

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, August 30, 2018
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
Steve Andersen, District Manager and Operations Manager, Eagle Harbor
Dave deNagy, District Administrator, Government Management Services, LLC
Daniel Laughlin, Government Management Services, LLC
Roger Johnson, Tree Amigos
Travis Norman, Hampton Golf
Paul Murrison, Hampton Golf
Tom Underwood, Hampton Golf
Dan Zimmer, Billy Casper 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 Administrator deNagy called the roll.

IV - Public Comment

V - Affidavit of Publication

A copy of the affidavits of publication of the public hearings were included in the agenda package.

VI - Public Hearings to Adopt the Budget

A. Public Hearing to Consider Adoption of the FY10 Budget – Consideration of Resolution 2018-05 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2019

Chairman Tabor opened the public hearing on Resolution 2018-05 adopting the fiscal year 2019 budgets.

Mr. deNagy stated this resolution captures the budgets for our general fund, capital reserve fund and swim and tennis fund. There is no change in overall O&M assessments, debt assessments are unchanged.

Supervisor Herold moved to adopt Resolution 2018-05. Vice Chairman Rush seconded the motion. Motion passed 5 - 0
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Chairman Tabor closed the public hearing.

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

1. Consideration of Resolution 2018-06 Adopting the Final Water and Wastewater Enterprise Fund Budget for Fiscal Year 2019

Chairman Tabor opened the public hearing on Resolution 2018-06 adoption of the water and wastewater budget.

Mr. deNagy stated the water and wastewater budget is separate there are no assessments tied to this budget and it has not changed since we last talked about it.

Vice Chairman Rush moved to adopt Resolution 2018-06. Supervisor Bruno seconded the motion. Motion passed 5 - 0

Chairman Tabor closed the public hearing.

2. Consideration of Resolution 2018-07 Adopting the Final Golf Course Enterprise Fund Budget for Fiscal Year 2019

Chairman Tabor opened the public hearing on Resolution 2018-07 adopting the golf course enterprise fund budget.

Mr. deNagy stated the golf course budget is not tied to our assessments. We have talked about the golf course budget a couple meetings.

Supervisor Herold moved to adopt Resolution 2018-07. Supervisor Butler seconded the motion. Motion passed 5 - 0

Chairman Tabor closed the public hearing.

C. Public Hearing to Consider Resolution 2018-08 Levying Non-Ad Valorem Assessment for Operation and Maintenance Costs, Road System, Water Management System and Other Infrastructure Projects within the District for Fiscal Year 2019

Chairman Tabor opened the public hearing on Resolution 2018-08 levying non-ad valorem assessments.

Mr. deNagy stated this resolution would levy assessments based on the budget that you just adopted in Resolution 2018-05, it also allows staff to prepare the assessment roll and send that to Clay County for collection.

Supervisor Herold moved to adopt Resolution 2018-08. Supervisor Bruno seconded the motion. Motion passed 5 - 0

Chairman Tabor closed the public hearing.

VII - Discussion/Consideration of Golf/F&B Proposals

Mr. Andersen stated over the past few weeks we sent out additional questions to both companies, Billy Casper and Hampton Golf and I emailed the responses to the board members.

After board discussion, the following action was taken.

Supervisor Herold moved to authorize staff to enter into negotiations with Hampton Golf for a contract that will be brought back for board consideration. Vice Chairman Rush seconded the motion. Motion passed 3 to 2 with Supervisors Butler and Bruno opposed.

Chairman Tabor moved to appoint Supervisor Herold as point of contact during negotiations of Hampton Golf Agreement. Vice Chairman Rush seconded the motion. Motion passed 5 – 0

VIII - Management Team Reports

A. District Counsel

Mr. Garrison stated a meeting or two ago I briefed the board on an issue and the board gave direction on how we were going to segregate funds received from the tax collector's office as part of the two tax certificates from 2010 and 2011 involving a parcel subsequently taken off the tax roll. We did receive correspondence from the property owner making a claim that somehow they are entitled to relief by the district and threatening if we didn't satisfy those tax certificates ourselves they were going to sue us with a deadline of today. I have had personal conversations with the attorney trying to give him the facts of the situation and as of today they are going to look at it a little closer and let me know. It is my recommendation you do nothing at this point. If that changes in any way I will let you know.

B. Tree Amigos - Report

Mr. Johnson gave an overview of his report was included as part of the agenda package.

C. Hampton Golf Report

Mr. Murrison gave an overview of the Talons and Golf performance report that was included as part of the agenda package and reported on the first members meeting and changes to the menu.

Funding Request

Supervisor Herold moved to approve the funding request in the amount of \$124,000. Supervisor Butler seconded the motion. Motion passed 5 - 0

D. District Administrator – Discussion of the Fiscal Year 2019 Meeting Schedule

Supervisor Herold moved to approve the fiscal year 2019 meeting schedule. Vice Chairman Rush seconded the motion. Motion passed 5 - 0

E. District Manager & Operations- Report

Mr. Andersen gave an overview of the monthly facility report then reported on pond erosion issues at Eagles Nest Reserve built by Dream Finders. The developer had agreed to build that subdivision to our satisfaction not just county satisfaction before we take over maintenance. We had done an inspection and are not satisfied; there is severe pond erosion and a pond that we will not be able to treat. They are telling the homeowners the district needs to do this but that is incorrect.

Mr. Garrison stated from a legal standpoint the documents we presented were pretty clear. We specifically inserted that language in the hope it wouldn't happen but in the event that it did it was clear what the responsibilities were and were not. I have not heard any pushback on that, no one saying they didn't understand the agreement.

My recommendation is that you give direction to Steve to tell Dream Finders to fix pond. We have a contractual agreement with Dream Finders that when the pond is deemed to be accepted and approved by the district engineer we will take ongoing maintenance responsibility for that pond. We structured our agreement to ensure that the district and by association the residents are protected in that area and if it gets down to it and we have to enforce it there are options available to us. Hopefully, it won't get to that point. We have been very persistent and Steve has copied me on correspondence reminding them before we take over responsibility for those ponds it has to be approved by Keith Hadden the district engineer. We are not going to take responsibility for something we have to tear down and build again.

IX - Financial Reports for July 31, 2018

A. Approval of Check Registers

Supervisor Bruno moved to approve the July 31, 2018 check register. Supervisor Herold seconded the motion. Motion passed 5 - 0

X - Approval of the Minutes of the July 26, 2018 Meeting

Supervisor Butler moved to approve the minutes of the July 26, 2018 meeting. Vice Chairman Rush seconded the motion. Motion passed 5 - 0

XI - Supervisor's Requests

Vice Chairman Rush stated Steve has been very professional with handling things that show up on Facebook.

XII - Adjournment

Hearing no objection, the Chairman adjourned the meeting at 7:11 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman