

The Crossings at Fleming Island CDD
Board of Supervisors Meeting Minutes
Thursday, September 24, 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
Jimmy Pinkerman, Supervisor

Staff Present

Rich Komando, District Counsel, Kopelousos, Bradley & Garrison
Steve Andersen, District Manager, Eagle Harbor
Marilee Giles, District Administrator, Governmental Management Services, LLC
Helen Runjo, Hampton Golf
Bill Davis, Hampton Golf, Golf Course Superintendent
Shirley Booth, Operations Manager, Eagle Harbor
Rhonda Mossing, MBS Capital Markets

I - Roll Call

Chairman Tabor called the meeting to order at 8:00 a.m. and Ms. Giles called the roll.

II - Pledge of Allegiance

III - Public Comment

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IV - Approval of Consent Agenda**A. Approval of the Minutes of the August 27, 2026 Meeting****B. Financial Statements****C. Check Register**

Vice Chair Herold moved to approve the consent agenda items. Supervisor Pinkerman seconded the motion. Motion passed 3 - 0

V. Discussion of Refunding the Series 2014A-3 Bonds**A. Presentation of MBS Capital Markets/Raymond James**

Ms. Mossing stated you asked me to look at opportunities for refunding some of your bonds that have a higher interest rate. Because our firm is joining Raymond James, last month we brought to you a co-management agreement for the Raymond James side of it and I neglected to put in the agenda package our side of it and that is what is on the agenda today.

Vice Chair Herold moved to approve the investment banking agreement with MBS Capital Markets. Supervisor Pinkerman seconded the motion. Motion passed 3-0

B. Consideration of Term Sheet from United Community Bank

Ms. Mossing presented the term sheet from United Community Bank with 4.33% interest rate, with a reset in year 7 year 14 with a ceiling of no higher than you are paying now and they will require a new banking relationship. After 5 years if interest rates are good, you can refinance the bonds without penalty.

Vice Chair Herold moved to approve the term sheet from United Community Bank. Supervisor Pinkerman seconded the motion. Motion passed 3-0

C. Consideration of Bond Counsel Agreement with Nabors Giblin & Nickerson

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Vice Chair Herold moved to approve the bond counsel agreement with Nabors Giblin & Nickerson. Supervisor Pinkerman seconded the motion. Motion passed 3- 0

VI - Discussion of Partial Utility Bond Redemption

Mr. Andersen stated I recommend we redeem a portion to the utility bonds using money in the Utility surplus fund. This move will save residents approximately \$109,000 per year.

Vice Chair Herold moved to approve staff using surplus funds to redeem a portion of the utility bonds to maximize the savings. Supervisor Pinkerman seconded the motion. The motion passed 3 -0

VII Ratification of Agreement with Lake Doctors

Vice Chair Herold moved to ratify the agreement with The Lake Doctors. Supervisor Pinkerman seconded the motion. Motion passed 3 - 0

VIII Consideration of Proposal for FY 27 Insurance

Mr. Andersen reported a \$15,000 savings on the insurance premium and a decrease in the deductible for named storms.

IX- Management Team Reports

A. District Counsel

B. Ruppert Landscaping - Report

C. Hampton Golf - Report

Ms. Runjo gave an overview of the Eagle Harbor Golf Club performance report, and introduced Hampton's new Golf Course Superintendent, Bill Davis.

Mr. Davis updated the board on course conditions.

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D. District Manager & Operations – Operations Report

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

X- Supervisor’s Requests and Audience Comments

Chairman Tabor stated I just received an appointment to the Clay County Utility Authority board. .

Mr. Andersen stated Shirley Booth is already having a positive impact on our community as the new Operations Manager.

XI Next Scheduled Meeting – October 22, 2026 at 6:00 p.m. at 2217 Eagle Harbor Parkway

XII – Adjournment

Hearing no objection, the Chairman adjourned the meeting at 8:52 a.m.

Signed by:

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 Secretary/Assistant Secretary

Signed by:

D3DF8687B5894EE...
 Chairman/Vice Chairman