

**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 13, 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:

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	District Attorney
Ryan Stilwell, P.E.	District Engineer (Via Telephone)
Annette Brown	Project Manager
Marcia Weeks	Events Coordinator
Bob Gang	Greenberg Traurig (Via Telephone)
Sete Zare	MBS Capital Markets (Via Telephone)
Kyle Kubik	Yellowstone Landscape
Commissioner Mike Cella	
Several Residents	

The following is a summary of the discussions and actions taken at the December 13, 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

Oath of Office for Newly Elected Supervisors

Ms. Davis, being a Notary Public of the State of Florida, administered the oath of office to Ms. Murphy and Mr. Nelson, copies of which are attached hereto and made a part of the public record.

FIFTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

**Approval of the Minutes of the
November 15, 2016 Meeting**

Mr. Clark stated each Board member received a copy of the minutes of the November 15, 2016 meeting and requested any corrections, additions or deletions.

There being none,

On MOTION by Ms. Murphy seconded by Ms. Szafranski with all in favor the minutes of the November 15, 2016 meeting were approved.

EIGHTH ORDER OF BUSINESS

Attorney's Report

Mr. Walters provided the following updates:

- He distributed a draft of the access and parking agreement he sent to Ms. Kim Schneider, to which he has not received a response to date.
- After further research he verified the fences along Thunderbolt Road are the property of the homeowners. There is no District property there and the fences were installed by Centex.
- He provided a brief overview of changes to Chapter 189 with regard to website posting requirements. The entire agenda package is now required to be posted at least seven days prior to the meetings.

NINTH ORDER OF BUSINESS

Engineer's Report

Mr. Stilwell previously provided Ms. Davis with a copy of the agreement with HEB Services to repair the Cypress Glen weir, which was approved at the previous meeting, for the Chairman to execute.

TENTH 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 tennis court awning is scheduled to be installed January 17, 2017. The current stripe awning has been discontinued and staff recommends going with a solid green awning that will match the green in the current striped awnings.
- Four proposals were obtained for the Covington fence.
 - Camaj Commercial Painting for \$46,875. No warranty provided.

- Father and Sons Fence Company for \$30,848. One year warranty on labor and lifetime warranty for materials.
 - Silverman Fence Company for \$38,570. One year warranty on labor.
 - Superior Fence & Rail, Inc. for \$34,880. Three year warranty on labor and lifetime warranty for materials.
- Staff recommends Superior Fence & Rail, Inc.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the proposal from Superior Fence & Rail, Inc. was approved at a cost not to exceed \$35,000.

SEVENTH ORDER OF BUSINESS

**Update on and Consideration of Matters
Relative to Refinancing of Series 2007
Bonds**

- A. Consideration of Delegation Resolution 2017-3**
- B. Consideration of Fourth Supplemental Trust Indenture**
- C. Consideration of Escrow Deposit Agreement**

Mr. Gang reviewed Resolution 2017-3. The first exhibit is the approved executed term sheet/commitment letter from Hancock Bank dated October 18, 2016. Hancock Bank will be the new trustee. Exhibit B will be the fourth supplemental trust indenture, which contains all the terms and conditions Hancock Bank has in its term sheet. The final exhibit is the escrow deposit agreement as required to refinance the Series 2007 Bonds. The Series 2007 Bonds were advanced refunding bonds for the original bonds. The tax code only allows one advance refunding, more than 90 days prior to the redemption date; therefore, the closing date will need to be the beginning of February or later.

On MOTION by Ms. Szafranski seconded by Ms. Murphy with all in favor Resolution 2017-3 was adopted.

THIRD ORDER OF BUSINESS

Presentation to Commissioner Mike Cella

Mr. Clark presented Commissioner Cella with a framed resolution and a plaque recognizing Commissioner Cella's many years of dedication and service to the District and community.

Ms. Alfano expressed words of gratitude to Commissioner Cella both as a former employee and as a resident.

FOURTH ORDER OF BUSINESS

Recess

The meeting was briefly recessed for refreshments and then reconvened.

TENTH ORDER OF BUSINESS

Project Manager's Report (Continued)

• **Maintenance Update (Continued)**

- No Fault Sport Group submitted a proposal for refinishing the Splash Pad surface for a total of \$16,700. Staff has found another company that will look at the Splash Pad and provide a quote.
- Four companies have agreed to provide proposals to repair and refinish the Splash Park slide structure.
- Two estimates have been obtained for refurbishing the Amenity Center flooring and furnishings. One more estimate will be obtained by the January meeting.
- Mr. Kubik provided a landscaping update.

• **Staffing Update**

Ms. Brown reported the following:

- A maintenance technician from a temp agency began December 10, 2016.
- The permanent maintenance technician and part-time community service attendant positions continue to be posted through Severn Trent Services.
- Ms. Davis noted a resident requested the Splash Park bathrooms be kept open until 5:30 p.m. so their private contractors can use them. There was Board consensus not to keep the bathrooms open for this purpose. The restrooms are available for patrons during operating hours.

• **Events**

The following was discussed:

- Pictures of holiday decorations at the Amenity Center as well as the Holiday Open House were distributed.
- The Book Club enjoyed a brunch of chicken and waffles for the November meeting. They discussed *Tiny Little Thing*.
- The Plantation Block Party was a success.
- Miriam's Basket Giving Tree is up in the Amenity Center.
- The Holiday Lights Competition was held December 11, 2016.
- School Break Movies will be held at the Amenity Center December 19 through December 21, 2016.

- The first Food Truck Friday will be held January 6, 2017 from 5:30 p.m. to 8:00 p.m.
- Chilly Challenge is scheduled for January 1, 2017. Only four people have responded they will attend. It will be cancelled if not enough residents sign up to attend.
- Plantation Hoedown is scheduled for January 21, 2017.
- A Health and Wellness event will be held January 26, 2017.
- The display of luminaries will be on December 17, 2016.

ELEVENTH ORDER OF BUSINESS Manager’s Report

Ms. Davis distributed an updated assessment collection report. The District has collected 85.51% of its assessments to date compared to 79% for the same time last year. Due to the fact the meeting was held earlier this month, updated financial statements were not available.

TWELFTH ORDER OF BUSINESS Old Business/ New Business

There was brief discussion on the newsletter notice regarding submissions to recognize community youths for accomplishments. The notice will be included in the February community newsletter.

THIRTEENTH ORDER OF BUSINESS Supervisors’ Request

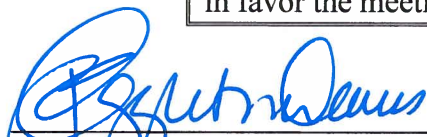
The following was discussed:

- Ms. Szafranski discussed the District and the Master HOA sharing costs on informational marquis signs.
- Ms. Davis suggested a formal proposal from the Master HOA.
- Mr. Walters noted they will need to check with Mr. Stilwell to see if the County requires a permit.

FOURTEENTH ORDER OF BUSINESS Adjournment

There being no further business,

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



 Janice Eggleton Davis
 Secretary



 Eugene Clark
 Chairman