

**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, July 26, 2016 at 6:01 p.m. at the Fleming Island Plantation Splash Park, 1510 Calming Water Drive, Fleming Island, Florida.

Present and constituting a quorum were:

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|------------------|---------------------|
| Mike Cella       | Chairman            |
| Eugene Clark     | Vice Chairman       |
| Betty Murphy     | Assistant Secretary |
| Rick Nelson      | Assistant Secretary |
| James A. Wiggins | Assistant Secretary |

Also present were:

|                       |                                   |
|-----------------------|-----------------------------------|
| Janice Eggleton Davis | District Manager                  |
| Jason Walters, Esq.   | District Attorney                 |
| Ryan Stilwell, P.E.   | District Engineer (Via Telephone) |
| Annette Brown         | Project Manager                   |
| Kyle Kubik            | Yellowstone Landscape             |
| Sete Zare             | MBS Capital Markets               |
| Several Residents     |                                   |

*The following is a summary of the discussions and actions taken at the July 26, 2016 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**

**Approval of the Minutes of the  
June 28, 2016 Meeting**

Mr. Clark stated each Board member received a copy of the minutes of the June 28, 2016 meeting and requested any corrections, additions or deletions.

There being none, the next item followed.

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| On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the minutes of the June 28, 2016 meeting were approved. |
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**FOURTH ORDER OF BUSINESS**

**Presentation by MBS Capital Markets  
Regarding Refinancing Series 2007 Bonds  
and Consideration of Underwriting  
Agreement**

Mr. Walters explained that due to changes in security laws, the Board must approve the underwriting agreement with MBS Capital Markets, LLC before they can provide services, including making the presentation. The District is not obligated to move forward with any deals or pay fees until closing.

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| On MOTION by Ms. Murphy seconded by Mr. Nelson with all in favor the underwriting agreement with MBS Capital Markets, LLC was approved. |
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Ms. Zare provided the Board with handouts and a presentation regarding refinancing options for the Series 2007 Bonds. Copies of the handouts are attached hereto and made a part of the public record.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

Mr. Walters reviewed the District's policy for audience comments and the floor was opened to audience comments:

- Ms. Mackey spoke about her previous experience running the Snack Shack and discussed her business within Fleming Island. She requested to be on the next meeting agenda to speak for more than three minutes on how she feels the community can get *back on track*.
- Mr. Lydon addressed discussions at the previous meeting regarding allowing outside food at the pools. He also discussed the Fourth of July survey and WiFi previously available at the Amenity Center.
- Mr. Fritz addressed the Board regarding the condition of the tennis courts. Issues with broken irrigation heads caused the back three courts to get excess water and are not in good shape. He also requested a shade structure for the tennis courts.
- Ms. Aftuck addressed the following:
  - Outside food at the pools.
  - Use of social media. The District's Facebook page is not interactive. She suggest allowing residents to comment or send messages.

- Music not being played at the Splash Park. She wants it to be more of a family fun environment.
- The Splash Pad needs renovation work.
- She suggested a shade structure over the swing area at the Amenity Center Park.
- Ms. Isley addressed the berms. There are downed trees, limbs and weeds. She asked how often the retention ponds are maintained for foul odor. Finally, she commented on the WiFi.
- Ms. Lydon thanked the Board for their work and for listening to the residents. She does not feel the Board and staff are open to some of the items being addressed by the residents with young families. She also found the survey disconcerting because it did not address the question about food at the pool.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Walters will address his review of the Snack Shack lease agreement and outside food at the Amenity Center under Item 9A.

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

**A. Cypress Glen Weir Update**

Mr. Stilwell reported the SJWMD requested a permit modification. An engineer plan will be submitted this week. Once approval is received by SJWMD they will go out for bids to replace the weir. He expects to have bids for the next meeting.

**B. Splash Park Slide Structure Update**

Ms. Davis distributed copies of the observation report, a copy of which is attached hereto and made part of the public record. They did not find any major concerns. Rusted nuts and bolts need to be replaced, the structure needs to be sandblasted and painted. Proposals will be obtained to complete the work after the swim season is over.

Mr. Stilwell also reported the following:

- He reached out to Dream Finders regarding their construction crews cutting through the development and tracking dirt. The area was cleaned out.

*The record will reflect Mr. Cella joined the meeting.*

- He followed up with the County regarding the drainage pipe at the west end of Thunderbolt Road, but has not received a response yet.

**SEVENTH ORDER OF BUSINESS**

**Project Manager's Report**

**A. Maintenance**

Ms. Brown reviewed the Maintenance Report, a copy of which was included in the agenda package.

- **Sidewalks**

The County is replacing damaged sections of the sidewalk on Village Square Parkway. They are also grinding uneven areas to prevent tripping hazards.

- **Slide Structure**

This item was discussed under the Engineer's Report.

- **Fountains**

The motor and electrical cable for one of the floating fountains on Fleming Plantation Boulevard had to be replaced.

- **Maintenance Days**

Maintenance days at both pools are going well. Staggering the days between the pools has been helpful.

- **Aquatic Systems, Inc. Renewal**

Aquatic Systems, Inc. is requesting a 1.1% increase, which is included in the tentative budget for Fiscal Year 2017.

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| On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor renewal of the Aquatic Systems, Inc. contract with an increase of 1.1% was approved. |
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- **Yellowstone**

Ms. Brown thanked Yellowstone for their quick response in cleaning up after recent storm events.

- **Staffing Update**

A new Maintenance Technician, Mr. Stephen Smith, started on July 11, 2016. There is still one position needing to be filled.

- **Follow-Up Items**

The following was reported:

- The trail camera has been placed in an undisclosed area as requested.
- The golf course has been working on the pond bank by the third hole in Southern Links. All work should be completed by this week.
- The Margaret's Walk Bridge was painted with non-slip material and will be pressure washed periodically by Barrett's Pressure Washing.

- Mr. Kubik provided a landscaping update.
- Mr. Clark noted some of the new plants in the entrance to The Woodlands are dead. Mr. Kubik stated they will be replacing dead plants.
- Ms. Murphy addressed recent landscaping maintenance issues. She expressed concern over where the breakdown in communication is because the appearance is not the same as before.
- Mr. Nelson agrees the landscape maintenance is not the same; however, he feels it is Yellowstone's responsibility to address landscaping issues.
- Discussion ensued about lack of communication between staff and the Board.
- Ms. Murphy asked if quotes are being obtained for LED lighting at the entrances. Ms. Brown responded she is in the process of obtaining quotes.

**B. Recreation**

Ms. Brown reviewed the Recreation Report, a copy of which was included in the agenda package.

- **Events Update**

The following was reported:

- The Fourth of July Celebration was a huge success.
- Surveys were distributed and had a write-in comment section. A total of 24 surveys were submitted, 3 of which indicated they would like outside food allowed.
- Summer Sundaes is a new summer event for July. They are held every Sunday in July from 2:00 p.m. to 4:00 p.m. where ice cream is provided to residents.
- A back-to-school "Rock n Roll" bash is planned for August 12, 2016 from 11:00 a.m. to 2:00 p.m. There will also be a blood drive during the same time.
- The last Floating Flick will be held August 5, 2016 at the Splash Park where "How to Drain Your Dragon" will be shown. Games will begin at 6:00 p.m. and the movie will begin at 8:00 p.m.
- A bocce ball event was set up by some residents who are also trying to start a league.

- **Staffing Updates**

The following was reported:

- The recently hired Events Coordinator had to resign due to personal family health issues. Another qualified candidate has accepted the job offer and is going through the screening process.
- A new Community Service Attendant has also accepted a job offer and is also going through the screening process.
- All operational issues regarding the Snack Shack vendor have been addressed with the owner.
- Mr. Clark asked for an update on the WiFi and sound system. Ms. Brown responded the WiFi has been updated. There is a new password and staff should be providing it to residents as they come in. Music has been playing except for early morning hours when some residents request the music be turned off.
- Mr. Walters discussed licensing requirements to play music. He advised the Board to obtain a license to play music. Staff will look into obtaining a license as well as alternatives to play music without interruption.

**EIGHTH ORDER OF BUSINESS**

**Manager's Report**

Ms. Davis distributed an updated assessment collection report showing 100% of the District's assessments have been collected. A copy of the report is attached hereto and made a part of the public record.

**NINTH ORDER OF BUSINESS**

**Old Business/ New Business**

**A. Discussion of Allowing Outside Food at District Facilities**

The following was discussed:

- Mr. Walters reviewed the current Snack Shack lease agreement. There is no reference or provision regarding outside food. If the Board chooses to allow outside food, the District will not be in violation of the lease agreement. If outside food is allowed, he recommends a thoughtful process in terms of structuring policies so there is no misinterpretation.
- Ms. Brown suggests a trial run at the Amenity Center pool.
  - A couple of extra trash cans and one extra table will need to be added to the pool area.

- Food should only be allowed under the covered area located in front of the Amenity Center pool.
- No alcohol should be allowed.
- The lifeguards will monitor to make sure there is no food or drink near the pool deck or in the pool. If they see anyone with alcohol or glass, they will be asked to leave.
- Violation of the trial food policy would be treated as any other facilities violation.
- Mr. Cella noted there needs to be more signage regarding rules and policies at the pool.

On MOTION by Ms. Murphy seconded by Mr. Nelson with all in favor the additional policies outlined by staff for a trial period allowing outside food at both the Amenity Center Pool and the Splash Park Pool were approved and staff was authorized to make changes as necessary.

- Mr. Clark stated a request was made by one of the audience members for a shade structure at the Amenity Center over the swings. The Board requested staff look into options and pricing.
- Mr. Clark stated another request was made for a shade structure at the tennis courts. There was Board consensus to address this under *Old Business/New Business* at the next meeting.
- The Board discussed a resident's suggestion to make the District's Facebook page interactive. Mr. Walters advised the Board to never comment on social media regarding District business to avoid infringement of the Sunshine Law. Ms. Davis noted the District's website has contact information for District staff as well as the Board members' email addresses.
- Ms. Mackey addressed the Board regarding her request to be placed on the agenda. She wants to discuss proposed ideas such as residents helping with a regular live Facebook feed and community service hours for kids living in the community. Ms. Davis noted any items Ms. Mackey would like placed on the agenda for the next meeting need to be provided no later than August 15, 2016 at 9:00 a.m. Mr. Walters

clarified that any requests to be placed on the agenda need to be approved by the Chairman.

- Mr. Lydon addressed the Board regarding people discarding bags with dog waste near an area by one of the trees on Town Center Boulevard. Mr. Cella stated that is a violation of both District Policy and County Policy.

**TENTH ORDER OF BUSINESS**

**Supervisors' Request**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

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

There being no questions or comments,

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the June financials were accepted and the check register was approved.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the meeting was adjourned.

  
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Janice Eggleton Davis  
Secretary

  
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Mike Cella  
Chairman