

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, May 28, 2026
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
Jimmy Pinkerman, Supervisor

Staff Present

Rich Komando, District Counsel, Kopelousos, Bradley & Garrison by telephone
Steve Andersen, District Manager and Operations Manager, Eagle Harbor
Matt Biagetti, 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 Mr. Biagetti called the roll.

II - Pledge of Allegiance

III - Public Comment

IV - Approval of Consent Agenda

A. Approval of the Minutes of the April 23, 2026 Meeting

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B. Financial Statements

C. Check Register

Vice Chairman Herold moved to approve the consent agenda items. Supervisor Bruno seconded the motion. Motion passed 4 - 0

V. Consideration of Resolution 2026-02 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing

Mr. Andersen reviewed by line item the proposed fiscal year 2027 budget with a proposed increase in assessments for all residential homes, apartments and commercial properties. The proposed increase is \$42 for single-family homes, \$32 for apartments and townhomes, which comes to a 5.9% increase due to inflation and insurance costs. We can finetune the budget between now and the public hearing and we will send mailed notices to the homeowners of the proposed increase in assessments.

Supervisor Bruno moved to approve the proposed fiscal year 2027 budget. Vice Chairman Herold seconded the motion. Motion passed 4 - 0

Supervisor Pinkerman moved to approved Resolution 2026-02. Vice chairman Herold seconded the motion. Motion passed 4 - 0

VI - Management Team Reports

A. District Counsel

B. Ruppert Landscaping - Report

C. Hampton Golf - Report

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Ms. Runjo reviewed the Eagle Harbor Golf Club performance report, copy of which was included in the agenda package.

Vice Chairman Herold left the meeting during this item.

D. District Manager & Operations

1. Operations Report

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

2. Report on the Number of Registered Voters

A copy of the letter from the supervisor of elections reporting that there are 7,246 registered voters residing in the district was included in the agenda package.

3. Reminder of Upcoming General Election

Mr. Andersen stated we have an election in November. The qualifying period is from noon June 8 to noon June 12th.

VII - Supervisor's Requests and Audience Comments

Chairman Tabor: Thank you to staff for a great job with Tennis for Cancer. Everybody did a fantastic job on that.

Mr. Andersen: We are switching pay companies from Paycheck to Venture and you will get more information about direct deposit. The effective date will be June 22nd. It will be a big savings.

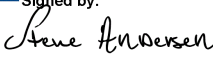
VIII Next Scheduled Meeting – June 25, 2026 at 6:00 p.m. at 2217 Eagle Harbor Parkway

VII – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 6:45 p.m.

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Signed by:

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Secretary/Assistant Secretary

Signed by:

B479E3A630D046D...
Chairman/Vice Chairman