ms. Szafranski seconded by Ms. Murphy with all in favor the November Financials were accepted and the check register and invoices were approved.

**TENTH ORDER OF BUSINESS**

**Supervisors’ Request**

The following was discussed:

- Ms. Davis addressed the nametag issue. She stated every staff has a nametag. It is considered a part of the uniform.
- Ms. Davis also addressed the issue of Fleming Island Plantation being on the watch list. She noted it is a private group, not a Florida State Government watch list. Mr.

Walters stated it is an individual who conducted his own study related to bonds all across the State. The financial health of this District has never been in question.

- Ms. Murphy addressed the concerns of a resident regarding the rental of the Conference Room. The resident recommended some rules be changed in the District Policy regarding rates. No food or beverage, arts and crafts nor small children should be allowed. Policies will be explored at the February Meeting.
- Discussion ensued regarding the camera. Mr. Nelson asked what can be done regarding children playing in the parking lot and on monument signs.
- Ms. Murphy asked about the debris from the pergolas in The Woodlands. Maintenance will investigate the problem.
- Riding in golf carts on the streets, sidewalks and District property is not allowed. The Sheriff's Office should be called to monitor the issue.
- Discussion ensued on fox urine, Old Business/New Business being removed from the Agenda.
- Tablets will be ordered.
- A new Lead Maintenance Technician has been hired and will begin working on the first week of January.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Nelson seconded by Mr. Wiggins with all in favor the meeting was adjourned.

  
Janice Eggleton Davis  
Secretary

  
Eugene W. Clark  
Chairman