

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, February 23, 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
Mike Bruno, Supervisor
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
James Perry, District Administrator, Governmental Management Services, LLC
Jason Freeman, resident
Lou Miranda, resident

I - Roll Call

Chairman Tabor called the meeting to order at 7:30 a.m. called the roll.

II - Pledge of Allegiance

III - Public Comment

Mr. Miranda commented on his suspension from Talons and the Golf Club and non-existence of appeal process.

IV - Approval of Consent Agenda

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A. Minutes

- 1. January 26, 2023**
- 2. February 8, 2023**

B. Financial Statements

C. Check Register

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

V Acceptance of Audit Engagement letter with McDirmit Davis for fiscal year 2022

Supervisor Bruno moved to accept the audit engagement letter with McDirmit Davis for the fiscal year 2022 audit. Supervisor Ellisor seconded the motion. Motion passed 4 – 0.

Mr. Garrison: There is a request from residents within the district for the CDD to take on some level of involvement in the permitting process for the expansion of a dock that is not owned by the district.

Mr. Freeman: There are six families that wish to extend the dock and make some improvements, fishing platform and sunset deck. St. Johns River Water Management district would like to have acknowledgement of the CDD that they don't have a problem with us doing what we are asking to do.

Chairman Tabor: Get something from the association indemnifying the district from any liability, any maintenance responsibility in exchange for our cooperation.

Mr. Andersen: Send it to me, Sam will review it and I will bring it to the next meeting for signature.

VI - Management Team Reports

A. District Counsel

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Mr. Garrison: Steve, Jim Perry and I have been doing a tremendous amount of work in conjunction with the lawsuit that you have authorized us to hire outside counsel on involving the tax certificate litigation. We are not at a point where I need a shade meeting, but we will come to a future meeting with that request.

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 Eagle Harbor Golf Club performance report for January 2023 was included in the agenda package.

Mr. Booth joined the meeting at this time.

D. District Manager & Operations – Operations Report

Mr. Andersen presented a proposal for a chlorine system for the reuse water system.

Vice Chair Herold moved to approve the purchase of Accutab Chlorine System for the reuse water in the amount of \$27,000 to be taken out of the water fund. Supervisor Booth seconded the motion. Motion passed 5 – 0.

Mr. Andersen: Per the trust indenture for the revenue bonds for the golf course we are required to have an outside company and/or golf course engineer do an evaluation of the course and file the report by July 1st.

Vice Chair Herold moved to contract with the National Golf Foundation to prepare a study/evaluation in the amount of \$11,000. Supervisor Booth seconded the motion. Motion passed 5 – 0.

Mr. Andersen gave an overview of the capital plan, showing completed projects, projects in progress and timing and costs of upcoming projects.

VII - Supervisor's Requests and Audience Comments

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

IX – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 8:32 a.m.

DocuSigned by:

Steve Andersen

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Secretary/Assistant Secretary

DocuSigned by:

John Tabor

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Chairman/Vice Chairman