

The Crossings at Fleming Island CDD  
Board of Supervisors Meeting Minutes  
Thursday, December 19, 2019  
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  
Mike Bruno, Vice Chairman  
Robb Rush, Supervisor  
Zane Butler, Supervisor  
Tom Burt, Supervisor

**Staff Present**

Sam Garrison, District Counsel, Kopelousos, Bradley & Garrison  
Steve Andersen, District Manager and Operations Manager, Eagle Harbor  
Dave deNagy, District Administrator, Governmental Management Services, LLC  
Jason Ferrell, Hampton Golf  
Jillian Smothers, 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 Administrator deNagy called the roll.

**IV - Public Comment**

The next item taken out of order.

**VII Consideration of Designation of Eligibility for District Manager Project Management Fee**

Mr. Garrison stated that in the District Manager contract there is an obligation to designate whether or not certain projects meet the criteria for a project management fee. The designation of project eligibility can be before, during or after project completion. Going forward I recommend that there be affirmative vote for each project.

Mr. Andersen stated the two projects last month were Waterfront Park renovation and security systems at various locations.

Supervisor Butler moved to approve the two projects as being eligible for the district manager to receive project management fee. Vice Chairman Bruno seconded the motion. On voice vote with four in favor and Supervisor Burt opposed the motion passed.

**V - Consideration of Golf Cart Lease**

An RFP will be published and responses due back by January 3, 2020. A special meeting of the board will be scheduled for January 7, 2020 at 7:00 a.m.

**VI - Consideration of Nondisclosure Agreement with Clay County Property Appraiser Regarding Public Records Exemptions**

Supervisor Rush moved to authorize staff to enter into the nondisclosure agreement with the Clay County Property Appraiser. Supervisor Burt seconded the motion. Motion passed 5 - 0

**VIII - Management Team Reports**

**A. District Counsel**

Mr. Garrison stated that the plaintiff, for the pending litigation involving the district and a tax certificate, has switched lawyers.

**B. Tree Amigos - Report**

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

**C. Hampton Golf - Report**

Mr. Ferrell gave an overview of the Talons and golf performance report, a copy of which was included in the agenda package. Mr Ferrell has put in his two week notice and will be departing Dec 28, 2019.

**D. District Manager & Operations- Report**

A copy of the report is included as part of the agenda

**IX - Financial Reports for November 30, 2019**

**A. Approval of Check Registers**

Vice Chairman Bruno moved to approve the November 30, 2019 check register. Supervisor Rush seconded the motion. Motion passed 4 - 0

**X - Approval of the Minutes of the November 21, 2019 Meeting**

Vice Chairman Bruno moved to approve the minutes of the November 21, 2019 meeting. Supervisor Burt seconded the motion. Motion passed 4 - 0

**XI - Supervisor's Requests and Audience Comments**

Supervisor Burt stated that the reason for disapproving the project management fee is that it should be a performance based bonus. The bonus should be a performance bonus based on meeting some type of objective. Supervisor Burt also stated that there is a conflict of interest when the district manager is responsible for recommending a project, scoping a project, vendor relations,

getting bids, quotes and his compensation is based on a percentage of that. I request that any bonuses going forward be based on performance as opposed to discretionary.

Supervisor Burt stated I think just a project management fee with no performance measures is a slippery slope.

Supervisor Burt stated Steve's contract is so vaguely worded that we can basically do whatever we want to do without a motion because it was determined that you were going to pay him after a designated project as opposed to before. There is a vagueness that gives you the opportunity to modify the methodology that you determine the "discretionary" bonus or discretionary fee, which I think is a terrible term for anything. I don't understand what discretionary means. Normally, when you receive something it is based on performance.

Supervisor Rush stated it is not a discretionary fee, it is 6% as stated in the contract.

Chairman Tabor asked if Supervisor Burt had a motion, and if not he suggested Supervisor Burt bring a specific proposal back to the board and we can evaluate it.

**XII Next Scheduled Meeting – January 23, 2020**

**XIII – Adjournment**

Hearing no objection, the Chairman adjourned the meeting at 7:09 p.m.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman