

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, August 28, 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
Mike Bruno, Supervisor
Paul Booth, Supervisor
Jimmy Pinkerman, 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
Helen Runjo, Hampton Golf

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

Ms. Mullane stated the common property across the street was destroyed by a resident who cut back some of the vines, palmettos and tree limbs and now looks awful.

August 28, 2025

The Crossings at Fleming Island CDD

Mr. Andersen stated the resident was advised not to cut anything on CDD property and the property looks much better.

IV - Approval of Consent Agenda

A. Approval of the Minutes of the July 24, 2025 Meeting

B. Financial Statements

C. Check Register

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

V. Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget

A. Public Hearing to Consider Adopting the FY26 Budget

The chairman opened the public hearing by gavel.

Mr. Andersen gave an overview of the fiscal year 2026 general fund budget and stated that the Community is fortunate to have a financially responsible Board that has kept the assessments constant during these inflationary times while constantly improving the community.

1. Consideration of Resolution 2025-03 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

There being no public comment, the board took the following action.

Vice Chair Herold moved to approve Resolution 2025-03. Supervisor Booth seconded the motion. Motion passed 5 - 0

The Chairman closed the public hearing by gavel.

August 28, 2025

The Crossings at Fleming Island CDD

B. Public Hearing to Consider Adoption of the Water and Wastewater and Golf Course Enterprise Funds

The chairman opened the public hearing by gavel.

Mr. Andersen gave an overview of the water and wastewater enterprise fund budget.

1. Consideration of Resolution 2025-04 Adopting the Final Water and Wastewater Enterprise Fund Budget for Fiscal Year 2025

There being no public comment, the board took the following action.

Vice Chair Herold moved to approve Resolution 2025-04. Supervisor Bruno seconded the motion. Motion passed 5 - 0

2. Consideration of Resolution 2025-05 Adopting the Final Golf Course Enterprise Fund Budget for Fiscal Year 2026

Mr. Andersen gave an overview of the fiscal year 2026 golf course enterprise fund budget.

There being no public comment, the board took the following action.

Supervisor Booth moved to approve Resolution 2025-05. Supervisor Pinkerman seconded the motion. Motion passed 5 - 0

The Chairman closed the public hearing by gavel.

3. Public Hearing to Consider Levying Non-Ad Valorem Assessments

The Chairman opened the public hearing.

Ms. Giles stated this is the method the district adopts and levies the annual operation and maintenance special assessments for the whole budget.

1. Consideration of Resolution 2025-06 Levying Non-Ad Valorem Assessments for Operations and Maintenance Costs, Road System, Water Management System and Other Infrastructure Projects within the District for Fiscal Year 2026

There being no comments from the public, the board took the following action.

August 28, 2025

The Crossings at Fleming Island CDD

Vice Chair Herold moved to approve Resolution 2025-06. Supervisor Booth seconded the motion. Motion passed 5 - 0

The Chairman closed the public hearing by gavel.

VI Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026

Supervisor Booth moved to approve the fiscal year 2026 meeting schedule. Supervisor Pinkerman seconded the motion. Motion passed 5 - 0

VII Consideration of Adopting Goals and Objectives for Fiscal Year 2026

Supervisor Bruno moved to approve the fiscal year 2026 goals and objectives. Supervisor Booth seconded the motion. Motion passed 5 - 0

VIII - Management Team Reports

A. District Counsel

B. Ruppert Landscaping - Report

A copy of the Ruppert Landscape report for August was included in the agenda package.

C. Hampton Golf - Report

Ms. Runjo reported on a lightning strike that damaged the golf course irrigation and the steps being taken to repair. She then reviewed the Eagle Harbor Golf Club performance report and stated we have a lot of damage done to the golf course by private golf carts.

The board discussed alternatives to prevent damage to the course.

D. District Manager & Operations – Operations Report

August 28, 2025

The Crossings at Fleming Island CDD

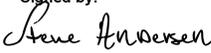
Mr. Andersen reviewed the operations report, copy of which was included the agenda package.

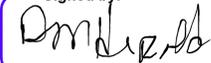
IX - Supervisor's Requests and Audience Comments

X Next Scheduled Meeting – September 25, 2025 at 6:00 p.m. at 2217 Eagle Harbor Parkway

XI – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 7:15 p.m.

Signed by:

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Secretary/Assistant Secretary

Signed by:

D3DF9687BB804EE...
Chairman/Vice Chairman