

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, January 25, 2024
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 by telephone

Staff Present

Sam Garrison, District Counsel, Kopelousos, Bradley & Garrison by telephone
Steve Andersen, District Manager and Operations Manager, Eagle Harbor
Marilee Giles, District Administrator, Government Management Services, LLC
Helen Runjo, Hampton Golf
Several Residents

I - Roll Call

Chairman Tabor called the meeting to order at 6:00 p.m. and Ms. Giles called the roll.

II - Pledge of Allegiance

III - Public Comment

The following is in response to concerns voiced by residents of Eagle Nest Preserve regarding their entrance signage and ponds.

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Mr. Andersen: Dream Finders put in entry placards that were approved by the homeowners' association. We are talking to the county about a sign easement and putting in a sign this year. The sign will be about \$6,000 and the base is \$5,400.

There is flooding and dying trees between the Clay County Utility Authority Water Plant and the subdivision. Once the plans have been amended and the permit has been approved by St. Johns then Dream Finders will fix that. We own the property, but the permit is in Dream Finders name.

Subdivisions are done by plat, which we signed three years ago, and the pond is being treated by Lake Doctors. The pond was permitted by Dream Finders, we did not accept the pond until St. Johns accepted it as being good to go. Once St. Johns accepted it, we took over the permit. The pond has aeration now. Lake Doctors is looking at all available options of how to effectively treat the pond.

IV - Approval of Consent Agenda

- A. Approval of the Minutes of the November 22, 2023 Meeting**
- B. Financial Statements**
- C. Check Register**

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

V Selection of Audit Committee

Vice Chair Herold moved to appoint the board members to serve as the audit committee. Supervisor Bruno seconded the motion. Motion passed 5 - 0

VI Discussion of Board of Supervisors Mandatory Ethics Training

Mr. Andersen: Four hours of ethics training is now required of all board members. Training is free and is done online.

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Ms. Giles: Most of this training does not generate a certificate so we are asking that you make a note of what training you took. When you fill out your form 1 in 2025, you will check the box that indicates you have taken the training.

Chairman Tabor: When you complete your ethics training, just send an email to Steve and he will keep track of it.

Ms. Giles: There is a new requirement that the form 1 be completed electronically. It will look like a generic email from the State of Florida Commission on Ethics. When you get this email, it will have a link as to how to register and you will fill out the form 1 online every year. That is due by July 1.

VII Consideration of Proposal for Self-Cleaning Pump Intake Screens

Mr. Andersen: Both the golf course and the community reclaimed water system have been upgraded and are back online and fully operational.

Vice Chair Herold moved to approve the proposal from ProPump and Controls, Inc. in the amount of \$50,880 for self-cleaning pump intake screens to be taken out of the utility reserve. Supervisor Ellisor seconded the motion. Motion passed 5 - 0

VIII - 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

Ms. Runjo gave an overview of the Eagle Harbor performance report for December 2023 and updated the board on upcoming events.

D. District Manager & Operations

Mr. Andersen reviewed his report, copy of which was included in the agenda package and outlined change order 8114.

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Vice Chair Herold moved to approve change order no. 8114 with ProPump and Controls, Inc. in the amount of \$46,400 to come out of the utility fund. Supervisor Bruno seconded the motion. Motion passed 5 – 0

Mr. Andersen reviewed in detail the capital outlay plan and expected major expenditures, then the funding source to cover the items outlined in the plan.

Vice Chair Herold moved to ratify the capital outlay plan for this fiscal year. Supervisor Ellisor seconded the motion. Motion passed 5 – 0

Mr. Andersen: We received a notice of a proposed airport zoning regulation. It appears that a non-resident who lives on Doctors Lake, North Lakeshore Drive, outside of Sunset Point is applying for a variance to install his own seaplane base to operate his plane. I will keep the board informed.

IX Supervisor’s Requests and Audience Comments

X Next Scheduled Meeting – February 22, 2024 at 6:00 p.m. at 2217 Eagle Harbor Parkway

XI – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 7:13 p.m.

DocuSigned by:
Steve Andersen
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Secretary/Assistant Secretary

DocuSigned by:
John Tabor
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Chairman/Vice Chairman