

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, August 27 2015
1880 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

David Herold, Chairman
John Tabor, Vice Chairman
Robb Rush, Supervisor
Mary Michaels, Supervisor
Suzanne Janolino, 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
Ryan Parr, Hampton Golf

I - Call to Order

Chairman Herold 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. Campbell stated I represent the parents of children in the Timberwoods neighborhood and we have a serious safety concern when the children come out of Timberwoods neighborhood and try to cross Lakeshore Drive there is excessive speeding in that area. Special emphasis crosswalks have been placed along Eagle Harbor Drive and we do not have that where they are trying to cross Lakeshore Drive East. Also a year ago the crossing guard that was there since the inception of the neighborhood was taken away. I would like to see the special emphasis crosswalk, a crossing guard and designation of school zone. There are four neighborhoods entering into that area.

Chairman Herold stated Steve will follow-up in a public forum after he has that meeting tomorrow.

Mr. DiMaio-Leach stated none of the fountains seem to be working in Eagle Harbor and haven't for some time.

Chairman Herold stated the front fountains are down because of the water level in the pond, the area underneath it was able to run because it was deep enough, the southerly one was not. We will dig into it and find out.

Mr. DiMaio-Leach stated the water in the ponds has never been as bad as it is now since the fountains stopped working. As part of the patrol we have been driving around some of the golf cart paths and they are in a shocking state. Is there a plan to rebuild some of those paths?

Chairman Herold stated we have a budget set aside for cart path repair.

Mr. DiMaio-Leach stated there is a rumor going around that the clubhouse won't be ready until January. I think we need to dispel that if it is not true.

Chairman Herold stated we will be discussing the clubhouse later in the meeting.

Mr. DiMaio-Leach stated in 2017 we can call the water and sewer bonds and we have about \$1 million in surplus money in that fund right now and I wanted to remind you to put that in the 2017 budget when you work on it next year.

Mr. Lamphier stated my concern is about the postcard received in the mail about golf membership and dues increase after November 1st my concern is that any dues increase comes from this board and not from Hampton Golf or anybody like that. We need to get that spelled out correctly so the golf members understand what is going on.

Mr. Parmer stated I wanted to know who was responsible for this also. On the bottom it says only 250 memberships available. Are we trying to save this place for Hampton Golf

members, is that our goal now? I don't think it is anyone's place to say 250 memberships available. The new PM has met with the association members twice, what about us, the members, when are we going to get a meeting with you, after the course is open? Is that the plan? The president of the association was not even a member when the course closed and he needs to meet with the members if he is going to meet with anyone.

V. Affidavit of Publication

A copy of the affidavit of publication of the public hearings was included as part of the agenda package.

VI. Public Hearings

A. Consideration of Resolution 2015-05 Relating to the Annual Appropriations and Adopting the General Fund Budget for Fiscal Year 2016

Mr. Garrison stated GMS indicated their recommendation is to continue the public hearing. From a procedural standpoint it is important that we comply with our legal obligations. I would ask you to open the public hearing on each hearing we noticed and give anyone an opportunity to speak then if it is the intent of the board to continue the hearing to our next meeting we would need a motion from a member of the board before closing the public hearing to continue the public hearing to a date and time certain so they can continue that.

Chairman Herold opened the public hearing for consideration of adoption of the fiscal year 2016 budget consideration of Resolution 2015-05 relating to the annual appropriations and adopting the general fund budget for fiscal year 2016.

There being no public comment,

Vice Chairman Tabor moved to continue the public hearing to September 10, 2015 at 6:00 p.m. in the same location. Supervisor Janolino seconded the motion. Motion passed 5 - 0

B. Public Hearing to Consider Adoption of the Water and Wastewater and Golf Course Enterprise Fund Budgets

- 1. Consideration of Resolution 2015-06 Adopting the Final Water and Wastewater Enterprise Fund Budget for Fiscal Year 2016**
- 2. Consideration of Resolution 2015-07 Adopting the Final Golf Course Enterprise Fund Budget for Fiscal Year 2016**

Chairman Herold opened the public hearing to consider adoption of the water and wastewater and golf course enterprise fund budgets for fiscal year 2016.

There being no public comment,

Vice Chairman Tabor moved to continue the public hearing to September 10, 2015 at 6:00 p.m. in the same location. Supervisor Michaels seconded the motion. Motion passed 5 - 0

C. Consideration of Resolution 2015-08 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 2016

Chairman Herold opened the public hearing to consider 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 2016.

There being no public comment,

Supervisor Rush moved to continue the public hearing to September 10, 2015 at 6:00 p.m. in the same location. Supervisor Janolino seconded the motion. Motion passed 5 - 0

VII. Consideration of Resolution 2015-09 Declaring the Failure to Meet Golf Debt Service Coverage as Required by the Master Trust Indenture

Mr. deNagy stated this is a resolution that is required under the Series 1999 Golf Bond master trust indenture. It takes into account the FY16 budget that we approved for golf back in June. With a motion for 2015-09, once passed, we will file it with the trustee in compliance with the master trust indenture.

Vice Chairman Tabor moved to approve Resolution 2015-09. Supervisor Michaels seconded the motion. Motion passed 5 - 0

VIII. Update on Community Center

Mr. Andersen stated the projected opening of the clubhouse and Talons is still set for October and probably towards the end of October. The golf course is growing in amazingly well.

We have permission from St. Johns River Water Management District to put a bulkhead on no. 9, we have about four more holes to revamp some of the bunkers, we have a lot of cart paths to take care of, which will start in the next two weeks. We are hopeful the golf course will be open the end of September. The clubhouse will not be done so Ryan and I are working on putting a temporary clubhouse together in the parking lot. We are working on grand opening scenarios making sure members are treated correctly, we have come up with a lot of ideas as to the value members will receive going forward.

As to the clubhouse we are in the middle of framing, the bar starts being built tomorrow, the windows are going in and it is coming together. The audio visual system budgeted at \$55,000 is going to come in around \$30,000.

IX - Management Team Reports

A. District Counsel

There being none, the next item followed.

B. District Manager – Open Items Update

Mr. deNagy stated you should have gotten an email this afternoon from Courtney with the proposal from Lake Doctors to continue their service in fiscal year 2016 with no change in the price.

Vice Chairman Tabor moved to approve the Lake Doctor's proposal for fiscal year 2016 in the monthly amount of \$7,260 and to authorize district counsel to prepare the appropriate agreement. Supervisor Janolino seconded the motion. Motion passed 5 - 0
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C. District Operations Manager – Monthly Manager's Report

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

D. Tree Amigos

There being none, the next item followed.

E. Hampton Golf Monthly Report

Mr. Parr stated we are finalizing the marketing plan that will be available at the next meeting. With regard to the postcard that went out that is more or less a start to the campaign. I received a lot of emails and calls because of it.

Chairman Herold asked what number would we like to have as far as membership?

Mr. Parr responded we don't want to cap it, 400 members would allow the everyday players to be able to get onto the golf course. The 250 number is more of an urgency to get people to respond to the card.

X - Financial Reports for July 31, 2015

A. Approval of Check Registers

Supervisor Rush moved to approve the July 2015 check register. Chairman Herold seconded the motion. Motion passed 5 - 0

XI - Supervisor's Requests

Supervisor Janolino stated I want to thank Steve Andersen for all of his hard work on the community center.

Mr. DiMaio-Leach stated I saw something about Clay Utility raising rates. Do we know what the situation is?

Mr. deNagy stated I think there is a public hearing in September.

Mr. Lamphier stated we want to know if there is going to be any kind of consideration on the golf rates coming for October and next fiscal year? We didn't get anything from Hampton Golf when he closed up so we had to go out and find our own place to play and Fleming Island and Orange Park gave all the members here a great deal, \$400 unlimited golf, unlimited golf cart, play either golf course. We just want to know if there is going to be some kind of consideration by this board to come in line with that so we can bring our members back here.

Chairman Herold stated Ryan said they are starting off, apparently the postcard was not well received by a couple of you and right now we are going to allow Hampton to do their job, get this cranked up and as far as consideration of rates and memberships and all that we are a policy board they can bring items to us, we will look at that and know what is going on before we get it opened but right now it is not anything they have prepared for us to look at but I

understand what you are saying and I ask that Ryan listen to these comments and address the members that are still on board and make sure they are informed and have their voice as they have had in the past.

XII Consideration of Cancelling the September 10, 2015 Meeting

This meeting will be held.

XIII - Minutes Approval

A. Approval of Minutes of the July 9, 2015 Meeting

Chairman Herold moved to approve the minutes of the July 9, 2015 meeting. Supervisor Janolino seconded the motion. Motion passed 5 - 0


B. Approval of the Minutes of the July 23, 2015 Meeting

Supervisor Michaels moved to approve the minutes of the July 23, 2015 meeting. Supervisor Janolino seconded the motion. Motion passed 5 - 0

XIV – Adjournment

Hearing no objections the Chairman continued the public hearings to 6:00 p.m. on September 10, 2015 and adjourned the balance of the meeting at 6:42 p.m.


Secretary/Assistant Secretary


Chairman