

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, March 25, 2025 at 6:00 p.m. **CALL-IN #: 1-646-838-1601** **PHONE CONFERENCE ID: 244396189#**

- 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. Review of the Minutes of the January 28, 2025 Regular Meeting**
- 6. Approval of the Minutes of the February 25, 2025 Regular Meeting**
- 7. Pond Maintenance Update – The Lake Doctors, Inc.**
- 8. Lifeguard Services Report – Elite Amenities**
 - A. Discussion of Elite Amenities Agreement for Aquatic Staffing Service
- 9. Landscaping Update – Ruppert Landscape**
- 10. Attorney’s Report**
- 11. Engineer’s Report**
 - A. Capital Improvement Projects Update
 - B. Capital Improvement Project Details by Requisition
 - C. Approval of Requisitions 146, 147, 149, 150, 151 and 152
 - D. Ratification of Requisition 148

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

- E. Consideration of Hoffman Commercial Construction, LLC Tennis Restroom Pavilion Proposal
- F. Consideration of Bourre Construction Group Tennis Restroom Pavilion Proposal
- G. Consideration of Brodgon Builders, LLC Tennis Restroom Pavilion Proposal

12. Security Report – Tri-County Safety & Security Inc.

13. General Manager’s Report

- A. FIP CDD Amenities Policies
- B. FIP CDD General Policies

14. Field Operations Manager’s Report

15. Amenity Manager’s Report

16. Manager’s Report

- A. Consideration of Capital Reserve Advisors Reserve Study Proposal
- B. Consideration of Community Advisors, LLC Reserve Study Proposal

17. Discussion of District Management Services (Tabled Item)

18. Acceptance of the February 2025 Financial Report and Approval of February 2025 Payment Register & Invoices

19. Supervisors’ Requests

- A. Discussion of Shading at the Pool on the Roundabout Area (Supervisor Cella)

20. Adjournment

***The full agenda package is available upon request via email. Please send requests for the agenda package to Kareen.Baker@Inframark.com.**

The next regular meeting is Tuesday, April 22, 2025 at 6:00 p.m.