

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, August 19, 2021
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
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
David Plevin, Hampton Golf
Cori Kirk, Hampton Golf

I - Roll Call

Chairman Tabor called the meeting to order at 6:00 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 July 22, 2021 Meeting

B. Financial Statements

C. Check Register

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

V Ratification of Water Management Agreement with The Lake Doctors, Inc.

Vice Chairman Bruno moved to ratify the agreement with the Lake Doctors. Supervisor Herold seconded the motion. Motion passed 5 - 0

VI Consideration of Agreement with Tree Amigos for Landscape Maintenance Services
This item was tabled.

VII Consideration of Resolution 2021-06 Amending the Fiscal Year 2021 Golf Fund Budget

Mr. Andersen stated this resolution is needed to adjust the Golf Fund budget due to increased labor and food costs as well as better financial performance of Talons.

Supervisor Herold moved to approve Resolution 2021-06 as amended. Vice Chairman Bruno seconded the motion. Motion passed 5 - 0

VIII Public Hearings for the Purpose of Adopting the Fiscal Year 2022 Budget

Chairman Tabor opened the public hearing.

Ms. Perry stated this is the end of the budget process. The district is required to approve a budget prior to June 15th and subsequently staff reviews the actual expenditures during the timeframe between approval and adoption. There is no increase to assessments. Once you adopt the various budgets today, the ones related to the general fund, debt service, etc. we will certify an assessment roll to the county, and it must be submitted by September 15, 2021.

There being no public present to comment, the public hearing was closed.

A. Public Hearing to Consider Resolution 2021-07 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022

Supervisor Herold moved to approve Resolution 2021-07. Vice Chairman Bruno seconded the motion. Motion passed 5 - 0

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

Chairman Tabor opened the public hearing.

1. Consideration of Resolution 2021-08 Adopting the Final Water and Wastewater Enterprise Fund Budget for Fiscal Year 2022

Mr. Perry stated these do not have assessments associated with them, these are enterprise funds, and the water and wastewater services are provided by CCUA and is basically a flow through and as required by the bonds you have a coverage ratio of 115% and we are 123%.

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

Supervisor Herold moved to approve Resolution 2021-08. Supervisor Burt seconded the motion. Motion passed 5 - 0

2. Consideration of Resolution 2021-09 Adopting the Final Golf Course Enterprise Fund Budget for Fiscal Year 2022

Mr. Andersen stated this budget was modified after approval based the upward pressure on wages and cost of goods. These were modified to reflect that and went from a break-even budget to \$43,800 loss. We will continue to try to make this as profitable as possible to ensure the bondholders see a return on their investment. This budget is in line with the NGF report.

There being no public comment the following action was taken.

Vice Chairman Bruno moved to approve Resolution 2021-09. Supervisor Herold seconded the motion. Motion passed 5 - 0

Chairman Tabor closed the public hearing.

C. Public Hearing to Consider Resolution 2021-10 Levying Non-Ad Valorem Assessments for Operations and Maintenance Costs, Road System, Water Management System and Other Infrastructure Projects within the District for Fiscal Year 2022

Chairman Tabor opened the public hearing on the levy of non-ad valorem assessments.

Mr. Perry stated the assessments are the same as last year for the individual lot owners and homeowners depending on the product type, however, there are a few adjustments to the roll. The major component of the roll is the individual homeowners. There is going to be an adjustment for the lands that were converted to the county so there is a decrease in assessments and a commercial parcel that is being changed to a multi-family type parcel and we are working through that.

Mr. Andersen stated the county took three-quarters of a parcel by the library and that is where they are going to put their health department and emergency operation center. Because of that it is a \$31,986 loss but the new piece of property north of the gray church on Highway 17 is currently assessed at \$65,000 and once it is changed to multi-family it increases almost \$26,000 and the net effect for us is about \$6,000 decrease in next year's revenues.

Vice Chairman Bruno moved to approve Resolution 2021-10. Supervisor Burt seconded the motion. Motion passed 5 - 0

Chairman Tabor closed the public hearing.

IX Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022

Supervisor Herold moved to approve the fiscal year 2022 meeting schedule. Vice Chairman Bruno seconded the motion. Motion passed 5 - 0

X - 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- Report

Ms. Kirk updated the board on recent events that have been successful and upcoming events.

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

XI - Supervisor's Requests and Audience Comments

Mr. Burt asked is there an update from Bryant, Miller & Olive?

Mr. Andersen stated we will probably have something at the next meeting.

XII - Next Scheduled Meeting – September 23, 2021 at 6:00 p.m. at 2217 Eagle Harbor Parkway

XIII – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 6:47 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman