

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, July 28, 2022
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

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
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 - Organizational Matters

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A. Consideration of Appointing a New Supervisor

Mr. Garrison stated with Supervisor McIntyre’s resignation it is the obligation of the board to appoint a replacement to serve the remainder of the unexpired term.

Chairman Tabor stated I submitted Rose Ellisor and she has indicated she would serve if requested. We haven’t received any other letters of interest.

Are there any other nominees?

There were no other nominees.

Ms. Ellisor stated I am a resident, am very involved in tennis and pickleball and my background is in property management, and I am a financial advisor.

Supervisor Herold moved to appoint Rose Ellisor to seat no. 5 with a term ending November 2024. Vice Chair Bruno seconded the motion. Motion passed 4 - 0

Mr. Garrison gave an overview of the sunshine law to the newly elected supervisor

B. Oath of Office for Newly Appointed Supervisors

C. Consideration of Resolution 2022-03 Designating Officers

Items B and C were tabled.

V - Approval of Consent Agenda

A. Approval of the Minutes of the June 23, 2022 Meeting

B. Financial Statements

C. Check Register

Supervisor Herold moved to approve the consent agenda items. Supervisor Burt seconded the motion. Motion passed 4 - 0

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VI. Acceptance of Fiscal Year 2021 Audit Report

Mr. Perry stated it is a clean opinion with the usual comment on the golf course bonds that we have had for the past several years.

Vice Chairman Bruno asked about note 7.

District staff will research and find out why that is still included.

Vice Chairman Bruno moved to accept the fiscal year 2021 audit report pending correction of note 7. Supervisor Herold seconded the motion. Motion passed 4 - 0

VII Acceptance of 2022 NGF Report

Mr. Andersen gave an overview of the fiscal year 2022 NGF report and highlighted the dynamic pricing, member dues and fees, facility improvements, expert management, aggressive district sales efforts for banquets. Mr Andersen stated the report shows the golf course and Talons not breaking even for the next 10 years.

Vice Chairman Bruno moved to accept the 2022 NGF report. Supervisor Burt seconded the motion. Motion passed 4 - 0

VIII Consideration of Golf Cart Proposals

Mr. Andersen stated due to supply chain issues we want to get in the queue so we can receive new carts late next year. We went with EZGO and Club Car for proposals and the Club Car proposal is much better.

Supervisor Burt stated he would like to see the documentation of the last lease because he distinctly remembers voting for lithium batteries and we should have lithium batteries. Mr. Andersen stated the final lease was changed to lead acid batteries due to cost and the inability for the CDD to get financing. The new lease was emailed to all members and approved with lead acid batteries.

Supervisor Herold moved to approve the golf cart proposal from Club Car for a five-year lease in the monthly amount of \$9,181.51. Vice chairman Bruno seconded the motion. Motion passed 3-1 with Supervisor Burt opposed.

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IX Discussion of the Fiscal Year 2023 Budget

Mr. Andersen stated next month is the public hearing to adopt the fiscal year 2023 budget. The most significant change was made to the general fund and golf course budget but assessments remain unchanged. We will continue to look at all budgets prior to the August public hearing.

X - Management Team Reports

A. District Counsel

Mr. Garrison stated there has been a substantial amount of work done since the last meeting regarding the litigation along with tax certificates.

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 golf club performance report, copy of which was included in the agenda package.

D. District Manager & Operations – Operations Report

Mr. Andersen gave an overview of the operations report and updated the board on proposed improvements to Lick Skillet.

XI - Supervisor's Requests and Audience Comments

XII Next Scheduled Meeting – August 25, 2022 at 6:00 p.m. at 2217 Eagle Harbor Parkway

IX – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 7:06 p.m.

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DocuSigned by:
Steve Andersen
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Secretary/Assistant Secretary

DocuSigned by:
John Tabor
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Chairman/Vice Chairman