

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, February 27, 2025
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
Paul Booth, Supervisor
Jimmy Pinkerman, 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

A. Approval of the Minutes of the December 19, 2024 Meeting

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B. Financial Statements

C. Check Register

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

V. Consideration of Fifth Amendment to the Management Agreement with Hampton Golf, Inc.

Mr. Andersen stated this amendment delineates who is responsible to acquire &/or pay for the different types of required insurance.

Vice Chairman Herold moved to approve the fifth amendment to the management agreement with Hampton Golf, Inc. Supervisor Booth seconded the motion. Motion passed 4 - 0

VI Consideration of Second Amendment to Landscape & Irrigation Maintenance Agreement with Ruppert Landscape, LLC

Mr. Andersen stated Ruppert Landscape purchased Tree Amigos in November 2023, and this amendment incorporates that and keeps the contract identical. Last year the board approved changing the contract amount to cover some additional areas and this puts it in writing to continue for subsequent years.

Vice Chairman Herold moved to approve the second amendment to landscape & Irrigation Maintenance agreement with Ruppert Landscape, LLC. Supervisor Booth seconded the motion. Motion passed 4 - 0

VII Discussion of the Continuing Disclosure Report for the Utility Bonds

Mr. Andersen stated every spring there are numerous reports required by Moody's and D&B, and this is one of those reports.

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VIII - Management Team Reports

A. District Counsel

This item taken later in the meeting.

B. Ruppert Landscaping - Report

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

C. Hampton Golf - Report

A copy of the January 2025 performance report for golf and Talons was included in the agenda package.

Mr. Garrison joined the meeting at this time.

The next item taken out of order.

A. District Counsel

Mr. Garrison stated we have been involved in litigation and went to mediation a couple months ago, the board authorized up to a certain amount to remediate some of the issues and the offer was not accepted, and I believe the next step is a return to mediation. A pending issue for the board is our insurance policy caps the amount that our insurer will cover in legal fees at \$100,000 and we are on the doorstep of that. That means the board has a decision to make going forward. We can have a shade meeting where we can discuss matters involving active, pending litigation, we will have a court reporter in that session who takes notes, but it is sealed until the conclusion of the litigation. The board would authorize us to conduct a shade meeting just before or after our regular meeting so we can brief you on the litigation strategy and settlement discussions, and costs associated with that going forward.

Vice Chairman Herold moved to authorize staff to notice a shade session for March 27, 2025 at 7:00 p.m. or at the conclusion of the regular board meeting. Supervisor Booth seconded the motion. Motion passed 4 – 0.

Chairman Tabor stated you have both done a fantastic job. I am disappointed at the representation we have received by outside counsel.

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D. District Manager & Operations Report

IX - Supervisor's Requests and Audience Comments

X Next Scheduled Meeting – March 27, 2025 at 6:00 p.m. at 2217 Eagle Harbor Parkway

IX – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 6:54 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

B479E3A638D046D...

Chairman/Vice Chairman