

**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, September 27, 2016 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:

|                  |                     |
|------------------|---------------------|
| 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                   |
| Marcia Weeks          | Event Coordinator                 |
| Kyle Kubik            | Yellowstone Landscape             |
| Kimberly Schneider    | Village Square                    |
| Amenity Center Staff  |                                   |
| Several Residents     |                                   |

*The following is a summary of the discussions and actions taken at the September 27, 2016 Fleming Island Plantation CDD Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the  
August 23, 2016 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the August 23, 2016 meeting and requested any corrections, additions or deletions.

There being none,

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| On MOTION by Mr. Clark seconded by Mr. Wiggins with all in favor the minutes of the August 23, 2016 meeting were approved. |
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**THIRD ORDER OF BUSINESS**

**Audience Comments**

The floor was opened to audience comments:

- Ms. Brandye Mackey addressed the Board regarding the following:
  - Snack Shack lease for the next season.
  - An event to honor Black History Month in February.
  - Adding more events to get residents and business owners involved.
- Ms. Kim Schneider, the owner of Village Square Parkway, introduced herself to the Board and addressed how she has tried to improve the shopping center. She provided her contact information to the Board.
- Ms. Donna Isley complimented the landscaping on Town Center Boulevard. She again requested signage for Carrington Place. Mr. Cella explained the District does not have property to install a sign. They would have to work with the Lighthouse Apartments to see if they can add something to their existing sign.

*A moment of silence was observed in memory of Mr. and Mrs. Dougherty.*

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Walters reviewed options on how the Board can fill the vacancy of Mr. Cella's seat after November 21, 2016.

- The Board can appoint someone at the December 13, 2016 meeting.
- The Board can obtain resumes from interested candidates prior to the October 25, 2016 meeting and make a decision to appoint someone, at which time Mr. Cella would effectively resign.
- There was Board consensus to solicit candidates for the October 25, 2016 meeting.
- Applications or expressions of interest from candidates will be due by October 17, 2016 at 9:00 a.m. in order to include them in the meeting agenda package to the Board.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

Mr. Stilwell reported the following:

- SJRWMD issued the repair permit for the Cypress Glen weir. Mr. Stilwell was able to find the permit online today, although the hard copy is likely in the mail to Severn

Trent Services' office. He expects to have bids to present at the October 25, 2016 meeting.

**SIXTH ORDER OF BUSINESS**

**Project Manager's Report**

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

• **Maintenance Update**

Ms. Brown reviewed the following:

- The Amenity Center family pool's motor drive installed in the family pool is overheating. Com-Pac Filtration found two defective fans. They are on order to be replaced. This does not present any safety issues for operating the pool.
- The last maintenance day at the Amenity Center pool for the season was on September 20, 2016. Everything went well. The pool will remain open through October 16, 2016.
- This past weekend was the last open weekend of the season at the Splash Park pool.
- After looking into alternative material options for the Splash Pad in the interactive children's play area, it was determined the only options are rubber or concrete. Staff is looking into obtaining quotes for longer lasting rubber options.
- Mr. Clark asked if there were any maintenance issues with food being allowed at the pool. Ms. Brown reported there were no issues.
- Three dog waste stations were installed along Town Center Boulevard; however, repeat offenders continue to leave waste on the ground.
- The sidewalks were ground down by the County. There is one area that still needs to be replaced.

• **Events Update**

Ms. Brown reviewed the following:

- Pictures of the Masquerade Ball, held September 16, 2016, were distributed. It was a success.
- Pictures of Halloween decorations at the Amenity Center were distributed. Many of them are fall decorations, which can be kept up for the remainder of the season.
- The Book Club trip to Apna Bazaar & Restaurant scheduled for September 29, 2016 may be cancelled due to the recent passing of Mr. and Mrs. Dougherty.

- The first volunteers' meeting for the Halloween Bash and Haunted House will be September 29, 2016.
- An Oktoberfest event is scheduled for October 8, 2016 from 5:30 p.m. to 8:30 p.m. It will be held at the Amenity Center.
- The Halloween Bash is scheduled for October 22, 2016 from 5:30 p.m. to 9:30 p.m. at the Amenity Center.

- **Follow Up Items**

The following was discussed:

- Ms. Kim Schneider has agreed to work with the District for parking lot usage so events can be planned at the Gazebo. The new owner of Island Life Grill has also offered to meet with staff regarding future collaboration for events.
- Discussion ensued with Ms. Schneider. Mr. Walters will draft a license agreement to document the District's ability to use the Village Square parking lot for Gazebo events.
- Proposals are being obtained to replace carpeting in the lobby area and conference room at the Amenity Center.
- The tennis court fence needs to be replaced due to rust. Quotes are being obtained.
- Damaged landscaping and lighting timer issues caused by a recent storm have been addressed.
- Mr. Kubik provided a landscaping update.
- Ms. Weeks provided an overview of future events being planned.
- Mr. Cella read a statement from Ms. Madeline Christofoli complimenting the lifeguards they had this season.

**SEVENTH ORDER OF BUSINESS**

**Manager's Report**

Ms. Davis reported the following:

- The insurance premium came in and it is \$3,000 under budget.
- MBS Capital has submitted a memorandum to local banking institutions. They anticipate having a term sheet available for the November 15, 2016 meeting.

**EIGHTH ORDER OF BUSINESS**

**Old Business/ New Business**

Mr. Cella discussed a rezoning notice filed by New Grace Church, Inc. They are looking to change the zoning to install a sign and develop an apartment complex.

**NINTH ORDER OF BUSINESS**

**Supervisors' Request**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Acceptance of August 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 August financials were accepted and the check register was approved.


**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

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

  
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Janice Eggleton Davis  
Secretary

  
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Mike Cella  
Chairman