

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, January 26, 2023
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
Rose Ellisor, Supervisor
Paul Booth, Supervisor

Staff Present

Sam Garrison, District Counsel, Kopelousos, Bradley & Garrison by telephone
Steve Andersen, District Manager and Operations Manager, Eagle Harbor
Marilee Giles, District Administrator, Governmental Management Services, LLC

I - Roll Call

Chairman Tabor called the meeting to order and Ms. Giles called the roll.

II - Pledge of Allegiance

III - Public Comment

IV - Approval of Consent Agenda

A. Approval of the Minutes of the December 15, 2022 Meeting

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B. Financial Statements

C. Check Register

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

V - 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

A copy of the performance report was included as part of the agenda.

D. District Manager & Operations – Operations Report

Mr. Andersen stated the golf carts are dying and need to be replaced. Hampton and the CDD have worked out a deal with another club for 72 carts, beverage cart, driving range cart in February instead of September; no additional cost. It is a five-year lease, and we have two options to pay for this: bank financing is not an option, but we can have Hampton sign the loan paperwork and in return we will extend their contract to match the lease term. The other option is we self-finance, using our unforeseen account. We buy the carts for approximately \$670,000, lease them back to the golf course at market rate, they pay the district back for the use of the carts over five years and we make our return that way.

I'm asking that you give Sam and me permission to put the deal together, for self-finance, using unforeseen fund money for the purchase price, which is \$670,000 with the understanding that we would charge no higher than the lease interest rate. If unable to we would use Hampton Golf as a co-signer. We need a decision in the next few days, and I strongly recommend that we move our cart delivery up, authorize staff to self-finance under certain terms, five years, no greater

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than 7.5% with the understanding from the trustee that we are able to do this. If we run into an unforeseen hurdle, we will default back to having Hampton sign for the golf carts.

Supervisor Herold moved to authorize staff to negotiate and prepare documents to self-finance the purchase of new golf carts. Supervisor Ellisor seconded the motion. Motion passed 4 - 0

VI - Supervisor’s Requests and Audience Comments

VII Next Scheduled Meeting – February 23, 2023 at 6:00 p.m. at 2217 Eagle Harbor Parkway

VII – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 8:15 a.m.

DocuSigned by:
Steve Andersen
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Secretary/Assistant Secretary

DocuSigned by:
John Tabor
5FEB216949CE44C...

Chairman/Vice Chairman