

# Fleming Island Plantation Community Development District

Board of Supervisors  
Mike Cella, Chairman  
Michelle Szafranski, Vice Chairperson  
Rodney Ashford, Assistant Secretary  
Michael Glickman, Assistant Secretary  
Rick Nelson, Assistant Secretary

Staff:  
Samantha Harvey, District Manager  
Jennifer Goldyn, Regional Director  
Katie Buchanan, Esq., District Counsel  
Ryan Stilwell, P.E., District Engineer  
Margaret Alfano, General Manager

**Regular Meeting Agenda**  
Tuesday, February 25, 2025 at 6:00 p.m.  
**CALL-IN #: 1-646-838-1601**  
**PHONE CONFERENCE ID: 576826057#**

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1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **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.*

5. **Approval of the Minutes of the January 28, 2025 Regular Meeting**
6. **Pond Maintenance Update – The Lake Doctors, Inc.**
7. **Consideration of Elite Amenities Agreement for Aquatics Staffing Services**
  - Lifeguard Certification
  - Lifeguard Equipment
8. **Landscaping Update – Ruppert Landscaping**
9. **Attorney’s Report**
  - A. Discussion of Lake Ridge Ownership and Maintenance
10. **Engineer’s Report**
  - A. Capital Improvement Projects Update
  - B. Capital Improvement Project Details by Requisition
  - C. Discussion of Bidding Activity

District Office:  
Inframark  
11555 Heron Bay Boulevard, Suite 201  
Coral Springs, FL. 33076

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

- 11. Security Report – Tri-County Safety & Security Inc.**
- 12. General Manager’s Report**
  - A. Pickleball Policies
- 13. Field Operations Manager’s Report**
- 14. Amenity Manager’s Report**
  - A. FIP Pool Policies
  - B. Approved Swimwear
- 15. Manager’s Report**
- 16. Discussion of District Management Services**
- 17. Acceptance of the January 2025 Financial Report and Approval of January 2025 Payment Register & Invoices**
- 18. Supervisors’ Requests**
- 19. 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, March 25, 2025 at 6:00 p.m.**

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