

The Crossings at Fleming Island CDD  
Board of Supervisors Meeting Minutes  
Thursday, November 16, 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  
Daniel Laughlin, Governmental Management Services, LLC  
Roger Johnson, 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**

Ms. Dorsey asked about time being made available at the Swim Park with Waterfront Park being closed.

Mr. Andersen stated four lifeguards are required, to keep the pool open from noon until 3:00 p.m. but school is back in session and the lifeguards are in school until three at which time the pool is open. Pumps were ordered for the Waterfront pool after the hurricane and they should be delivered mid-December.

Ms. Davidson asked when the decision was made to no longer have the community yard sale and would like that to be revisited.

Chairman Tabor stated the covenants are governed by the homeowners' association, we manage the amenities and the community assets of the district. The decision was not ours.

Mr. Andersen stated East West Partners was the developer and also ran the HOA and CDD and when they left, GSG was the management firm and the sidewalk sale was handed over to Hampton Golf and they ran it for years with taxpayer dollars. In March of this year at a CDD meeting this was discussed because it was determined that we were using taxpayer dollars for the benefit of personal gain and this should never have been done by the CDD and that the HOA should take over. This should have been passed on to the HOA in 2009 and it was sent to Hampton. The covenants and restrictions of the HOA were outdated and have been changed and they are the one creating the issue it is not the district. The district doesn't care if you have a sidewalk sale or not.

Mr. Collins voiced a concern about the level of the ponds.

Mr. Andersen stated the level of the pond to the left of the pool was high because of the weir.

**V. Acceptance of Engagement Letter from McDirmit Davis for FY 2017 Audit**

Supervisor Herold moved to approve the engagement letter with McDirmit Davis to perform the FY 2017 audit in an amount not to exceed \$9,100. Vice Chairman Rush seconded the motion. Motion passed 5 – 0
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**VI. Consideration of Conveyance of Four Conservation Easements**

Vice Chairman Rush moved to accept four conservation easements from Eagle Harbor Fleming Island Joint Venture at no cost to the district. Supervisor Butler seconded the motion. Motion passed 5 - 0

**VII. Ratification of the Sovereignty Submerged Lands Lease**

Vice Chairman Rush moved to ratify execution of the sovereignty submerged lands lease. Supervisor Herold seconded the motion. Motion passed 5 - 0

**VIII - 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.

Supervisor Herold moved to approve the increase in the non-resident pass-holder fee to \$2,025 (net of taxes) that is within the range approved in the rules of procedure. Supervisor Bruno seconded the motion. Motion passed 5 – 0

**IX - Financial Reports for October 31, 2017**

**A. Approval of Check Registers**

Supervisor Herold moved to approve the October 2017 check register. Supervisor Butler seconded the motion. Motion passed 5 - 0

**X - Approval of Minutes of the September 28, 2017 Meeting**

Vice Chairman Rush moved to approve the minutes of the September 28, 2017 meeting. Supervisor Bruno seconded the motion. Motion passed 5 - 0

**XI - Supervisor's Requests**

Supervisor Herold stated we had an event at Talon's last weekend that went off without a hitch and the food was excellent.

Mr. Butler stated I haven't been able to use the amenities due to my travel schedule but when I went to Talon's the food was delicious, keep up the good work.

Mr. Bruno stated I think Ryan and the team has done a great job of getting us very quickly where we are now.

Vice Chairman Rush stated I don't know how much faith we should put in comments made on Facebook since people tend to jump on the bandwagon when a negative comment is made.

Chairman Tabor asked, have we made any progress on dealing with the updates?

Mr. Andersen stated yes there are going to be very tall thick curtains with batting between them that are going to be able to be pulled across or be left open. We also found a company that has a sound deadening material.

Chairman Tabor asked are we making progress on the traffic issues?

Mr. Andersen stated every week I send a letter to Stephanie Kopelousos and I'm told we will get back to you. It may be time for a visit or I may just get in touch with Mike.

Chairman Tabor stated the county agreed to improvements that have not yet been implemented.

**XII – Adjournment**

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

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman