

The Crossings at Fleming Island CDD  
Board of Supervisors Meeting Minutes  
Thursday, August 27, 2020  
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**

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  
James Perry, District Administrator, Governmental Management Services, LLC  
M.G. Orender, Hampton Golf  
David Plevin, Hampton Golf  
Travis Norman, 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 Perry called the roll.

**IV - Public Comment**

Commissioner Cella stated we think we are getting \$38 million from the federal government for COVID expenses and you might be able to come up with a list of PPE and stuff you might need, and we can probably get that paid for you.

Commissioner Cella gave an overview of road improvements under design and engineering and outlined the repaving program.

Mr. Andersen stated we are going to work for a community-wide private cart agreement.

**V - Public Hearings to Adopt the Budget for Fiscal Year 2021**

**A. Public Hearing to Consider Adoption of the FY21 Budget**

**1. Consideration of Resolution 2020-06 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2021**

Chairman Tabor opened the public hearing to consider Resolution 2020-06 adopting the general fund budget.

There being no public comment the board took the following action.

Supervisor Butler moved to adopt Resolution 2020-06. Supervisor Rush seconded the motion. Motion passed 4 – 1 with Supervisor Burt voting no.
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Chairman Tabor closed the public hearing on the adoption of the budget.

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

**1. Consideration of Resolution 2020-07 Adopting the Final Water and Wastewater Enterprise Fund Budget for Fiscal Year 2021**

Chairman Tabor opened the public hearing to consider Resolution 2020-07 to adopt the water and wastewater enterprise fund budget.

There being no public comment the board took the following action.

Supervisor Rush moved to adopt Resolution 2020-07. Vice Chairman Bruno seconded the motion. Motion passed 5 - 0
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Chairman Tabor closed the public hearing.

**2. Consideration of Resolution 2020-08 Adopting the Final Golf Course Enterprise Fund Budget for Fiscal Year 2021**

Chairman Tabor opened the public hearing on the adoption of Resolution 2020-08 adopting the golf course enterprise fund budget.

There being no comment from the public the board took the following action.

Supervisor Butler moved to adopt Resolution 2020-08. Vice Chairman Bruno seconded the motion. Motion passed 4 – 1 with Supervisor Burt voting no.

Chairman Tabor closed the public hearing.

**C. Public Hearing to Consider Non-Ad Valorem Assessment**

**1. Consideration of Resolution 2020-09 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 2021**

Chairman Tabor opened the public hearing to consider Resolution 2020-09 levying the non-ad valorem assessments.

There being no comment from the public the board took the following action.

Vice Chairman Bruno moved to adopt Resolution 2020-09. Supervisor Rush seconded the motion. Motion passed 5 - 0

Chairman Tabor closed the public hearing.

The next item taken out of order.

**Hampton Golf Report**

Mr. Norman presented the results of their analysis on the number of average daily rounds and average pay per round for member rounds and public rounds for 2018, 2019 and projected numbers for 2020 and outlined possible changes to the rate structure/initiation fees.

Mr. Norman will work with Mr. Andersen to propose specific recommendations at a future meeting.

**VI - Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2021**

Supervisor Rush moved to the fiscal year 2021 meeting schedule reflecting meetings on the fourth Thursday of the month at 6:00 p.m. with the exception of November and December being the third Thursday. Supervisor Butler seconded the motion. Motion passed 5 - 0

**VII. Designation of Projects Eligible for the Project Management Fee**

Supervisor Butler moved to approve six projects to be available for project management fee. Vice Chairman Bruno seconded the motion. Motion passed 4 – 1 with Supervisor Burt voting no.

**VIII - Management Team Reports**

**A. District Counsel**

Mr. Garrison stated we have a contractual arrangement with GMS as part of our eighth revision to our contract where we have been going year to year. That will expire at the end of September and absent direction from the board to the contrary, my direction to Steve is to bring back another annual renewal of that contract.

**B. Tree Amigos - Report**

Mr. Andersen stated vines have overtaken certain areas and Tree Amigos has been using a chemical to treat it and it is not getting a good result. We are going to do some experiments at Cape May based on recommendations from U.F.

**C. Hampton Golf - Report**

Mr. Plevin reviewed the Talons & Golf performance report for July 2020 and gave an overview of current promotions for Talons.

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

Mr. Andersen gave an overview of the monthly facility report, copy of which was included in the agenda package.

**IX - Financial Reports for July 31, 2020**

**A. Approval of Check Registers**

Supervisor Rush moved to approve the July 31, 2020 check register. Supervisor Butler seconded the motion. Motion passed 5 - 0

**X - Approval of the Minutes of the July 23, 2020 Meeting**

Vice Chairman Bruno moved to approve the minutes of the July 23, 2020 meeting. Supervisor Butler seconded the motion. Motion passed 5 - 0

**XI - Supervisor's Requests**

Supervisor Rush requested that in the future that the budget be a separate attachment.

Supervisor Burt stated I request this statement be put in the minutes. In good conscience I cannot vote yes for much of the budget. Let me tell you why, three things for the public record, the devil is in the details. (1) there is no provision, no action, no acknowledgement that the golf and Talons revenue bond is not only in default, but the bond is reaching maturity in a couple years causing the community's credit rating to plummet, possibly negatively impacting our property values. Eagle Harbor's credit is so poor that Hampton Golf needed to cosign for the golf cart equipment lease. We need to consider building a war chest for self-funding, buying the bond or some other strategic action. Business as usual is not going to work and this budget should have some type of effort in it. (2) How can Talons lose now \$160,000 but by the end of this fiscal year it will be well over \$190,000. There is no rent charged to the P&L. They have the most profitable element of any facility like that; they have a great bar; the budget reflects business as usual and it is not logical. The last one, our district manager based on the vote today, he is an official government employee reporting to this board, there were changes made in 2018, based on this vote today our district manager will earn more than \$275,000 this year. It will W-2 over \$275,000. The board provided a sweetheart deal at the expense of the community, labeling their cost savings,

you heard it here today, the district manager will be the highest paid government employee in Clay County. Our district manager is targeted W-2 nearly twice any county judge, school superintendent, county or city manager, county attorney or any other local government employee. This is clearly not in the community's best interests.

Chairman Tabor stated for the record any supervisor on this board is free at any time to make any suggestions, constructive suggestions, on any changes they would like to make. The golf course issue is one, there are people who have been dealing with that for a decade and if you have an idea of how to fix it we would love to hear it. It was a cost savings because if you looked at the amount of money that we were spending to do that function, this board spends less today than that function was costing us in the past, for the record.

**XII Next Scheduled Meeting – September 24, 2020 at 6:00 p.m.**

Vice Chairman Bruno stated we can do the meeting in the morning as we have done before, we can cancel the meeting if we don't have a lot of business to discuss or we can move it.

Chairman Tabor stated we can move it to the prior week.

Vice Chairman Bruno moved to change the September meeting to September 17, 2020. Supervisor Rush seconded the motion. Motion passed 5 – 0
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Mr. Herold stated I want to take a moment to address Supervisor Burt's action/discussion at the meeting today. As I said before I was involved with Sam and Jim when we hired Steve and negotiated the deal that he has. First and foremost, I see no reason to; who cares how much money the man makes, the deal is outside of his duties as a district manager. Those duties have always been outside the duties of the district manager. We hired Steve through negotiations to be the district manager and in my estimation, he performs those duties very well. Above and beyond that he performs the project management duties of the construction projects. Not only was there a savings from the agreement with GMS when we went to the agreement with Steve Andersen but as I stated in the public forum, that if you were to hire outside resources to do the estimating, the bidding, the project management and the fee that would go along with the cost of that, you would be paying considerably more than what we paid GMS in those days that they had the contract. Even though to some that may be a lot of money, to others it may not. He performs his job, he

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performs above and beyond the duties of the written job description as described in the state of what a district manager should do, hence, he is compensated for those duties. In years there may become a point that there are no major construction plans and a future board may say no, we don't approve these projects and that is always an option. I'm not saying opposing opinions are wrong, but when we have three nay votes and no discussion during the meeting and we wait until the end to have this, that is in my opinion poor communication from the supervisor. There is no discussion, you don't have any back and forth in the public forum about this, we wait to the end to comment and there is no discussion or comment after the comment is made. It seems to be poor form and I think this gentleman does above and beyond regardless of the sum of money he makes at the end of the day for the construction projects that he manages.

**XIII – Adjournment**

Hearing no objection, the Chairman adjourned the meeting at 7:41 p.m.



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Secretary/Assistant Secretary



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Chairman/Vice Chairman