

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, February 25, 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
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
Marilee Giles, GMS

I - Roll Call

Chairman Tabor called the meeting to order at 6:03 p.m. and Mr. Perry Called the roll.

II - Pledge of Allegiance

III - Public Comment

IV - Approval of Consent Agenda

A. Approval of the Minutes of the January 28, 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. Acceptance of the Audit Committee's Recommendation and Authorization for Staff to Issue an RFP

Mr. Perry stated the audit committee met just prior to the regular meeting of the board, they selected the five criteria equally weighted, and we ask the board to consider accepting the audit committee's recommendation.

Supervisor Herold moved to approve the recommendation of the audit committee and authorized staff to issue an RFP for audit services. Supervisor Burt seconded the motion. Motion passed 5 - 0

VI. Ratification of E-Verify Memorandum of Understanding

Mr. Perry stated all districts are now required to be part of the E-Verify process. It requires that all employees of the district go through the E-Verify process and any contractors or subcontractors fall under the same rules.

Supervisor Herold moved to ratify execution of the E-Verify memorandum of understanding. Supervisor Burt seconded the motion. Motion passed 5 - 0

VII. Discussion of Amenity Projects for Community Survey

Mr. Andersen stated that he received a few suggestions from a Supervisor and talked to residents. A dog park was mentioned most often. Mr Andersen is gathering information so the CDD Board can make a decision. The addition of 2 neighborhood parks was also suggested. The two locations that would work are in Phase 2 of the Reserve at Eagle Harbor, east of 17 and Eagle Nest. We are talking to the county about their participation to some extent.

Supervisor Burt stated the motion was to do a survey of the community with a multiple choice of what they would like to see.

Supervisor McIntyre stated, I thought that what Tom was proposing was a different format such as multiple choice and do it in survey monkey or some other free survey and the purpose was to see the response to compare with the open-ended survey. It was more about the vehicle not the items.

Mr. Andersen stated the items that Supervisor Burt provided are: additional paved walking trails, dog park, neighborhood parks, fully heated pool, CDD owned security patrol, ice cream shop and gymnasium. Pros and cons were discussed for each suggestion

Supervisor Burt moved to put out a multiple-choice survey by survey monkey or similar to include: dog park, additional parks, additional paved walking trails and a couple blanks for any other ideas. Supervisor McIntyre seconded the motion. Motion failed 2 in favor and 3 opposed.

Mr. Andersen suggested, that even though a similar survey was sent a few months ago requesting community input, we could send another survey asking residents what their top 3 ideas are for new amenities. This will be sent via constant contact within the next month. The Board agreed with this suggestion.

VIII Consideration of Proposal for Golf Course Operations Review

Mr. Andersen stated in accordance with the trust indenture we are required to conduct an evaluation of the golf course operations and Talons by an outside firm.

Vice Chairman Bruno moved to approve the proposal from NGF Consulting for golf club review and rate study update in the amount of \$12,500. Supervisor Burt seconded the motion. Motion passed 5 - 0

IX - Management Team Reports

A. District Counsel

B. Tree Amigos - Report

Mr. Andersen stated we are putting together the RFP for this year and I will send it out to the board for review and discuss it at the next meeting before it is published.

C. Hampton Golf - Report

A copy of the Eagle Harbor Golf Club performance report was included in the agenda package.

D. District Manager & Operations

1. Report

Mr. Andersen gave an overview of the monthly facility report.

2. Consideration of RFP Responses for Preserve Dock Renovation

Vice chairman Bruno moved to approve the proposal from Legacy Marine for complete demolition and installation of boardwalk and dock in the total amount of \$207,018. Supervisor Burt seconded the motion. Motion passed 5 - 0

3. Consideration of Proposal for Roof Replacement at Waterfront Swim Park

Supervisor Herold moved to approve the proposal from Larry Lake & Associates, Inc. to replace the roof at Waterfront Swim Park in the amount of \$72,500. Vice Chairman Bruno seconded the motion. Motion passed 5 - 0

X - Supervisor's Requests and Audience Comments

Vice Chairman Bruno stated we talked about approaching the county about transferring ownership of Forest Park from the County to the CDD. Can we keep that on the table? I don't want to lose sight of that.

Mr. Andersen stated we are trying to get them to level out the basketball court and will wait to approach them until after that is done.

Supervisor Burt stated it he wants to know if progress was made to make CDD meetings accessible by zoom.

Mr. Andersen stated we have a Zoom account and will start broadcasting audio of meetings next month.

Mr. Garrison stated there was a season during the pandemic when the governor authorized us to meet remotely, and we had the ability to utilize Zoom to meet remotely. That expired in November and the governor has not extended that. Even though we are still wearing masks and doing all this stuff as it relates to the five of you, we have reverted back to pre-COVID rules that said that a majority of the board has to be physically present at the meeting for there to be a quorum. You can have other members of the board appearing remotely, but there still needs to be a majority physically present to have a quorum. That only applies to the five of you.

Supervisor McIntyre stated I have people ask me two or three times a month about Zooming the meetings and it doesn't have so much to do with COVID as it has to do with convenience. If the HOA can zoom meetings we can too.

Mr. Garrison stated the HOA is very different.

Supervisor McIntyre asked does that mean we can't do it?

Mr. Garrison responded no, keep in mind the HOA falls under a different jurisdiction. You can livestream your meetings, you can record them, you can do whatever you want to do as far as that goes, that is a board decision. In terms of legal requirements, there have to be at least three of you sitting in a room here or wherever you notice the meeting and even though it is not specifically pointed out, my recommendation is unless you have a specific agenda item where someone has to appear remotely for some sort of presentation or something, I recommend that you have for your public comment and things like that, the person has to be physically present. That is not a legal requirement, but is my recommendation, otherwise it gets abused pretty quickly.

Mr. Andersen stated we can set up Zoom so people can listen in on the meetings. If they want to comment, they will need to be physically present

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Chairman Tabor stated without any objection we will let you figure all that out.

XI Next Scheduled Meeting – March 25, 2021 at 6:00 p.m. at 1880 Eagle Harbor Parkway

XII – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 7:10 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman