

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, May 27, 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 by telephone
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
David Plevin, Hampton Golf
Cori Kirk, Hampton Golf

I - Roll Call

Mr. Perry called the meeting to order at 6:00 p.m. and called the roll.

II Pledge of Allegiance

III Public Comment

Vice Chairman Bruno moved to approve Supervisor Herold participating by telephone. Supervisor McIntyre seconded the motion. Motion passed 5-0

IV Approval of Consent Agenda

- A. Approval of the Minutes of the April 22, 2021 Meeting**
- B. Financial Statements**
- C. Check Register**

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

V Acceptance of the Engagement letter with McDirmit Davis for Audit Services

Vice Chairman Bruno moved to approve the engagement letter with McDirmit Davis to perform the fiscal year 2021 audit in the amount of \$9,000. Supervisor Burt seconded the motion. Motion passed 5 - 0

VI Consideration of Proposals for Reclaimed Water Control Panel Replacement

Mr. Andersen stated the present technology is outdated and the system dropped offline a few times in the winter. There is a need to replace the components of the control panel that controls how the pumps cycle on. Three companies inspected the system and submitted proposals. There is quite a difference in price because two companies did not include installation and the installation is close to \$17,000. ProPump is the original designer and installer. They have also taken a deep dive into the rest of the system. Once the control panel is replaced, we will be able to evaluate the remainder of the system giving us a clear picture of how to renovate the remainder of the system. The new control panel will let us know if the current 5 pumps are sized and sequenced correctly. The repairs required after the control panel could be \$300,000 to \$500,000 (budgeted to come from the water/sewer fund). Our recommendation is to award ProPump the control panel replacement. The funding will come out of the water and sewer fund from money that has been set aside in the budget for capital.

Vice Chairman Bruno moved to approve the proposal from ProPump for replacement of the reclaimed water control panel in the amount of \$81,627. Supervisor Burt seconded the motion. Motion passed 5 - 0

VII Discussion on Landscape RFP Project Manual

Mr. Andersen stated the RFP and project manual for landscape maintenance along with the proposed three-year contract with two on-year renewals are in the agenda package. We still have two one-year renewals, but the Board decided to bid it this year. Based on a conversation with Supervisor McIntyre, I will be adding an alternate line item for the eradication and control of vines.

Mr. Garrison stated unless there is a strong objection, we are going to recommend some updated language that GMS utilizes, which I have used with some of our other government clients, and it sets the expectation that the proposers should not be contacting individual supervisors during the process.

There was no objection to the amendment to the RFP package.

VIII Consideration of Resolution 2021-05 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing Date for Adoption

Mr. Andersen reviewed the proposed FY22 budget with the Board, highlighting various significant line items in the budgets.

Supervisor Burt proposed separating the District Manager's salary from GMS and putting it with other salaries in each budget. Considerable discussion occurred during which Mr. Andersen stated that his salary is public knowledge at \$120,000 annually and is budgeted across all budgets he oversees to properly present the costs and to be transparent.

Mr. Burt moved to breakout the salary of the District Manager as a specific line item. Supervisor McIntyre seconded the motion. Motion failed 4-1

Chairman Tabor stated I would like to move the August meeting to the third Thursday.

Supervisor Herold moved to approve Resolution 2021-05 approving the proposed fiscal year 2022 budget and setting a public hearing for August 19, 2021. Vice Chairman Bruno seconded the motion. Motion passed 5 - 0

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 gave an overview of the performance report.

D. District Manager & Operations

1. Field Operations Report

Mr. Andersen handed out the 10-year capital improvement plan.

2. Report on the Number of Registered Voters – 7,960

A copy of the letter from the supervisor of elections indicating that there are 7,960 registered voters residing within the district was included in the agenda package.

X Supervisor's Requests and Audience Comments

Supervisor Burt wanted the May 16th survey results of (1) dog park (2) fitness center and (3) pickleball added to the minutes. Supervisor Burt stated we had a 7% response, and I don't know if that was good or bad since it was the first time a survey was done.

XI Next Scheduled Meeting – June 24, 2021 at 6:00 p.m. at 1880 Eagle Harbor Parkway

Chairman Tabor stated I'm having surgery on June 24th and if the board would indulge, I would like to move the meeting to the prior week, third week of June.

Supervisor Burt stated I will not be here on the 17th.

Chairman Tabor asked can you participate by phone?

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Supervisor Burt stated yes.

Chairman Tabor moved to allow Supervisor Burt to participate by telephone at the June 17th, 2021 meeting. Vice Chairman Bruno seconded the motion. Motion passed 5-0

With no objection the June meeting was moved to June 17, 2021.

XII Adjournment

Hearing no objection, the Chairman adjourned the meeting at 7:45 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman