

# 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:  
District Manager, Vesta Property Services  
Katie Buchanan, Esq., District Counsel  
Ryan Stilwell, P.E., District Engineer  
Margaret Alfano, General Manager

**Regular Meeting Agenda**  
Tuesday, June 24, 2025 at 6:00 p.m.  
**Call-In Number: 1-904-348-0776**  
**Phone Conference ID: 69669461#**

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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 May 27, 2025 Regular Meeting**
6. **Public Hearing for Rulemaking**
  - A. Public Hearing to Consider Proposed Amendments to the District's Amenity Rates
  - B. Consideration of Resolution 2025-06, Adopting Amenity Rates, Fees and Charges
7. **Business Items**
  - A. Consideration of Resolution 2025-07, Designating Signatories for the District's Operating Bank Account(s)
  - B. Consideration of Resolution 2025-08, Appointing and Removing Officers of the District
  - C. Consideration of Resolution 2025-09, Designating a Public Depository for Funds of the District
8. **Pond Maintenance Update – The Lake Doctors, Inc.**
9. **Lifeguard Services Report – Elite Amenities**

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

- 10. Landscaping Update – Ruppert Landscape**
- 11. Attorney’s Report**
  - A. Discussion of Suspension
- 12. Engineer’s Report**
  - A. Capital Improvement Projects Update
  - B. Capital Improvement Project Details by Requisition
- 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. Information on the number of Registered Voters – 4,885
- 18. Acceptance of the May 2025 Financial Report and Approval of May 2025 Payment Register & Invoices**
- 19. Supervisors’ Requests**
- 20. Adjournment**

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

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