

Fleming Island Plantation Community Development District

Board of Supervisors

Mike Cella, Chairperson
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, April 22, 2025 at 6:00 p.m.

CALL-IN #: 1-646-838-1601

PHONE CONFERENCE ID: 95004013#

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. **Request for Lending Library**
6. **Approval of the Minutes of the March 25, 2025 Regular Meeting**
7. **Pond Maintenance Update – The Lake Doctors, Inc.**
8. **Lifeguard Services Report – Elite Amenities**
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. Hoffman Commercial Construction, LLC Tennis Restroom Pavilion Value Engineering (VE) Items (To Be Sent Under Separate Cover)

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

- 12. Consideration of S&J West Indian Cuisine Pool Concession Vendor Renewal**
- 13. Security Report – Tri-County Safety & Security**
- 14. General Manager’s Report**
 - A. FIP CDD Amenities Policies (Tabled)
 - B. FIP CDD General Policies
- 15. Field Operations Manager’s Report**
- 16. Amenity Manager’s Report**
- 17. Manager’s Report**
 - A. Acceptance of the Fiscal Year 2024 Audit Prepared by Independent Auditors Grau & Associates
 - B. Update on Reserve Study – Walk Through on May 7, 2025 with Mr. Sheppard
- 18. Discussion of District Management Services (Tabled Item)**
- 19. Acceptance of the March 2025 Financial Report and Approval of March 2025 Payment Register & Invoices**
- 20. Supervisors’ Requests**
- 21. 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, May 27, 2025 at 6:00 p.m.