

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, November 19, 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
Jim Proctor, Tree Amigos
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. DiMaio-Leach stated I see we have spent between \$400,000 and \$500,000 on the golf course and clubhouse. Can you tell me where the money came from? I assume it came from the bond refinancing.

Chairman Herold stated that is where the majority of the funds came from and if you get with Dave or Steve they can provide that information.

Mr. DiMaio-Leach asked was that in the form of a loan to the golf course or was it a gift?

Mr. deNagy stated it is a loan.

Mr. DiMaio-Leach asked should the golf course make a profit where would that profit be sent, the bondholders, the community?

Chairman Herold stated there has been no change to the bond indenture so there is no change if there were to be a profit and how it would have been done this year versus any year in the past. It would be distributed according to the bond indenture.

Mr. DiMaio-Leach asked what are we doing about the bonds? I raised the issue months ago and was told there was activity going on to try to resolve that issue.

Chairman Herold stated there is no new information at this time that we are able to discuss in the public forum. There could be news coming after the first of the year.

Mr. DiMaio-Leach stated I object to spending that money on the golf course study every year. I know it is required but it doesn't do anybody any good.

Vice Chairman Tabor stated we don't have a choice. The bond indenture requires us to do that study. It is budgeted and paid for out of the golf course funds.

V. Update on Community Center

Chairman Herold stated the effort that has been put forth on the whole project is huge. We passed the fire marshal review, we received our certificate of occupancy on Monday in line with how Steve had projected this out 2 ½ to 3 weeks prior to receiving both of those documents. The contractor has done a fine job and the reason we have the quality that we have is because of Steve. He has bird dogged our contractor and each of the sub-contractors and coordinated their efforts, followed up on errors and mistakes as materials have come in, made decisions on the fly, every one of them a definite plus to how this building looks. Thank you very much.

Mr. Andersen stated the new restaurant/bar is unbelievable. The crew that Ryan has put together will give us top notch service, the chef is outstanding, it is truly amazing.

We received the certificate of occupancy on Monday that means our building is safe to occupy that includes the new outdoor seating area. We are in the midst of training our staff, we have an operational point of sale system, and staff will have tablets to take your order that goes immediately to the bartender or chef.

The last thing we are waiting on is the health inspection and opening day can be anywhere from 7 to 14 days, have a soft opening and a grand opening sometime in January or February.

VI. Consideration of Golf Funding Request

Mr. deNagy stated this handout is a loan for initial consumables at Talons.

Vice Chairman Tabor moved to approve the loan for initial consumables in the amount of \$65,000. Supervisor Rush seconded the motion. Motion passed 5-0

Mr. deNagy asked for a motion to authorize the chairman to work with staff if there is a need for golf cash flow funding between now and when we meet on December 17, 2015. The amount would not exceed the budgeted amount of \$486,000.

Vice Chairman Tabor moved to authorize the chairman to approve a cash flow funding request in an amount not to exceed \$85,000. Supervisor Janolino seconded the motion. Motion passed 5-0

VII - Management Team Reports

A. District Counsel

There being none, the next item followed.

B. District Manager – Open Items Update

There being none, the next item followed.

C. District Operations Manager – Monthly Manager’s Report

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

D. Tree Amigos

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

E. Hampton Golf Monthly Report

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

VIII - Financial Reports for October 31, 2015

A. Approval of Check Registers

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

IX - Supervisor's Requests and Audience Comments

Supervisor Michaels asked when we rent out our banquet space because our bar now will be open to the residents where does the outdoor space fall? Is that part of the banquet space or part of the bar?

Mr. Parr stated I would say the bar because we can accommodate a large number of people for a private event in the dining room.

X - Minutes Approval

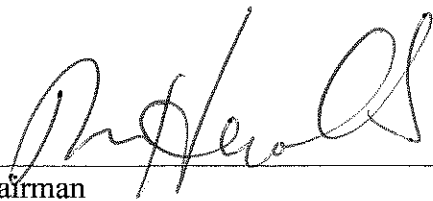
A. Approval of Minutes of the October 15, 2015 Meeting

Supervisor Rush moved to approve the minutes of the October 15, 2015 meeting as revised in sections 7 and 9. Supervisor Michaels seconded the motion. Motion passed 5 - 0

XI - Adjournment

Hearing no objections the Chairman adjourned the meeting at 6:38 p.m.


Secretary/Assistant Secretary


Chairman