

***THE CROSSINGS***  
***at FLEMING ISLAND***  
*Community Development District*

December 15, 2022

# *AGENDA*

# The Crossings at Fleming Island Community Development District

475 West Town Place, Suite 114  
St. Augustine, Florida 32092

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December 8, 2022

Board of Supervisors  
The Crossings at Fleming Island  
Community Development District  
**Call In #: 1-877-304-9269; Code 4790050**

Dear Board Members:

The Crossings at Fleming Island Community Development District Board of Supervisors Meeting is scheduled for **Thursday, December 15, 2022 at 6:00 p.m. at 2217 Eagle Harbor Parkway, Fleming Island, Florida 32003.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment
- IV. Approval of Consent Agenda
  - A. Approval of the Minutes of the November 17, 2022 Meeting
  - B. Financial Statements (to be provided under separate cover)
  - C. Check Register (to be provided under separate cover)
- V. Ratification of Golf Course Irrigation Proposal
- VI. Discussion of Golf Course Revenue Bonds
- VII. Management Team Reports
  - A. District Counsel
  - B. Tree Amigos – Report
  - C. Hampton Golf
  - D. District Manager & Operations – Operations Report

VIII. Supervisors' Requests and Audience Comments

IX. Next Scheduled Meeting – January 26, 2023 at 6:00 p.m. at 2217 Eagle Harbor Parkway

X. Adjournment

*FOURTH ORDER OF BUSINESS*

*A.*

The Crossings at Fleming Island CDD  
Board of Supervisors Meeting Minutes  
Thursday, November 17, 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  
David Herold, Vice Chairman  
Mike Bruno, Supervisor  
Rose Ellis, Supervisor  
Paul Booth, 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

**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**

**A. Oath of Office for Newly Elected Supervisors**

Mr. Perry being a notary public of the State of Florida administered the oath of office to Mr. Tabor and Mr. Booth.

**B. General Information for New Supervisors**

Mr. Perry gave an overview of the form 1 statement of financial interest, compensation, Q&A on community development districts, Guide to the Sunshine Amendment, public records law and Chapter 190, Florida Statutes,

**C. Consideration of Resolution 2023-01 Designating Officers**

Mr. Perry stated the current officers are: John Tabor chair, Mike Bruno vice chair, the other three supervisors are assistant secretaries, Steve Andersen secretary and assistant treasurer, James Perry treasurer and assistant secretary, Patti Powers assistant treasurer, Rich Hans assistant secretary and Jim Oliver assistant secretary. The chair and vice chair are the two positions we change.

Supervisor Herold moved to appoint John Tabor as chairman. Supervisor Ellisor seconded the motion. Motion passed 5 – 0

Supervisor Ellisor nominated Mike Bruno as vice chair, Supervisor Bruno declined.

Mr. Bruno moved to appoint David Herold as vice chairman. Supervisor Booth seconded the motion. Motion passed 5 – 0

Vice Chair Herold moved to approve Resolution 2023-01 reflecting John Tabor chair, David Herold vice chair, Steve Andersen secretary and assistant treasurer, James Perry treasurer and assistant secretary, Patti Powers assistant treasurer, Rich Hans, Jim Oliver, Mike Bruno, Rose Ellisor and Paul Booth assistant secretaries. Supervisor Ellisor seconded the motion. Motion passed 5 - 0

**V - Approval of Consent Agenda**

**A. Approval of the Minutes of the October 27, 2022 Meeting**

**B. Financial Statements**



**C. Check Register**

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

Mr. Garrison joined the meeting at this time.

**VI - 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. Andersen stated there are numerous events scheduled. Talons and the golf course continue to run well. Hampton has hired a new golf course superintendent who comes highly recommended.

**D. District Manager & Operations – Operations Report**

Mr. Andersen stated the deadline for the bond buyback was December 1<sup>st</sup> and suggest the deadline is moved to January 11, 2023.

Vice Chair Herold moved to extend the deadline for the tender offer to January 11, 2023. Supervisor Bruno seconded the motion. Motion passed 5 – 0

Mr. Andersen gave an overview of the district’s 10-year plan and upcoming capital expenses being the golf course irrigation system and the repairs to the swim park pool and deck.

**VII - Supervisor’s Requests and Audience Comments**

Supervisor Ellisor stated I want to wish everyone happy holidays. I will not be here for the December meeting.

Supervisor Bruno asked has there been any more feedback on the driving range drainage?

Mr. Andersen stated we are still researching viable options. We haven't seen a drainage issue this year due to the decrease in rain.

**VIII Next Scheduled Meeting – December 15, 2022 at 6:00 p.m. at 2217 Eagle Harbor Parkway**

**X – Adjournment**

Hearing no objection, the Chairman adjourned the meeting at 6:43 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

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Chairman/Vice Chairman

*FIFTH ORDER OF BUSINESS*



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GOLF LLC  
GT Irrigation, LLC

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Wednesday, November 23, 2022

Joe Williams- GCSAA  
Hampton Golf  
1879 North Loop Pkwy  
St. Augustine, FL 32095

Re: Eagle-Habour Golf Course Valve Replacement

Joe

I was able to push the vendor to get us pricing on all the valves per your list. The good news is, they are all available with either NIBCO valves or Leemco valves. So, if you can get approved, we can get this done in December before the guy's head north for the winter. I am sure you understand the cost of materials have sky-rocketed along with everything else this past year. Honestly, 8 months ago we could not even get gate valves, so I was surprised that they were available. Unfortunately, the pricing hasn't slowed down.

This is a very difficult task to price solidly due to so many unknowns when excavating. I tried to cover all cost to make sure we can keep it in the budgeted cost. I went ahead and broke it out per valve size just in case you decide to only do the larger valves, but my thought is you need them all replaced.

This cost is based on all gate valves to be Cast Iron, non-rising stem, resilient wedge style valves. All valves will be joint restrained and all Ductile repair couplings will have joint restraints as well. All valves will be wrapped in hdpe poly wrap to help to minimize exterior corrossions.

We have not included any cost for cart path replacements if required. You will need to provide good fill material as required and all excess spoils will be hauled to an onsite location within 1 golf hole from each excavation point. All grassed areas will be sod cut and replaced. Any required sod replacement is not included in this cost.

The following is the cost breakdown per valve size. Any additional gate valves that require replacement will be based on these unit cost. There is a lump sum at the bottom if you decide to replace all of the listed gate valve in one phase.

1.	10" Gate Valves 2 @ \$10,163.87 ea	Total	\$20,327.87
2.	8" Gate Valves 7 @ \$5,300.94 ea	Total	\$37,106.56
3.	6" Gate Valves 14 @ \$4,178.68 ea	Total	\$58,501.55
4.	4" Gate Valves 1 @ \$3,976.70 ea	Total	\$3,976.70
5.	3" Gate Valves 20 @ \$2,229.03 ea	Total	\$44,580.52
6.	2.5" Gate Valves 7 @ \$2,053.79 ea	Total	\$14,376.51
7.	2" Gate Valves 5 @ \$1,529.11 ea	Total	\$7,645.57
		Total	\$186,515.13
	Lump sum if all done in 1 phase	Total	\$178,646.88

Fell free to call me if you have any questions.

Karl Interrante  
GT Irrigation

*SEVENTH ORDER OF BUSINESS*

*B.*



# Tree Amigos

## Outdoor Services

November  
2022

The Crossings Community Development District  
2105 Harbor Lake Drive  
Fleming Island, FL 32003  
Attn: *Steve Andersen and Courtney Hogge*

Re: Landscape Services Report –  
November

Steve & Courtney,

**Irrigation Maintenance:** All Irrigation running one day a week.

**Fungus/pest/fertilizer applications:** A blanket Fungicide application for the whole property.

**Maintenance:** Limbed up the Oak Trees. Started on Ligustrums

**Annuals:** New Annuals to be installed the week of December 12th

**Mulch:** N/A.

As always, we are highly dedicated in providing a quality product at Eagle Harbor. We will continue to enhance the landscaping spaces across the community for all its Members, Residents and Guests to enjoy.

We are extremely proud and feel privileged to supply these services to The Crossing at Fleming Island.

Thank you,  
Jim Proctor



*D.*

# Eagle Harbor Facility Report

## Dec 2022

### Amenity Centers:

1. Swim Park
  - a. Closed for the season. Numerous repairs are in process for opening day
2. Tennis/Pickleball Center
  - a. Court installers scheduling repairs
3. Waterfront Park
  - a. Operations normal.
4. Creekside
  - a. Security cameras will be monitored by CCSO.
5. Golf Course
  - a. Numerous cart paths were repaired
  - b. Irrigation valve repair is underway and scheduled to be completed in 2 weeks
6. Talons
  - a. Operations are normal

### Common Areas & Retention Ponds:

1. All lakes have been treated and inspected by the Lake Doctors.
2. Front southern fountain pump was repaired
3. Reserve's pond is being drained, dredged and aeration system installed

### Misc:

1. Answered numerous phone calls, emails and visits from residents, contractors, vendors and other persons with inquiries. The subjects included, CCUA billing and repairs, golf course maintenance, easement encroachments, nutria, alligators, lake maintenance, FEMA, directions, repairs, drainage (both County and CDD owned), dead trees, vandalism, security, etc
2. Continue to work with SJRWMD drainage issue in Eagle Nest.