

The Crossings at Fleming Island CDD  
Board of Supervisors Meeting Minutes  
Thursday, July 27, 2017  
2217 Eagle Harbor Parkway  
Fleming Island, Florida

(Please note: This is not verbatim, a CD recording of the board meeting is available on file for review).

**Board Members Present**

John Tabor, Chairman  
Robb Rush, Vice Chairman  
Mike Bruno, Supervisor  
David Herold, Supervisor  
Zane Butler, Supervisor

**Staff Present**

Sam Garrison, District Counsel, Kopelousos, Bradley & Garrison  
Dave deNagy, District Manager, Government Management Services, LLC  
Steve Andersen, Operations Manager, Governmental Management Services, LLC  
Jim Proctor, Tree Amigos  
Ryan Parr, Hampton Golf

**I - Call to Order**

Chairman Tabor called the meeting to order at 6:00 p.m.

**II - Pledge of Allegiance**

**III - Roll Call**

District Manager deNagy called the roll.

**IV - Public Comment**

Mr. DiMaio-Leach asked can you update us on the meeting with the Clay County Commission about the Eagle Harbor Parkway intersection.

Chairman Tabor stated we are actually going to talk about that later in the meeting.

**V. Affidavit of Publication**

Mr. deNagy stated a copy of the affidavit of publication of the public hearing notice was provided to the board and everyone was also provided with a mailed notice as well.

**VI. Public Hearing to Adopt Budget**

**A. Public Hearing to Consider Adoption of the FY18 Budget – Consideration of Resolution 2017-16 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2018**

Chairman Tabor opened the public hearing to consider adoption of the fiscal year 2018 budget.

Mr. Andersen gave a Power Point presentation of an overview of the district's responsibilities, ten-year capital improvement plan, landscape maintenance, utilities, recreational facilities, golf course, Talons, bond refinancing and proposed upcoming repairs of district assets.

Mr. DiMaio-Leach stated I appreciate all the hard work that has gone into this. Several years ago when we discussed contingency funds, which has turned out to be the unforeseen expenses fund there was a study done of what several other communities in Florida had and the information we had at that time suggested that the typical contingency was 6 months to a year of expenses and we are going with two years of expenses. It may be reasonable but is out of line with what everybody else is doing. On the hourly increase I think it was a strategic error to pay a 30% increase in one year. Everybody is sitting around here and I don't know anybody who had a 30% increase but an increase every year would have been more palatable than at one time. On the golf project I see we are still budgeting to lose \$149,000. When I look at the financials for the golf operations golf is doing fine, Talons is losing all the money. If we fixed Talons we could break even on golf and I think we have to address that issue. Talons is a restaurant that has been in business three years since we did this upgrade and we have not made a dime.

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Ms. Julie Perini stated when I originally bought in here we had the CDD of \$75 a month and the maintenance fee of \$10 a month, which was \$120 a year in the beginning and that maintenance fee is not fixed and that concerned me not knowing how much it would go up per year and I was told it would only go up 10% a year. If this increase goes through that is an average of 20%. I need clarification on why that didn't hold true and what is the ceiling on this going forward.

Mr. Andersen stated that is an HOA document and has nothing to do with the CDD. I talked to the lawyers about this and they explained to me that whatever you were told is incorrect. That was a HOA document, not a CDD document.

Chairman Tabor stated there is a CDD and an HOA and those are two separate entities with two different designs that were in the original development order for this community. I'm sorry for the misunderstanding on your part but they have always been separate and they always will be separate. The HOA controls such things that have to do with the deeds and covenants related to maintaining your property and there is the CDD, which at its core in Florida Statutes is designed to facilitate the floating of municipal bonds to finance infrastructure for the development of communities, it is a very distinctly different purpose behind what this board does and what the CDD can or cannot do in terms of how they raise and spend funds. The HOA has a completely different mandate, a completely different board, a completely different financing structure.

Chairman Tabor closed the public hearing and the board took the following action.

Supervisor Herold moved to approve Resolution 2017-16. Supervisor Bruno seconded the motion. Motion passed 5 - 0
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**B. Public Hearing to Consider Adoption of the Water and Wastewater and Golf Course Enterprise Funds**

**1. Consideration of Resolution 2017-17 Adopting the Final Water and Wastewater Enterprise Fund Budget for Fiscal Year 2018**

Chairman Tabor opened the public hearing to consider the water and wastewater fund budget.

Mr. deNagy gave an overview of the water and sewer fund budget, the refinancing of the bonds earlier in the year, the change in the revenue being the administrative fee is no longer

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assessed and the debt capacity charge was reduced and there is a lower amount of revenue coming in for those items. There is still the administrative and operating costs and debt service costs.

There being no public comment Chairman Tabor closed the public hearing.

Vice Chairman Rush moved to approve Resolution 2017-17. Supervisor Bruno seconded the motion. Motion passed 5 - 0

**2. Consideration of Resolution 2017-18 Adopting the Final Golf Course Enterprise Fund Budget for Fiscal Year 2017**

Chairman Tabor opened the public hearing on the golf course enterprise fund budget.

There being no public comment Chairman Tabor closed the public hearing.

Supervisor Bruno moved to approve Resolution 2017-18. Supervisor Herold seconded the motion. Motion passed 5 - 0

**C. Public Hearing to Consider Levying Non-Ad Valorem Assessments - Consideration of Resolution 2017-19 Levying Non-Ad Valorem Assessments for Operation and Maintenance Costs, Road System, Water Management System and Other Infrastructure Projects within the District for Fiscal Year 2018**

Chairman Tabor opened the public hearing to consider the levy of non-ad valorem assessments

Mr. deNagy stated this resolution pertains to the budget just adopted by the board and authorizes staff to certify a roll to the tax collector of Clay County to place these assessments on the roll.

There being no public comment Chairman Tabor closed the public hearing.

Supervisor Butler moved to approve Resolution 2017-19. Vice Chairman Rush seconded the motion. Motion passed 5 - 0

**VII - Management Team Reports**

**A. District Counsel**

**B. District Manager**

**C. Tree Amigos - Report**

A copy of the report was included as part of the agenda package.

**D. Hampton Golf - Report**

A copy of the report was included as part of the agenda package.

**E. District Operations Manager - Report**

A copy of the report was included as part of the agenda package.

**VIII - Financial Reports for June 30, 2017**

**A. Approval of Check Registers**

Supervisor Herold moved to approve the June 30, 2017 check register. Vice Chairman Rush seconded the motion. Motion passed 5 - 0

**IX. Authorizing Chairman/Designee to Cancel the August 10, 2017 Meeting if No New Business Arises Within 72 Hours of the Meeting**

Vice Chairman Rush moved to authorize the Chairman or his designee to cancel the August 10, 2017 meeting if no new business arises within 72 hours of the meeting. Supervisor Butler seconded the motion. Motion passed 5 - 0

**X - Minutes Approval**

**A. Approval of Minutes of the June 22, 2017 Meeting**

Supervisor Herold moved to approve the minutes of the June 22, 2017 meeting. Supervisor Bruno seconded the motion. Motion passed 5 - 0

**XI - Supervisor's Requests**

Supervisor Herold stated I want to thank everyone for coming I love to see our residents come out to the meeting. We saw a presentation this evening that Steve put together and I have been fortunate to serve for 6 ½ years with Chairman Tabor and what you saw this evening has truly been years of discussion about how we are moving forward and assessments and talking about slight increases over the years and all of these things are talked about between a supervisor and GMS in the public forum and it was determined that we as a group had a course of action based on the excellent information that we receive from GMS and district counsel. This does not happen haphazardly we put the effort in we want to keep this a premiere community in Northeast Florida and that is our goal. I understand you look at this and see a 30% increase but it barely covers inflation over that period of time and we have done a lot of things over time and we are focused. We also live here we want our home values to continue to rise. We looked at the improvements to Talons and the golf course and re-marcliting the pools and if you are not out and about you may not notice these things but it is truly in this board and past board's best interest to keep this a beautiful community. I'm excited that we have been able to do this. I pay this assessment just like everybody else pays the assessment, we get no break because we are board members and I think it is well worth it. This is an assessment that is overdue slightly and will do nothing but improve this community. I want to thank everyone for work behind the scenes done by GMS, counsel, Hampton Golf and I think the majority of our residents will be very happy with what they see in the future.

Supervisor Bruno stated I agree with Dave's comments and one of the important things to note is that we have done a lot to try to offset some of these costs with savings in other areas that Steve mentioned in his presentation. When you take that into consideration it is a pretty minimal increase.

Chairman Tabor stated I agree that everyone has done a great job and keep up the good work.

**XII -- Adjournment**

Hearing no objections the Chairman adjourned the meeting at 7:20 p.m.

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Secretary/Assistant Secretary

  
Chairman/Vice Chairman