

# 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, May 27, 2025 at 6:00 p.m.  
**CALL-IN #: 1-646-838-1601**  
**PHONE CONFERENCE ID: 870770468#**

---

- 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 April 9, 2025 Budget Workshop**
- 6. Approval of the Minutes of the April 22, 2025 Regular Meeting**
- 7. Discussion of District Management Services (Tabled Item)**
- 8. Pond Maintenance Update – The Lake Doctors, Inc.**
- 9. Lifeguard Services Report – Elite Amenities**
- 10. Landscaping Update – Ruppert Landscape**
- 11. Attorney’s Report**
- 12. Engineer’s Report**
  - Capital Improvement Projects Update
  - Capital Improvement Project Details by Requisition
  - Review and Approval of Developer Agreement for Fleming Island Plantation CDD Tennis Restroom Pavilion

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

- 13. Security Report – Tri-County Safety & Security Inc.**
- 14. General Manager’s Report**
- 15. Field Operations Manager’s Report**
- 16. Amenity Manager’s Report**
- 17. Manager’s Report**
  - A. Presentation of the Fiscal Year 2026 Proposed Budget
  - B. Consideration of Resolution 2025-05, Approving the Fiscal Year 2026 Proposed Budget and Setting the Public Hearing
- 18. Acceptance of the April 2025 Financial Report and Approval of April 2025 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 regular meeting is Tuesday, June 24, 2025 at 6:00 p.m.**

**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