

# Fleming Island Plantation Community Development District

Rick Nelson, Chairperson  
Michelle Szafranski, Vice Chairperson  
Rodney Ashford, Assistant Secretary  
Michael Glickman, Assistant Secretary  
John McHone, Assistant Secretary

Bob Koncar, District Manager  
Katie Buchanan, Esq., District Counsel  
Ryan Stilwell, P.E., District Engineer  
Margaret Alfano, General Manager

**Regular Meeting Agenda**  
Tuesday, October 22, 2024 at 6:00 p.m.  
**CALL-IN #: 1-646-838-1601**  
**PHONE CONFERENCE ID: 911279656#**

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- 1. Call to Order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Audience Comments (Limited to 3 Minutes Per Speaker)**

*The Audience Comment portion of the agenda is where individuals who are present may make remarks on matters that concern the District. Each individual is limited to three (3) minutes for such remarks. The Board of Supervisors or Staff are not obligated to provide an immediate response as some issues require research, discussion and deliberation. If the comment concerns a maintenance related item, it will need to be addressed with the Project Manager outside of the context of the meeting.*

- 4. Approval of the July 23, 2024 Meeting Amended Minutes**
- 5. Approval of the Minutes of the August 27, 2024 Meeting (Tabled Item)**
- 6. Approval of the Minutes of the September 24, 2024 Meeting**
- 7. Pond Maintenance Update – The Lake Doctors, Inc.**
- 8. Landscaping Update – Tree Amigos Outdoor Services**
- 9. Landscape Bids**
- 10. Attorney’s Report**
- 11. Engineer’s Report**
  - Capital Improvement Projects Update
  - Capital Improvement Project Details by Requisition
- 12. Lifeguard Services Report – Elite Amenities**
- 13. Security Report – Tri-County Safety & Security Inc.**
- 14. General Manager’s Report**
- 15. Field Operations Manager’s Report**

District Office:  
Inframark  
12574 Flagler Center Boulevard, Suite 101  
Jacksonville, Florida 32258  
(904) 436-4102

Meeting Location  
The Splash Park  
1510 Calming Water Drive,  
Fleming Island, Florida 32003

- 16. Amenity Manager's Report**
- 17. Manager's Report**
  - **Update on End of the Year Financials**
- 18. Acceptance of the September 2024 Financial Report and Approval of September 2024 Payment Register & Invoices**
- 19. Supervisors' Requests**
- 20. Adjournment**

**\*The full agenda package is available upon request via email. Please send requests for the agenda package to [Kareen.Baker@Inframark.com](mailto:Kareen.Baker@Inframark.com).**

**The next meeting is Tuesday, November 19, 2024 at 6:00 p.m.**

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