

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, August 27, 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

David Herold, Vice Chairman
Mike Bruno, Supervisor
Paul Booth, Supervisor

Staff Present

Rich Komando, District Counsel, Kopelousos, Bradley & Garrison
Steve Andersen, District Manager and Operations Manager, Eagle Harbor
Marilee Giles, District Administrator, Governmental Management Services, LLC
Helen Runjo, Hampton Golf

I - Roll Call

Vice Chair Herold called the meeting to order at 6:00 p.m. and Ms. Giles called the roll.

II - Pledge of Allegiance

III - Public Comment

Mr. Hunter stated my comments concern contracts, negotiations and monitoring the performance of them.

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Vice Chair Herold stated Steve Andersen is our district manager and you can reach out to him with phone or email and any other questions you may have about these items. Contracts are monitored throughout the year by the board and staff.

IV - Approval of Consent Agenda**A. Approval of the Minutes of the July 23, 2026 Meeting****B. Financial Statements****C. Check Register**

Supervisor Booth moved to approve the consent agenda items. Supervisor Bruno seconded the motion. Motion passed 3 - 0

V. Consideration of Agreement with Raymond James Associates for Underwriting Services

Mr. Andersen stated we contacted MBS Capital to see if there were any possibilities of refinancing without extending the term of the 2014 A3 bonds, which covers areas in Eagle Nest, Eagle Perch and the Reserve. This letter is no cost and no obligation from the district and gives them the ability to explore options and at a future date they will bring term sheets to the board to review and approve.

Supervisor Bruno moved to approve the underwriting agreement with MBS Capital Markets Raymond James. Supervisor Booth seconded the motion. Motion passed 3 - 0

VI. Public Hearings for the Purpose of Adopting the Fiscal Year 2027 Budget

Vice Chairman Herold opened the public hearing by gavel.

A. Public Hearing to Consider Adopting the FY 27 Budget

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1. Consideration of Resolution 2026-03 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Mr. Andersen stated this covers the general fund as well as the swim and tennis fund, and the capital reserve fund. The increase in assessments is due to two major factors, litigation, and the last year of the minimum wage increase. It is an increase of \$45.14 per year, which is just under \$4 per month.

Supervisor Booth moved to approve Resolution 2026-03, a resolution of the Crossings at Fleming Island Community Development District relating to the annual appropriations and adopting the budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027 and fixing maintenance and benefit special assessments for said fiscal year. Supervisor Bruno seconded the motion. Motion passed 3 - 0

Vice Chairman Herold closed the public hearing by gavel.

Vice Chairman Herold opened the public hearing by gavel.

B. Public Hearing to Consider Adoption of the Water and Wastewater Enterprise Fund Budget

1. Consideration of Resolution 2026-04 Adopting the Final Water and Wastewater Enterprise Fund Budget for Fiscal Year 2027

Supervisor Bruno moved to approve Resolution 2026-04, a resolution adopting the final water and wastewater enterprise fund budget of the Crossings at Fleming Island Community Development District for the fiscal year beginning October 1, 2026 and ending September 30, 2027. Supervisor Booth seconded the motion. Motion passed 3 - 0

Vice Chairman Herold closed the public hearing my gavel.

Vice Chairman Herold opened the public hearing by gavel.

2. Consideration of Resolution 2026-05 Adopting the Final Golf Course Enterprise Fund Budget for Fiscal Year 2027

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Supervisor Bruno moved to approve Resolution 2026-05, a resolution adopting the final golf course enterprise fund budget of the Crossings of Fleming Island Community Development District for the fiscal year beginning October 1, 2026 and ending September 30, 2027. Supervisor Booth seconded the motion. Motion passed 3 - 0

Vice Chairman Herold closed the public hearing my gavel.

Vice Chairman Herold opened the public hearing by gavel.

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

1. Consideration of Resolution 2026-06 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 2027

Supervisor Bruno moved to approve Resolution 2026-06 levying a non-ad valorem assessment for operation and maintenance costs, water management system and other infrastructure projects within the Crossings at Fleming Island Community Development District for the fiscal year beginning October 1, 2026 and ending September 30, 2027. Supervisor Booth seconded the motion. Motion passed 3 - 0

Vice Chairman Herold closed the public hearing by gavel.

VII. Consideration of Agreement with Ruppert Landscape for Landscape and Irrigation Maintenance Services

Supervisor Booth moved to approve the agreement with Ruppert Landscape for landscape and irrigation maintenance services. Supervisor Bruno seconded the motion. Motion passed 3 - 0

VIII. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Supervisor Bruno moved to approve the fiscal year 2027 meeting schedule. Supervisor Booth seconded the motion. Motion passed 3 - 0

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IX. Consideration of Adopting Goals and Objectives for Fiscal Year 2027

Supervisor Booth moved to approve the fiscal year 2027 goals and Objectives. Supervisor Bruno seconded the motion. Motion passed 3 - 0

X - Management Team Reports

A. District Counsel

Mr. Komando stated we are waiting for an order from the judge on the case that went to trial and when it is received, we will update you.

B. Ruppert Landscaping - Report

A copy of the monthly landscape report for August was included in the agenda package.

C. Hampton Golf - Report

A copy of the Eagle Harbor Golf Club performance report was included in the agenda package.

D. District Manager & Operations

Mr. Andersen reviewed the operations report, copy of which was included in the agenda package and presented a proposal to install inlets and make improvements to the driving range.

Supervisor Bruno moved to approve a not to exceed amount of \$45,000 for improvements to the driving range. Supervisor Booth seconded the motion. Motion passed 3-0

XI - Supervisor's Requests and Audience Comments

A resident asked about the letter from the district about \$782 per household or is it \$45.15?

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Mr. Andersen stated it is \$45.14 in addition, just under \$4 per month.

A resident asked is there a website where we can get access to documents?

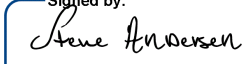
Mr. Andersen stated yes, it has meeting minutes, the budget and if you want a copy of the landscape contract, I can provide that to you.

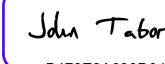
Mr. Booth stated I am resigning from the board effective September 1, 2026. Thank you very much and it has been a pleasure serving with you.

XII Next Scheduled Meeting – September 24, 2026 at 6:00 p.m. at 2217 Eagle Harbor Parkway

VII – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 6:59 p.m.

Signed by:

0EE7EGED7A20415...
Secretary/Assistant Secretary

Signed by:

B479E3A638D046D...
Chairman/Vice Chairman