

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, September 26, 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

Staff Present

Sam Garrison, District Counsel, Kopelousos, Bradley & Garrison
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 at 6:00 p.m. and Ms. Giles called the roll.

II - Pledge of Allegiance

III - Public Comment

IV - Approval of Consent Agenda

September 26, 2024

The Crossings at Fleming Island CDD

- A. Approval of the Minutes of the August 22, 2024 Meeting**

- B. Financial Statements**

- C. Check Register**

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

V. Ratification of Water Management Agreement with The Lake Doctors, Inc.

Vice Chairman Herold moved to ratify the water management agreement with The Lake Doctors. Supervisor Booth seconded the motion. Motion passed 5 - 0

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: Since October 2018 the golf course has operated at a loss. From October 2018 to September 2019 there was a \$279,000 loss and losses every year. September 2024 is projected to be a tough month, with losses close to a \$50,000. Since 2018 Talons has lost \$475,000 for those six years. In 2018 the board transferred \$218,000 from the general fund to the golf course fund and this year we had \$108,000 that was awarded to Talons for the covid timeframe. A true up payment of \$149,455.68, from the GF to the Golf fund is needed to correct for all losses from 2018 to present. If we continue to operate at a loss, we will bring a request for a true up payment

September 26, 2024

The Crossings at Fleming Island CDD

every Sept/October time frame. Our goal is always to make money for our bondholders. I ask the board for approval of a funding request of \$149,455.68 to be funded from the general fund to the golf course fund.

Chairman Tabor: This gets recorded as a loan.

Mr. Garrison joined the meeting at this time.

Vice Chairman Herold moved to approve the transfer of \$149,455.68 from the general fund to the golf course fund. Supervisor Booth seconded the motion. Motion passed 5 – 0

D. District Manager & Operations – Operations Report

Mr. Andersen: At a past meeting the board approved the purchase and subsequent lease of five Kubota models that will benefit the golf course. The terms were identical in the lease and has been approved by the board and reviewed by counsel and signed by Hampton awaiting the chair's signature.

Vice Chairman Herold moved to ratify the form of the lease agreement with Hampton Golf. Supervisor Ellisor seconded the motion. Motion passed 5 – 0

Mr. Andersen reported on the installation and maintenance of an AED and Narcan unit at no cost to the district, status of the swim park renovations and Lick Skillet.

VII - Supervisor's Requests and Audience Comments

VIII Next Scheduled Meeting – October 24, 2024 at 6:00 p.m. at 2217 Eagle Harbor Parkway

It was the consensus of the board to cancel the October meeting.

IX – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 6:25 p.m.

September 26, 2024

The Crossings at Fleming Island CDD

DocuSigned by:

Steve Andersen

8EE7ECEB7A28415...

Secretary/Assistant Secretary

Signed by:

John Tabor

B479E3A638D040D...

Chairman/Vice Chairman