

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, January 28, 2021
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
Tom Burt, Supervisor
David Herold, Supervisor
Laurie McIntyre, Supervisor

Staff Present

Sam Garrison, District Counsel, Kopelousos, Bradley & Garrison by telephone
Steve Andersen, District Manager and Operations Manager, Eagle Harbor
James Perry, District Administrator, Governmental Management Services, LLC
Dawn Decaminada, Amenity Director
Cori Kirk, Hampton Golf
David Plevin, Hampton Golf

I - Roll Call

Chairman Tabor called the meeting to order at 6:00 p.m., led the pledge of allegiance and Mr. Perry called the roll.

II - Pledge of Allegiance

III - Public Comment

Ms. Shaughnessy stated that some underbrush and small trees were removed from the berm near Hwy 220 that provided a view and noise barrier. She asked the Board if something could be planted.

Mr. Andersen stated that he spoke to Ms. Shaughnessy and her neighbor and stated he had already contacted Tree Amigos regarding planting vegetation in 2 spots.

IV - Approval of Consent Agenda

A. Approval of the Minutes of the December 17, 2021 Meeting

B. Financial Statements

C. Check Register

Supervisor Herold moved to approve the consent agenda items. Vice Chairman Bruno seconded the motion. Motion passed 5 - 0

V Ratification of Engagement Letter with McDirmit Davis for FY20 Audit Services

Supervisor Herold moved to ratify the engagement letter with McDirmit Davis to perform the FY20 audit. Vice Chairman Bruno seconded the motion. Motion passed 5 - 0

VI Selection of Audit Committee

Supervisor Herold moved to appoint the board members to serve as the audit committee. Supervisor Burt seconded the motion. Motion passed 5 - 0

VII Consideration of Social Media Policy

Supervisor Herold moved to approve the social media policy as presented and amended. Supervisor Burt seconded the motion. Motion passed 5 - 0

VIII Consideration of Formal Survey Options

During the next few weeks, the board members will put together a list of ideas for possible future amenities. After considering costs and viability of each amenity, a multiple-choice survey will be sent to residents.

IX - Management Team Reports

A. District Counsel

B. Tree Amigos - Report

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

C. Hampton Golf - Report

Mr. Plevin reviewed the Eagle Harbor Golf Club performance report, copy of which was included in the agenda package.

D. District Manager & Operations- Report

The DM recommended a fact-finding mission to find out what it would cost to do a tender offer for the golf bonds. Hire companies to coordinate getting the tender together, to write the tender and ensure that all bond holders receive the tender. There is no guarantee they will respond to the tender. The board will ultimately decide whether to go forward or not at that point. Part of that decision is how much money you want to try to spend in this endeavor and how much money we actually have.

Chairman Tabor stated a year ago we talked about this and one of the big hang ups we had is we could not identify counsel that was willing to step out into uncharted territory to do the legal work to put the tender together. Since then, the trustee has agreed to do the legal work for us.

Chairman Tabor stated the potential capital outlay associated with the irrigation replacement is forcing our hand on this, the \$750,000 is not going to come from the golf course it would have to come from another source.

Mr. Andersen stated for the last ten years we have lost money and there is the possibility that we could buy the bonds back and still be sitting in a no-win situation for ten years and still have the \$750,000 outlay.

Mr. Tabor stated we will support the new fact-finding mission you are going on.

Mr. Andersen stated the trustee is going to require us to do a study, which is a requirement of the trust indenture. I reached out to NGF and have their proposal that I will present next month.

X - Supervisor's Requests and Audience Comments

XI Next Scheduled Meeting – February 25, 2021

XII – Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman