



***FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Tuesday
July 22, 2025
6:00 p.m.***

***Location:
Splash Park Meeting Room
1510 Calming Water Dr.,
Fleming Island, FL***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Fleming Island Plantation Community Development District

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Fleming Island Plantation Community Development District

Dear Board Members,

The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District is scheduled for **Tuesday, July 22, 2025**, at **6:00 p.m.** at the **Splash Park Meeting Room** at **1510 Calming Water Dr., Fleming Island, FL.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-193 or dmcinnes@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

David McInnes

David McInnes
District Manager

Cc: Attorney
Engineer
District Records

Fleming Island Plantation Community Development District

Meeting Date: Tuesday, July 22, 2025

Call-in +1 (929) 205-6099

Number:

Time: 6:00 PM

Meeting ID: 705 571 4830#

Location: Splash Park, 1510 Calming Water
Drive, Fleming Island, Florida

Revised Agenda

I. Roll Call

II. Pledge of Allegiance

III. Audience Comments – *Agenda Items & Non-Agenda Items*

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.

IV. Presentation of Proof of Publication(s)

[Exhibit 1](#)

[Pg. 7](#)

V. Vendor Reports

A. Pond Maintenance Update – The Lake Doctors, Inc.

[Exhibit 2](#)

[Pgs. 9-15](#)

B. Lifeguard Services Report – Elite Amenities

[Exhibit 3](#)

[Pgs. 17-18](#)

C. Landscaping Update – Ruppert Landscape

D. Security Report – Tri-County Safety & Security, Inc.

VI. Staff Reports

A. District Engineer

[Exhibit 4](#)

[Pg. 20](#)

1. Erosion Standards
2. Margaret's Walk - Sod Repair
3. Control Structure on Cypress Glen – Pond 45
4. 1713 Margaret's Walk Road – Pipe Repair
5. Tennis Building/ Capital Improvement Projects Update

[Exhibit 5](#)

[Pgs. 22-26](#)

B. District Counsel

1. Resident Subject to Suspension of Amenity Privileges
2. Comcast Issue 1904 Sentry Oak Court Updates

C. General Manager's Report

[Exhibit 6](#)

[Pg. 28](#)

1. Update on District Policies

D. Amenity Manager's Report

[Exhibit 7](#)

[Pgs. 30-31](#)

E. Field Operations Manager's Report

[Exhibit 8](#)

[Pgs. 33-34](#)

1. Utility Vehicle Proposals – *To Be Distributed*

F. District Manager

1. Action Item Report
2. Meeting Matrix
3. FY 26 Budget Discussion

[Exhibit 9](#)

[Pgs. 36-37](#)

[Exhibit 10](#)

[Pgs. 39-43](#)

[Exhibit 11](#)

[Pgs. 45-70](#)

VII. Consent Agenda

- ### A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on June 24, 2025

[Exhibit 12](#)

[Pgs. 72-76](#)

VIII. Business Items

- ### A. Consideration & Adoption of **Resolution 2025-07**, Setting Public Hearing for Suspension & Termination Rules

[Exhibit 13](#)

[Pgs. 78-83](#)

IX. Discussion Topics

X. Supervisors' Requests

XI. Action Items Summary

XII. Next Regular Meeting Agenda Items

**XIII. Next Meeting Quorum Check: August 26, 6:00PM + Budget
Public Hearing**

Mike Cella	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Michelle Szafranski	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Rodney Ashford	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Michael Glickman	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Rick Nelson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

XIV. Adjournment

EXHIBIT 1

CLAY TODAY

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legal@claytodayonline.com

Thank You!

PROOF PREPARED FOR

Fleming Island Plantation CDD
Vesta District Services
Notice of BOS Regular Meeting
July 22, 2025

RUN DATES

7/10/2025

COST

\$72.90

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District (the "District") will be held on Tuesday, July 22, 2025, at 6:00 p.m. at Splash Park, 1510 Calming Water Dr., Fleming Island, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 193.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 193. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**Fleming Island Plantation
Community Development District**
David McInnes,
District Manager

(321) 263-0132, Ext. 193

**Legal 155585 Published 7/10/2025 in
Clay County's Clay Today newspaper**

3515 U.S. HWY 17, Suite A
Fleming Island FL 32003

Phone: (904) 264-3200

FAX: (904) 264-3285

E-Mail:
legal@claytodayonline.com

EXHIBIT 2



Dear Fleming Island Plantation Community Members,

7/11/2025

Please see the below summary of treatments completed to date since our June 13th report. The lakes are in good condition overall and we are ahead of schedule with treatments for this month. We have front loaded this month to take care of some problem areas and algae concerns. Please let us know if there's anything that requires some extra attention and we'll make sure it is promptly addressed. We greatly appreciate the opportunity to work for the Fleming Island Plantation Community and hope your Summer is going great!

Zone	Technician	Date	Pond #	Service Provided
1	Kory Kines	June 26th	45, 50, 51, 52	Algae, Emergent, Terrestrial
2	Blake Shelton	June 23rd	44, 46, 47, 48	Algae, Emergent, Terrestrial
3	Luis Gallant	June 26th	33, 43, 54, 55	Algae, Emergent, Terrestrial
4	Drew Lagenour	June 20th	4, 21, 42, 49	Algae, Emergent, Terrestrial
8	Eric Walker & Williams	June 19th	27	Algae
9	Zachary Risher	June 20th	28, 31, 32, 53	Emergent, Terrestrial
10	Eric Wood	June 26th	5, 8, 9, 24	Algae
11	Garrett Potter	June 18th	6, 7, 14, 25	Algae, Emergent, Terrestrial
12	Jeremy Mashek	June 18th	11, 12, 16, 17	Beneficial bacteria added*
13	Nicholas Zumwalt	June 30th	10, 13, 15	Algae, Emergent, Terrestrial
1	Kory Kines	July 2nd	45	Algae
2	David Hayes	July 2nd	44, 46, 47, 48	Algae
5	Alex Kastner	July 2nd	38, 39, 40, 41	Algae, Emergent, Terrestrial *
6	Jordan Nelson	July 2nd	19, 22, 23, 26	Algae, Emergent, Terrestrial
7	Marc Thigpen	July 2nd	1, 2, 3, 30	Algae, Emergent, Underwater
9	Zachary Risher	July 2nd	28, 31, 32, 53	Algae, Emergent, Terrestrial
11	Garrett Potter	July 2nd	6, 7, 14, 25	Algae
--	John Richardson	July 8th	1	Quarterly fountain cleaning
12	Jeremy Mashek	July 2nd	11, 12, 16, 17	Algae, Emergent, Underwater

*beneficial bacteria/probiotic applied



Pond 1



Jul 1, 2025 at 6:02:51 PM
1115 Fleming Plantation Blvd
Fleming Island FL 32003
United States

Pond 10



Jul 1, 2025 at 5:14:07 PM
2050 Thornhill Dr
Fleming Island FL 32003
United States

Pond 14

Jul 1, 2025 at 5:09:01 PM
1832 Sea Pines Ln
Fleming Island FL 32003
United States



Pond 22

Jul 1, 2025 at 5:32:51 PM
2260 Town Center Blvd
Fleming Island FL 32003
United States
The Golf Club at Fleming Island



Pond 23

Jul 1, 2025 at 5:38:59 PM
1926 Hickory Trace Dr
Fleming Island FL 32003
United States



Pond 25

Jul 1, 2025 at 5:25:28 PM
2347 Links Dr
Fleming Island FL 32003
United States



Pond 34

Jul 1, 2025 at 5:41:33 PM
1985 Hickory Trace Dr
Fleming Island FL 32003
United States



Pond 35

Jul 1, 2025 at 5:48:20 PM
1665 Majestic View Ln
Fleming Island FL 32003
United States



Pond 47



Jul 1, 2025 at 5:49:41 PM
1664 Majestic View Ln
Fleming Island FL 32003
United States

Pond 48



Jul 7, 2025 at 3:03:34 PM
2465 Tall Cedars Rd
Fleming Island FL 32003
United States

Pond 52

Jul 1, 2025 at 5:53:59 PM
1203 Wild Ginger Ln
Fleming Island FL 32003
United States



EXHIBIT 3



FIP Lifeguard Report for July of the 2025 season

Swim Tests:

Swim tests continue throughout the pool season and include all guests under 12 years old.

Incidents:

No saves occurred at the pool since the last report.

Swim Lessons:

- Private and semi-private lessons continue with 2 certified instructors
- Swim Revenue to date is \$210

Confirmed Staff:

- We have 65 lifeguards on staff

Management:

As stated at the June CD meeting, we adjusted our lifeguard schedule to best monitor the slide participants and maintain proper pool coverage. On Mon-Fri 12pm - 7pm there were 6 Guards on duty and Sat/Sun 6 Guards on duty 10am – 7pm. All other times had 5 Guards on duty.

After further review, beginning on July 17th, we are making another revision to the pool oversight in order to better keep the excess slide monitor cost at a minimum for the CDD while still providing proper pool coverage.

On Mondays – Fridays, we will fall back to our original contract and have our 5th guard (Roamer) monitor the bottom of the slide to assure that the usage is limited to 5 patrons at a time. This position should still have ample time to roam as needed.

Given the higher number of patrons on Saturdays and Sundays, we will continue with the 5th guard (Roamer) and 6th Guard (Slide Monitor) through August 10th.

We will then fall back to our original contract for the remainder of the season which calls for 5 lifeguards on the weekends through September 1st and then plan for 4 lifeguards until the end of the season figuring the slide usage will be much lower.

Once again, we will monitor this closely to be sure we are providing the proper pool coverage and not overextending our lifeguard staff.

Based on the above adjustments, here is the total fee not included in the original agreement.

Splash Park Slide Monitor Hours:

March	78 Hours
April	54 Hours
May	127 Hours
June	238 Hours
July	151 Hours
August	36 Hours
September	0 Hours

Total 684 Hr. \$24.98/Hr. = \$17,086.32

*Please note that the lifeguards were under budget \$4,452 in 2024, \$2390 in 2023, and all years since we began servicing FIP CDD in 2020.

Questions or Comments can be sent to admin@eliteamenities.com or (904) 710-0172

EXHIBIT 4



PROJECT MEMORANDUM

TO: Fleming Island Plantation CDD Board Members
FROM: PRIME AE Group, Inc. - Ryan Stilwell, PE
DATE: July 11, 2025
RE: July 2025 Engineer's Update

Capital Projects

Please see enclosed package for review during the meeting.

Capital Improvement Project Details by Requisition

Please see enclosed package for review during the meeting.

Margarets Walk Items –

- 1904 Sentry Oak Court – APS still pending punchlist sod repair from pump damage. Total cost for the project has been determined and reimbursement from Comcast requested by the CDD Attorney.
- 1713 Margarets Walk Road – Repairs for the underdrain failure at the sidewalk/inlet needed. Board approved contractor during April Board Meeting. Dewatering permit received from the SJRWMD and Contractor, Bold City Seal & Asphalt Services, dewatering and plan on making repairs week of July 14, 2025.

Cypress Glen –

- Cypress Glen Pond #45 – The Contractor, Vallencourt, Inc., completed however, due to heavy rain conditions during the Independence Day weekend, the water went around concrete collar. Contractor working to remobilize to repair.

Town Center Boulevard –

- Town Center Boulevard before Cypress Glen Drive – Working with Clay County on potential storm pipe failure in need of repair. Provided scope of work to Vallencourt Inc. for order of magnitude pricing to be provided ahead of meeting.

End of Report

EXHIBIT 5

FIPCDD 2021 Requisition Break Down

Date: 7/11/2025
 Prossor No. 109064.04

<i>Companies/Payee</i>	<i>Project</i>	<i>Contract Amount</i>	<i>Total Invoices</i>	
<i>Construction</i>				
Kompan	Splash Park Playground	\$328,428.00	\$328,428.01	
BAB Tennis Courts	FIPCDD Tennis Resurfacing	\$31,500.00	\$31,500.00	
The Slide Experts	Paint Exterior Open Waterslide	\$55,850.00	\$55,850.00	
AquaSeal Resurfacing	FIPCDD Splash Pad Resurfacing	\$39,270.00	\$39,270.00	
Mobility Plus	FIPCDD Splash Pad Chair Lift	\$20,052.99	\$20,052.99	
Vak Pak, Inc.	Filtration Equipment Reno	\$170,527.72	\$170,527.72	
Bliss Products & Services	Wade Pool Shading & Tennis Resurface	\$45,994.96	\$45,994.96	
Integrated Access Solution	Splash Park Sound and TV Install	\$58,978.76	\$58,978.76	
Tree Amigos	Stormdrain Cleaning	\$1,400.00	\$1,400.00	
Brogdon Builders	FIPCDD Pickleball	\$382,480.00	\$382,480.00	
		OVERALL TOTAL :	\$1,190,332.44	
<i>Design/Permitting</i>				
Prosser	*1	FIPCDD Pickleball	\$29,650.00	\$37,402.61
	*2	FIPCDD Slide Tower	\$7,000.00	\$7,944.70
	*3	FIPCDD Fitness Pavilion	\$57,995.00	\$54,705.04
	*4	FIPCDD Splash Pad	\$5,500.00	\$5,592.15
	*3	FIPCDD Tennis Restroom	\$65,745.00	\$52,746.44
			Other Engineering Services (Since Oct. 2021) (monthly reports, coordination w/vendors & staff)	
		OVERALL TOTAL :	\$247,971.30	

- *1 - Hourly Construction
- *2 - Hourly Construction
- *3 - Still in production
- *4 - Hourly Construction



VENDOR PRICING FOR SELECTED 2021 FIP CDD CAPITAL IMPROVEMENT PROJECTS

**PREPARED FOR BOARD OF SUPERVISORS
FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
July 11, 2025**

**PREPARED BY PROSSER, INC.
13901 SUTTON PARK DRIVE SOUTH, STE 200
JACKSONVILLE, FL 32224**

APPROVED CAPITAL IMPROVEMENTS STATUS SUMMARY

- ~~ACTIVITY PAVILION - Project to be rebid during the month of December. Pricing due in 2025.~~
- **TENNIS COURT RESTROOM AND PAVILION** - Board approved. Contract signed by contractor and Board. Contractor pulling permits from Clay County to begin mobilization for work.
- ~~PICKLEBALL COURT EXPANSION- Moving forward with construction~~
- ~~FITNESS STATION RESURFACING - Waiting on Board approval~~
- ~~SPLASH PARK VOLLEYBALL COURTS- Work Completed.~~
- ~~BLISS PRODUCTS FITNESS STATION EQUIPMENT- Tree Amigos installed drainage system and was successful during rain event. Bliss to add mulch.~~
- ~~SPLASH PARK FILTER TANKS- Work completed.~~
- ~~IAS SOUND SYSTEM AND TV'S FOR AMENITY CENTER AND SPLASH PAD~~
- ~~BLISS WADING POOL SHADE SAIL- Work Completed~~
- ~~KOMPAN PLAYGROUND- Installation finalized and final walk through and punch list completed 1.9.23. Requisition for final payment submitted.~~
- ~~BLISS SPLASH PAD SHADE SAIL- Vendor to complete work week of 2.13.23~~
- ~~SLIDE EXPERTS WATER SLIDE RESTORATION- Work complete. Final walk through and punch list completed on 11.4.22.~~
- ~~AMENITY CENTER BASKETBALL BACKBOARDS/NETS~~
- ~~BAB TENNIS COURT RESURFACING- Contract signed. Work scheduled for week of 1.23.23~~
- ~~LAP POOL ADA LIFT CHAIR- Installation finalized. Final payment requisition submitted.~~
- ~~AMENITY CENTER SPLASH PAD RESURFACING- Work to begin this month.~~
- ~~TENNIS COURT RESURFACING~~
- ~~AMENITY CENTER BACKBOARDS AND NETS- Installation scheduled for 1.13.23~~

TABLE OF CONTENTS:

FIP CAPITAL IMPROVEMENT PROJECT EXPENDITURES TO DATE.....4

FIP CAPITAL IMPROVEMENT PROJECT EXPENDITURES TO DATE 07.11.25		
TOTAL BOND ISSUANCE FUNDS	\$1,949,935	
APPROVED PROJECTS		
KOMPAN PLAYGROUND	\$328,428.00	COMPLETED
BLISS WADING POOL SHADE SAIL	\$22,550.00	COMPLETED
BLISS SPLASH PAD SHADE SAIL	\$24,477.50	COMPLETED
SLIDE EXPERTS SLIDE RESTORATION	\$55,850.00	COMPLETED
TENNIS COURT RESURFACING	\$31,500.00	COMPLETED
FITNESS STATIONS	\$37,671.00	COMPLETED
AMENITY CENTER ADA CHAIR LIFT	\$8,836.84	COMPLETED
SPLAH PAD ADA CHAIR LIFT	\$11,216.15	COMPLETED
AMENITY CENTER SPLASH PAD RESURFACING	\$39,270.00	COMPLETED
SPLASH PARK FILTER TANKS	\$130,039.72	COMPLETED
AMENITY CENTER BASKETBALL BACKBOARD/NETS	\$8,324.00	COMPLETED
IAS AMENITY CENTER AND SPLASH PAD SOUND SYSTEM AND TV'S	\$58,978.76	COMPLETED
TREE AMIGOS FITNESS STATION DRAINAGE	\$1,400.00	COMPLETED
SPLASH PARK SINGLE VOLLEYBALL COURT	\$64,010.00	COMPLETED
PICKLEBALL COURTS	\$382,480.00	COMPLETED
TENNIS COURT RESTROOM/PAVILION (HOFFMAN)	\$421,639.00	(WITH ACCEPTED ALTERNATIVES)
REMAINING AFTER APPROVED PROJECTS:	\$323,264.03	
PROSSER REQUISITIONS		
REQUISTIONS 1-153	\$247,971.30	
REMAINING LUMP SUM SERVICES		
ARCHITECTURAL DESIGN FEE FITNESS PAVILION (CAPTURED IN REQUISITIONS)		
ARCHITECTURAL DESIGN FEE TENNIS COURT RESTROOM PAVILION (CAPTURED IN REQUISITIONS)		
TOTAL REMAINING:	\$75,292.73	
	(+ALLOWABLE INTEREST)	

EXHIBIT 6



General Manager's Report

Meeting date: 7-22-2025

Submitted by: **Margaret Alfano**

***Highlighted items require Board action.**

SPLASH PAD SURFACE / No Board action required:

Upon our arrival, we began addressing the issues with this surface with the District Engineer and later transitioned to working directly with the vendor. Notably, the vendor contracted for this project is based in Ohio, and we have maintained frequent communication with them regarding the persistent panel issues. In accordance with the vendor's specifications—and to preserve the integrity of the product warranty—we have performed surface repairs as needed.

Despite these efforts, the product has continued to be problematic. We share the community's frustration that buckling issues continue to occur. That said, the vendor's owner has been responsive and cooperative throughout the past year. Most recently, he traveled to the site over the weekend of July 12th and dedicated approximately 12 hours across two days to repair the surface. His work included trimming each panel individually and installing expansion joints designed to prevent further buckling.

All repairs were completed under warranty, at no additional cost to the District. We are hopeful that this latest effort will resolve the recurring issues moving forward.

LANDSCAPE SCOPE / Board discussion and direction required:

Fleming Island Plantation expects and deserves high-quality, consistent care of the common grounds throughout our community. Unfortunately, despite our repeated efforts and constructive feedback, there has been little to no meaningful improvement in the level of service provided.

The ongoing issues, combined with a continued lack of responsiveness, make it clear that the current landscaping team is not meeting the standards required to properly maintain our community. This continued underperformance falls short of resident expectations and does not reflect the level of care and pride we associate with Fleming Island Plantation.

We respectfully request that the Board consider evaluating alternative landscaping providers. Specifically, one with a proven track record of proactive, detail-oriented service that aligns with the standards of our well-maintained, upscale community.

Should you have any comments or questions feel free to contact me directly.



EXHIBIT 7



Amenity Manager's Report

Meeting date: 7-22-2025

Submitted by: Jennifer Meadows

FIRST REPORT AND THANKS / No Board action required:

My first official CDD Meeting! It's been a busy and exciting month as I've stepped into my new role, and I'm so grateful for the opportunity. Having spent the past year here, I've had a valuable head start in learning the ins and outs of the community, access cards being just one of the many details I've become familiar with.

Along the way, I've had the pleasure of meeting so many wonderful people, and I'm truly starting to feel at home in this position. I'm excited for all that lies ahead and look forward to being part of the continued growth and success of FIP. Here's to building a bright future together, and to making many great memories along the way!

ACCESS CONTROL SYSTEM TRANSITION UPDATE / No Board action required:

We are amazed at how well this transition has been going! We have reached roughly 2,750 credentials created and are beginning to see things slow down, just a bit. Our office staff and pool staff have been working seamlessly together as we continue to adjust to the new system.

EVENT UPDATES / No Board action required:

POOL MOVIE: On Saturday, July 28th we hosted a resident summer favorite pool movie event! We had residents vote on a few films they might want to watch, and it was a close race between *Lilo & Stitch* and our winner *How to Train Your Dragon*. On the night of the event, we had a table filled with mini coloring books, dragon-framed glasses, push pops, and more! If that wasn't enough, we also had complimentary popcorn and sno-cones to enjoy during the film.

INDEPENDENCE DAY CELEBRATION: We extended our 4th of July celebration to Saturday, July 5th at our Splash Park. Though the clouds lingered and we were concerned all week about what the weather would be like on Saturday, it wound up amazingly holding out until after our event! The kids had a blast on our Bomb Pop themed waterslide, playing games like Let Freedom Ring (melt the ice to free the bell), Ring Toss, Patriotic Tick Tack Toe, and more! There was a create your own tie dye t-shirt station where kids were able to use squirt guns to spray their shirts with red or blue dye. The shirts looked awesome! We also had a couple rounds of Patriotic Bingo for kids and adults where they walked away with an awesome basket of goodies.

BLOOD DRIVE: In theme with the evenings event, Lifesouth joined us on Saturday, July 12th from 1pm-5pm at the Splash Park parking lot to host a blood drive. A great way to give back to the community!

POOL MOVIE: Du nuh, du, nuh, du nuh, du nuh ... the Splash Park pool got a little scary on Friday July 18th as we host a pool movie night in honor of the upcoming Shark Week. Of course, we picked the movie *Jaws*, and it also happened to be celebrating its 50th anniversary! During the film we will offer complimentary popcorn for residents to enjoy. We also had Jeremiah's on hand offering *Jaws*-themed gelatos for \$4.

SUMMER PAINT WORKSHOP: Residents will let their creative juices flow with this adorable sign or shelf sitter painting craft being held at the Splash Park on Saturday, July 19th. Participants were able to choose from a variety of options offered by Ancient City Designs Florida. We are excited to announce that this session SOLD OUT!

BACK TO SCHOOL BASH: On Saturday, August 2, we are going back in time. Way back to prehistoric times! That's right, Fleming Island Plantation is about to be invaded by Dinosaurs! Meet and greet "real" dinosaurs as well as other prehistoric relatives with Wild Wonders. Dinosaurs DIG back to school!

ADULT ONLY POOL NIGHT: Our June adult only pool night was such a big hit, we are hosting a scaled down version again. On Saturday, August 23 from 7pm-9:30pm the Splash Park pool will be open to adults 21 and older only. Relax by the pool, hang out with friends, or play some games – this night is just for you!



Should you have any comments or questions feel free to contact us directly.



EXHIBIT 8



Field Operations Report

Meeting date: 7-22-2025

Submitted by: **Fred Atwood**

***Highlighted items require Board action.**

PARKING LOT RENOVATIONS / No Board action required:

The mill and repave of the Splash Park are tentatively scheduled for mid-August. The sealing and restriping at the Amenity Center are tentatively scheduled for mid-October.

TENNIS AND BASKETBALL LIGHTING UPGRADE / Project Complete.

SPLASH PARK SLIDE INSPECTION / No Board action required:

We have started obtaining bids for this project.

MAINTNANCE VEHICLE / No Board action required:

We will have three options for the Board to review at our upcoming meeting.

VILLAGE SQUARE FOUNTAIN / No Board action required:

The waterfall pump is currently down. We are looking at other options to get the waterfall flowing temporarily. We were going to wait until the renovations but that does add a bit of movement to the water which can only help. We have started meeting with vendors and gathering information. Stay tuned.

FIELD OPERATIONS UPDATES PART 1 / No Board action required / Highlights to review:

- Filter grids for all pools getting worn. Lap pool is the worst. Got a replacement quote for \$5900 Researched inline and with other Vesta properties on how to replace them ourselves. Ordered replacement Lap Pool filter grids for \$1700 and will replace ourselves when they come in. Once we know that the process is smooth, we will order replacements for Family and Splash Park Pools as well.
- Cost savings to the District for the grid enhancement is \$4,200 on just the lap pool!
- The Family Pool and Splash Park pools will also be changed in house creating additional savings for the District.

FIELD OPERATIONS UPDATES PART 2 / No Board action required:

- Reset all timers after power outages – multiple times due to stormy weather conditions
- Replaced light fixtures in back porch ceiling at Amenity Center
- Brushed under side of tennis shade for dust, insects and cobwebs
- Checking and treating wasps on the undersides of all structures, playground equipment, and buildings on a weekly basis.
- Replaced divider ropes at Family Pool and Splash Park pool due to rot. Used existing floats.
- Treating rust lines on Thunder Bucket Structure weekly
- Replaced plumbing at Kiddie Pool equipment due to a poorly repaired leak. Removed all items no longer/never needed in the plumbing system put in at original install.
- Fixed low pavers in Splash Park breezeway
- Used rust remover on front sidewalk at Splash Park

- Pressure washed walkways at Margaret’s Walk Park



- Ground high spots on sidewalk at Margaret’s Walk Park
- Had vendor replace control board in HVAC unit in snack bar – cost for repair was \$700 compared to over \$4000 for replacement
- Shade Sail at Amenity Center Splash Pad has ripped again. Vendor has been contacted, and it has been decided to wait until shade needs to come down due to storms and they will then repair and hold until after storm season to put back up
- Helped decorate for Independence Day event at Splash Park
- Quarterly Preventative Maintenance done on all HVAC units – Splash Park unit needed a new belt
- Had a maintenance person work overnight shifts around the 4th of July holiday to make sure pools and filters were cleaned, chemicals were adjusted, and pools would be ready to open on time each day over the busy weekend.
- Had to have plumber come out due to severely clogged toilet in the outside men’s room at Amenity Center Pools. We had credit with the plumbing company and were able to utilize those funds for this repair.
- Attempted to clean lifeguard chairs at Splash Park. Lightened up a bit but would not come all the way clean. Will need to figure out a better solution in off season.
- Removed ink graffiti from stonework outside of Splash Park Pool Office
- Replaced both poles for both “Members Only” signs at Splash Park due to wood rot
- Had many dead trees removed from berms and preserve areas
- Reset timers at Fleming Plantation Fountain
- We had our vendor replace 2 tall lights at Splash Park parking lot, repair the bad outlet on Splash Park building, and repaired lights on the monument
- Repaired fencing under Thunder Bucket due to kids kicking it and breaking attachments
- Extra time spent all month due to heavy pool usage and the high number of insects getting into the pools in the evenings. Even with extra time, it is not possible to remove all insects from the entire pool surface. Therefore, there have been a few complaints about insects in the pools. Maintenance has done everything we can to remove as many insects as possible each morning. Last year, this infestation of insects lasted until later July or early August.

Should you have any comments or questions feel free to contact me directly.



EXHIBIT 9



Date	Action Item	Status
Field Operations Section		
06/24/2025	FO – Ruppert is to provide an inventory of available irrigation heads removed from woodland areas that can be used to replace broken units moving forward.	In Progress – Fred emailed Ruppert, DH to follow up
06/24/2025	FO – created the use of the Group Me App for all landscaping communications. This way, there will be clear data to show the dates the item was communicated and the date of the resolution.	Completed
06/24/2025	FO to obtain quotes for a utility vehicle for the July agenda	In Progress – expected by the July meeting
06/24/2025	FO is to remain vigilant regarding opportunities for smart irrigation improvements when applicable in the future.	Added to the meeting Matrix on 7/09/25
General Manager Section		
06/24/2025	GM to update new rates on homeowner paperwork.	Completed
06/24/2025	GM to work with Elite to provide an amount for additional requested “resources” and provide layout of lifeguard chairs for July meeting.	In Progress-DH working on
06/24/2025	GM to notify St. Johns Academy Swim Team of approval of pool usage in the amount of \$300	In Progress- Waiting on agreement from Kutak

EXHIBIT 10

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

<p><i>August, 2025</i></p>	<p><i>Regular Meeting: 8/26</i></p>	<p><i>Vendor Reports</i></p> <ul style="list-style-type: none"> • Lake Doctors • Elite Amenities • Ruppert Landscape • Tri-County Safety & Security Inc. <p><i>Staff Reports</i></p> <ul style="list-style-type: none"> • District Engineer • District Counsel • General Manager • Amenity Manager • Field Operations Manager • District Manager <ul style="list-style-type: none"> ○ Action Item Report ○ Meeting Matrix <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> • Minutes--Regular Meeting on 7/22/2025 • Unaudited Financials—July 2025 <p><i>Business Items</i></p> <ul style="list-style-type: none"> • PH on FY 26 Budget <p><i>Discussion Topics/Items</i></p> <ul style="list-style-type: none"> • Performance Standards and Measures for FY 26 	
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FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

<p><i>September, 2025</i></p>	<p><i>Regular Meeting: 9/23</i></p>	<p><i>Vendor Reports</i></p> <ul style="list-style-type: none"> • Lake Doctors • Elite Amenities • Ruppert Landscape • Tri-County Safety & Security Inc. <p><i>Staff Reports</i></p> <ul style="list-style-type: none"> • District Engineer • District Counsel • General Manager • Amenity Manager <ul style="list-style-type: none"> ○ Update on District Policies • Field Operations Manager • District Manager <ul style="list-style-type: none"> ○ Action Item Report ○ Meeting Matrix <p><i>Consent Agenda Items</i></p> <ul style="list-style-type: none"> • Minutes--Regular Meeting on 8/26/2025 • Unaudited Financials—August 2025 <p><i>Business Items</i></p> <ul style="list-style-type: none"> • PH on Suspension and Termination Rules <p><i>Discussion Topics/Items</i></p>	
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FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

<p><i>Unscheduled Items</i></p>	<p><i>Presentations</i></p> <p><i>Consent Agenda Items</i></p> <p><i>Business Items</i></p> <p><i>Discussions (Workshop)</i></p> <p><i>Public Hearing</i></p> <p><i>Vendor Reports</i></p>	
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FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

MAJOR CONTRACT VENDOR NAME/SERVICE	EXPIRATION DATE/COMMENTS

EXHIBIT 11

FLEMING ISLAND PLANTATION

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Tentative Budget 5.27.25 Meeting

Prepared by:



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Series 2021

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Fleming Island Plantation

Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	FY 2023	FY 2024	BUDGET	THRU	April-	PROJECTED		BUDGET
			FY 2025	3/31/2025	9/30/2025	FY 2025	Budget	FY 2026
REVENUES								
Interest - Investments	82567	169,618	\$ 60,000	\$ 87,658	\$ -	\$ 87,658	46%	\$ 75,000
Room Rentals	7380	8163	7,000	5,019	\$ 5,130	\$ 10,149	45%	8,000
Swimming Program Fees	589	751	1,000	-	\$ 1,000	\$ 1,000	0%	1,000
Tennis Membership	5600	2400	2,000	2,700	\$ -	\$ 2,700	35%	2,500
Court Program Fees	378	\$-	200	-	\$ 200	\$ 200	0%	500
Special Events	6391	3797	5,000	6,838	\$ -	\$ 6,838	37%	6,500
Special Assmnts- Tax Collector	3,132,082	3,236,564	3,330,990	3,156,308	\$ 174,682	\$ 3,330,990	0%	3,537,728
Special Assmnts- Discounts	-116,243	-118,086	(133,240)	(124,226)	\$ -	\$ (124,226)	-7%	(141,509)
Other Miscellaneous Revenues	2554	1788	3,000	-	\$ 3,000	\$ 3,000	0%	2,250
Access Cards	6719	6085	6,000	3,270	\$ 2,730	\$ 6,000	0%	7,000
Insurance Reimbursements	5088	6000	-	6,438	\$ -	\$ 6,438	0%	-
TOTAL REVENUES	3,133,105	3,317,080	3,281,950	3,144,005	186,742	3,330,747		3,498,969

EXPENDITURES

Administrative

P/R-Board of Supervisors	13,000	13,000	16,000	6,800	9,200	16,000	0%	16,000
FICA Taxes	995	995	1,224	520	531	1,051	-14%	1,224
ProfServ-Arbitrage Rebate	1,800	600	600	-	600	600	0%	600
ProfServ-Dissemination Agent	1,000	1,200	1,200	-	1,200	1,200	0%	1,200
ProfServ-Engineering	17,228	42,949	30,000	15,385	14,615	30,000	0%	30,000
ProfServ-Legal Services	44,303	46,253	45,000	14,707	30,293	45,000	0%	45,000
ProfServ-Mgmt Consulting Serv	59,941	62,339	62,339	31,170	31,169	62,339	0%	62,339
ProfServ-Other Legal Settlements	-	37,000	-	-	-	-	0%	-
ProfServ-Special Assessment	9,000	9,360	9,360	9,360	-	9,360	0%	9,360
ProfServ-Trustee Fees	4,000	4,000	4,000	-	4,000	4,000	0%	4,000
Auditing Services	3,900	4,000	4,100	3,000	1,100	4,100	0%	4,100
Postage and Freight	754	2,078	3,400	326	333	659	-81%	3,600
Insurance - General Liability	35,482	50,752	55,556	52,925	2,631	55,556	0%	60,000
Printing and Binding	236	1,204	500	47	48	95	-81%	250
Legal Advertising	1,569	1,748	3,000	400	409	809	-73%	3,200
Misc-Assessmnt Collection Cost	60,314	62,370	66,620	60,642	5,978	66,620	0%	67,000

FLEMING ISLAND PLANTATION

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	FY 2023	FY 2024	BUDGET FY 2025	THRU 3/31/2025	April- 9/30/2025	PROJECTED FY 2025		Budget FY 2026
Misc-Credit Card Fees	740	615	500	541	-	541	8%	600
Misc-Contingency	5,953	3,102	5,000	1,568	3,432	5,000	0%	5,000
Admin-Scholarships	600	-	-	-	-	-	0%	-
Office Supplies	-	141	200	174	178	352	76%	300
Annual District Filing Fee	175	175	175	175	-	175	0%	175
Total Administrative	260,990	343,881	308,774	197,740	105,717	303,457		313,948
Field								
ProfServ-Field Management (Vesta)	656,897	759,922	793,842	341,832	452,010	793,842	0%	831,769
ProfServ-Web Site Development	1,835	1,800	1,800	1,800	-	1,800	0%	2,000
Contracts-Lifeguard Services	219,345	247,855	272,000	18,158	253,842	272,000	0%	280,000
Contracts-Janitorial Services	28,924	30,742	33,000	14,783	18,217	33,000	0%	35,000
Contracts-Security Services	53,414	56,897	57,750	23,744	34,006	57,750	0%	60,000
Contracts-Landscape	653,553	658,400	678,150	329,200	348,950	678,150	0%	758,577
Electricity - General	75,852	73,318	78,000	41,082	41,990	83,072	7%	85,000
Utility - Water	88,375	114,327	86,000	36,464	37,270	73,734	-14%	86,000
R&M-Aquascaping	59,700	68,475	66,214	30,875	31,557	62,432	-6%	66,500
R&M-Common Area	63,025	40,134	34,000	21,119	21,586	42,705	26%	40,000
R&M-Electrical	28,693	31,996	30,000	15,410	15,751	31,161	4%	35,000
R&M-Other Landscape	83,508	122,196	90,000	26,698	27,288	53,986	-40%	90,000
R&M-Irrigation	46,851	28,058	32,000	10,886	11,127	22,013	-31%	36,000
Misc-Holiday Decor	2,670	4,621	10,000	10,627	10,862	21,489	115%	12,000
Op Supplies - General	17,387	16,972	15,000	5,406	15,000	15,000	0%	15,000
Total Field	2,119,254	2,270,211	2,277,756	928,084	1,319,455	2,242,133		2,432,846
Parks and Recreation - Amenity Center								
Communication - Teleph - Field	11,949	12,050	12,253	5,870	6,383	12,253	0%	12,500
Postage and Freight	36	57	-	-	-	-	0%	-
Internet & WiFi -Gazebo	1,560	1,479	1,580	1,073	507	1,580	0%	1,600
Electricity - General	33,933	32,094	34,000	17,034	16,966	34,000	0%	36,000
Utility - Refuse Removal	4,084	5,840	5,500	3,060	2,440	5,500	0%	5,500
Utility - Water & Sewer	30,999	38,712	30,000	11,637	18,363	30,000	0%	28,000
Lease - Copier	7,597	8,312	8,000	5,588	2,412	8,000	0%	10,000
R&M-Air Conditioning	6,621	3,247	2,250	2,517	2,573	5,090	126%	3,500
R&M-Fire Supression System	483	508	500	-	-	-	-100%	700
R&M-Grounds	18,505	11,787	16,000	443	453	896	-94%	16,000

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	FY 2023	FY 2024	BUDGET FY 2025	THRU 3/31/2025	April- 9/30/2025	PROJECTED FY 2025		BUDGET FY 2026
R&M-Pest Control	689	758	660	407	416	823	25%	1,000
R&M-Tennis Courts	17,322	5,567	6,500	9,863	10,081	19,944	207%	24,000
R&M-Pickball Court	-	-			-	-	0%	1,000
Misc-Event Expense	38,256	45,276	38,000	25,660	12,340	38,000	0%	40,000
Misc-Termite Bond	713	784	684	421	263	684	0%	750
Misc-Licenses & Permits	775	775	700	-	700	700	0%	700
Misc-Amenity Center Equipment	618	7,120	5,000	3,536	1,464	5,000	0%	5,000
Misc-Contingency	5,420	17,297	10,000	3,580	6,420	10,000	0%	10,000
Office Supplies	8,077	5,124	4,500	1,723	1,761	3,484	-23%	4,000
Cleaning Supplies	758	559	2,000	26	27	53	-97%	1,000
Op Supplies - General	7,210	5,692	7,000	3,686	3,767	7,453	6%	7,000
Op Supplies - Pool Chemicals	24,350	27,013	22,000	10,805	11,044	21,849	-1%	33,000
Op Supplies-Pool and Splash Pad	4,283	2,905	4,000	2,035	2,080	4,115	3%	5,000
Subscriptions and Memberships	2,946	6,026	2,100	971	1,129	2,100	0%	2,500
Capital outlay					-	-	0%	
Total Parks & Rec - Amenity Center	227,184	238,982	213,227	109,935	101,588	211,523		248,750
Community Center - Splash Park								
Communication - Teleph - Field	5,432	6,377	6,384	3,224	3,163	6,387	0%	6,500
Electricity - General	21,329	20,484	20,000	9,172	10,828	20,000	0%	22,000
Utility - Refuse Removal	3,175	3,575	4,320	1,883	2,437	4,320	0%	4,400

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	FY 2023	FY 2024	BUDGET FY 2025	THRU 3/31/2025	April- 9/30/2025	PROJECTED FY 2025	Budget	BUDGET FY 2026
Utility - Water & Sewer	71,980	19,004	26,100	8,646	17,454	26,100	0%	20,000
R&M-Air Conditioning	428	108	1,000	807	825	1,632	63%	1,000
R&M-Fire Supression System	918	1,447	1,400	-	-	-	-100%	1,500
R&M-Grounds	8,312	16,144	10,000	495	506	1,001	-90%	10,000
R&M-Pest Control	374	500	466	269	275	544	17%	650
R&M- Outdoor/Fitness	-	-	-	-	-	-	0%	2,000
Misc-Rec Center Equipment	2,822	1,103	2,500	641	655	1,296	-48%	2,000
Misc-Termite Bond	265	292	375	300	75	375	0%	375
Misc-Licenses & Permits	475	475	500	-	500	500	0%	500
Misc-Contingency	5,624	4,119	8,500	5,062	3,438	8,500	0%	8,500
Office Supplies	251	420	500	-	-	-	-100%	500
Cleaning Supplies	921	279	2,000	51	52	103	-95%	1,000
Op Supplies - General	498	2,148	2,650	812	830	1,642	-38%	2,000
Op Supplies - Pool Chemicals	25,715	25,854	20,000	11,011	11,254	22,265	11%	33,000
Op Supplies-Pool and Wading Pool	1,090	1,545	3,000	989	1,011	2,000	-33%	2,500
Total Comm Center - Splash Park	149,609	103,874	109,695	43,362	53,302	96,664		118,425
TOTAL EXPENDITURES	2,757,037	2,956,948	2,909,452	1,279,121	1,580,063	2,853,778	-	3,113,969
Reserves								
Reserve - CDD Amenity	80,176	41,599	322,498	185,135	137,363	322,498	0%	325,000
Reserves-Splash Park	39,657	36,990	50,000	-	50,000	50,000	0%	60,000
Total Reserves	119,833	78,589	372,498	185,135	187,363	372,498		385,000
TOTAL EXPENDITURES & RESERVES	2,876,870	3,035,537	3,281,950	1,464,256	1,767,426	3,226,276		3,498,969
Excess (deficiency) of revenues								
Over (under) expenditures	256,235	281,543	0	1,679,749	(1,580,684)	104,471		-
Net change in fund balance	256,235	281,543	0	1,679,749	(1,580,684)	104,471		-
FUND BALANCE, BEGINNING	1,726,888	1,983,123	1,887,622	1,887,622	-	1,887,622		1,992,093
FUND BALANCE, ENDING	\$ 1,983,123	\$ 2,264,666	\$ 1,887,622	\$ 3,567,371	\$ (1,580,684)	\$ 1,992,093		\$ 1,992,093

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 1,992,093
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	385,000
Total Funds Available (Estimated) - 9/30/2026	2,377,093

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Prepaid Items	19,982
Deposits	10,397
Subtotal	<u>30,379</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	557,325 ⁽¹⁾
Reserves - Entry Features	166,636
Reserves - Park	143,744
Reserves - Recreational Facilities	547,195
Reserves - Misc. Site Improvement	272,140
Reserves - Signage	221,332
Reserves - 2026	385,000
Subtotal	<u>2,293,372</u>

Total Allocation of Available Funds	2,323,751
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Total Unassigned (undesignated) Cash	\$ 53,342
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Notes

(1) Represents approximately 2 months of operating expenditures.

Budget Narrative
Fiscal Year 2026

REVENUE

Interest - Investments

The District earns interest on their operating accounts and other investments.

Room Rentals

The District receives revenue from the rental of the Amenity Center and Splash Park facilities.

Swimming Program Fees

The District receives revenue from swim team, swimming lessons, and water aerobics class commissions.

Tennis Membership

This is revenue collected from tennis memberships.

Tennis Program Fees

This is revenue collected from the one contracted vendor, Jack Raftery, for use of the tennis courts for lessons and camps.

Special Events

Revenue collected for special events, ticket sales and participation charges.

Special Assessment - Tax Collector

The District will levy a Non - Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budget is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenues

The District receives income from the Food and Beverage lease at the Splash Park as well as other miscellaneous revenues, including Pool Contamination Fees, reimbursements for property damages, and sales of FIP merchandise.

Access Cards

Revenue collected for replacement access cards, house guest passes, nanny passes and additional splash passes.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Administrative

P/R - Board of Supervisors

Chapter 190, Florida Statutes, allows for members of the Board of Supervisors to be compensated \$200 per meeting which they attend. The budgeted amount for the fiscal year is based on all supervisors attending all the scheduled monthly meetings, as well as four (4) workshops.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services - Arbitrage Rebate

The District contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on the Series 2021 Special Assessment Bonds. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Professional Services - Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2 - 12(b) - (5), which relates to additional reporting requirements for unrelated bond issues.

Professional Services - Engineering

The District's engineer, Prosser, Inc., provides general engineering services to the District, including attendance and preparation for board meetings, annual review of District facilities, and other specifically requested assignments.

Professional Services - Legal Services

The District's legal counsel, Kutak Rock, provides general legal services to the District, including attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Professional Services - Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark. This includes IT charges to process all of the district's financial activities, i.e. accounts payable, financial statements, budgets, etc.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Administrative (continued)

Professional Services - Special Assessment

Inframark fees to prepare the District's Special Assessment Roll and maintain the lien books.

Professional Services - Trustee Fees

The District pays Hancock Whitney Corporate Trust an annual fee for trustee services on the Series 2021 Special Assessment Bonds.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm.

Postage & Freight

Postage and/or freight used for District mailings including agenda packages, required mailed notices, vendor checks and other correspondence.

Insurance - General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Government Insurance Trust. PGIT specializes in providing insurance coverage to governmental agencies. The budgeted amount anticipates an estimated 10% increase.

Printing & Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and any public hearings in a newspaper of general circulation.

Misc. - Assessment Collection Cost

The District reimburses the Clay County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2026 budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Administrative (continued)

Misc-Credit Card Fees

Merchant services fees for accepting credit and debit card payments.

Misc. - Contingency

This category provides funds for administrative expenditures that may not have been budgeted anywhere else.

Office Supplies

Supplies used in the preparation of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Florida Department of Economic Opportunity.

Field

Professional Services - Field Management

The District has entered into a contract with Vesta Property Services to oversee the day-to-day operations and maintenance of the amenities and common grounds.

Professional Services - Web Site Development

This represents costs for the community website construction and maintenance as now required by Florida Statutes.

Contracts - Lifeguard Services

These services are provided through a contracted service agreement with Elite Amenities NE Florida, LLC.

Contracts - Janitorial Services

The District has a contract with Citywide Facility Solutions for the cleaning of the Amenity Center building, pool bathrooms and the bathroom facility located at Village Square.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

[Field](#) (continued)

Contracts - Security Services

Security within the District is provided through a contracted service agreement with Tri-County Safety and Security.

Contracts - Landscape

The District contractor, Tree Amigos Outdoor Services, is to provide routine maintenance services for all of the common areas which includes mowing, trimming, fertilization and insect control for sod, shrubs and annuals, pruning of shrubs, trimming of all trees, monthly inspection of irrigation system, and installing holiday decorations at entrances. Rotation of annuals is done 4 times per year and is included in this expense.

Electricity - General

This represents the estimated cost for electricity of the various subdivision entrances and common grounds within the District.

Utility - Water

This represents the estimated cost for irrigation of the various subdivision entrances, fountains etc. and also include common grounds within the District.

R&M - Aquascaping

The District has a contract with The Lake Doctors, Inc to maintain the ponds located within the District. The contract includes aquatic weed control and water chemistry testing required by FEC plant management program.

R&M - Common Area

The cost of any maintenance expenditures that are incurred such as painting, pressure washing, repairs, etc.

R&M - Electrical

Electrical repairs throughout the community.

R&M - Other Landscape

This line item includes landscape replacement costs, tree removal, landscape enhancements and special projects as approved by the Board.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Field (continued)

R&M - Irrigation

Repairs of the irrigation system throughout the Community and tennis court irrigation repairs & maintenance.

Miscellaneous - Holiday Decor

Represents purchasing, installation of holiday decorations within the District.

Op Supplies - General

Represents any minor expenditure for materials the District may need to operate including gas for maintenance equipment and carts.

Parks and Recreation – Amenity Center

Communication - Telephone - Field

Includes monthly service fee for telephone services, cable, and internet access. Includes the Amenity Center office and pool.

Internet & WiFi - Gazebo

Phone & internet expenditures at the Gazebo for access card function.

Electricity - General

Electricity usage for District facilities and assets.

Utility - Refuse Removal

Contract for garbage dumpster service is with GFL Environmental.

Utility - Water & Sewer

Expense for water, sewer and irrigation services for the Amenity Center, Pools, Tennis Courts, and bathrooms.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Parks and Recreation – Amenity Center (continued)

Lease - Copier

Lease of copier from De Lage Landen Financial Services, Inc. as well as service calls and repairs.

R&M - Air Conditioning

Preventative maintenance service and repairs.

R&M - Fire Suppression System

Yearly inspection of the fire extinguishers.

R&M - Grounds

The cost of any repair and maintenance expense that is incurred during the year such as painting, pressure washing, plumbing repairs, signage, etc.

R&M - Pest Control

The District currently has a contract with Home Team Services.

R&M - Tennis Courts

Top dressing clay, windscreens, replacement parts and equipment.

Miscellaneous - Event Expense

Monthly expenditures for District events and holiday parties.

Miscellaneous - Termite Bond

The District currently has a contract with Home Team Services.

Miscellaneous - Licenses & Permits

County Health Department pool operating permits.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Parks and Recreation – Amenity Center (continued)

Miscellaneous – Amenity Center Equipment

Cost associated with purchasing and replacing equipment and/or parts. Includes ID card system, computers, and water fountain.

Miscellaneous - Contingency

This represents any unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.

Office Supplies

Paper, printer cartridges, pens and miscellaneous office supplies for the Amenity Center office.

Cleaning Supplies

Supplies used to clean the Amenity Center equipment, building, etc.

Op Supplies - General

Represents any minor expenditures the District may incur during the Fiscal Year.

Op Supplies - Pool Chemicals

The District has a contractor to provide chemicals to maintain the pools located within the District. The contract includes the provision of aquatic chemical controllers and water chemistry testing equipment and additional chemicals as needed.

Op Supplies - Pool and Splash Pad

Cost associated with purchasing and replacing equipment and/or parts.

Subscriptions and Memberships

Cost of local newspapers, magazines, recreational subscriptions as well as music licensing and software subscriptions.

Capital Outlay

Cost of projects that are investments in capital improvements and/or equipment that have an estimated useful life in excess of two years.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Community Center - Splash Park

Communication - Telephone - Field

Includes monthly service fee for telephone services, cable, and internet access.

Electricity - General

Electricity usage for District facilities and assets.

Utility - Refuse Removal

Contract for garbage dumpster services.

Utility - Water & Sewer

Expense for water, sewer, and irrigation services for the Splash Park facility.

R&M - Air Conditioning

Preventative maintenance services & repairs.

R&M - Fire Suppression System

Yearly inspection of the fire extinguishers.

R&M - Grounds

The cost of any maintenance expense that is incurred during the year such as painting, pressure washing, plumbing repairs, signage etc.

R&M - Pest Control

The District currently has a contract with Home Team Services.

Miscellaneous - Rec. Center Equipment

Cost associated with purchasing and replacing equipment and/ or their parts.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Community Center - Splash Park (continued)

Miscellaneous - Termite Bond

The District currently has an annual contract with Turner Pest Control.

Miscellaneous - Licenses & Permits

County Health Department pool operating permits.

Miscellaneous - Contingency

This represents any additional unanticipated expenditures, or any other miscellaneous expenditures that are incurred during the year that may not have been provided for in the other budget categories.

Office Supplies

Paper, printer cartridges, pens and miscellaneous office supplies for the Splash Park.

Cleaning Supplies

Supplies used to clean the Splash Park facility

Op Supplies - General

Represents any minor expenditures the District may incur during the Fiscal Year.

Op Supplies - Pool Chemicals

The District has a contractor to provide chemicals to maintain the pools located within the District. The contract includes the provision of aquatic chemical controllers and water chemistry testing equipment and additional chemicals as needed.

Op Supplies - Pool and Wading Pool

Cost associated with purchasing and replacing equipment and/or their parts.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Reserves

Reserves – CDD Amenity

These are funds set aside for repair and replacement of capital items throughout the community.

Reserves – Splash Park

These are funds set aside for repair and replacement of capital items at the Splash Park facility and grounds.

Fleming Island Plantation

Community Development District

Debt Service Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2025	3/31/2025	9/30/2025	FY 2025	FY 2026
REVENUES					
Interest - Investments	\$ -	\$ 11,065	\$ 1,600	\$ 12,665	\$ -
Special Assmnts- Tax Collector	1,797,727	1,702,839	95,534	1,798,373	1,797,081
Special Assmnts- Prepayment	-	-	-	-	-
Special Assmnts- Discounts	(71,909)	(67,021)		(67,021)	(71,883)
TOTAL REVENUES	1,725,818	1,646,883	97,134	1,744,017	1,725,197
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	35,955	32,716	1,911	34,627	35,942
Total Administrative	35,955	32,716	1,911	34,627	35,942
<i>Debt Service</i>					
Principal Debt Retirement	1,515,000	-	-	-	1,545,000
Principal Prepayments	-	5,000	-	5,000	-
Interest Expense	195,300	96,906	-	96,906	168,788
Total Debt Service	1,710,300	101,906	-	101,906	1,713,788
TOTAL EXPENDITURES	1,746,255	134,622	1,911	136,533	1,749,729
Excess (deficiency) of revenues					
Over (under) expenditures	(20,437)	1,610,190	95,223	1,607,484	(24,532)
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(20,437)	-	-	-	(24,532)
TOTAL OTHER SOURCES (USES)	(20,437)	-	-	-	(24,532)
Net change in fund balance	(20,437)	1,512,261	95,223	1,607,484	(24,532)
FUND BALANCE, BEGINNING	265,901	265,901	-	265,901	1,873,385
FUND BALANCE, ENDING	\$ 245,464	\$ 1,778,162	\$ 95,223	\$ 1,873,385	\$ 1,848,854

FLEMING ISLAND PLANTATION

Community Development District

Series 2021 Debt Service

Amortization Schedule
Special Assessment Revenue and Refunding Bond, Series 2021

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2024	11,160,000			97,650.00	97,650.00	
5/1/2025	11,160,000	1,515,000	1.750%	97,650.00	1,612,650.00	1,710,300
11/1/2025	9,645,000			84,393.75	84,393.75	
5/1/2026	9,645,000	1,545,000	1.750%	84,393.75	1,629,393.75	1,713,788
11/1/2026	8,100,000			70,875.00	70,875.00	
5/1/2027	8,100,000	1,570,000	1.750%	70,875.00	1,640,875.00	1,711,750
11/1/2027	6,530,000			57,137.50	57,137.50	
5/1/2028	6,530,000	1,600,000	1.750%	57,137.50	1,657,137.50	1,714,275
11/1/2028	4,930,000			43,137.50	43,137.50	
5/1/2029	4,930,000	1,625,000	1.750%	43,137.50	1,668,137.50	1,711,275
11/1/2029	3,305,000			28,918.75	28,918.75	
5/1/2030	3,305,000	1,655,000	1.750%	28,918.75	1,683,918.75	1,712,838
11/1/2030	1,650,000			14,437.50	14,437.50	
5/1/2031	1,650,000	1,650,000	1.750%	14,437.50	1,664,437.50	1,678,875
Totals		\$11,160,000		\$793,100	\$11,953,100	\$11,953,100

Budget Narrative
Fiscal Year 2026

REVENUES

Interest - Investments

The District earns interest income on their trust accounts with Hancock Whitney Bank.

Special Assessment - Tax Collector

The District will levy a Non - Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures. The District will assess the maximum annual debt service amount.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non - Ad Valorem assessments.

EXPENDITURES

Administrative

Misc. - Assessment Collection Costs

The District reimburses the Clay County Tax Collector for applicable necessary administrative costs. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The FY 2026 budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

Professional Services - Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming.

Fleming Island Plantation

Community Development District

Supporting Budget Schedule

Fiscal Year 2026

FLEMING ISLAND PLANTATION

Community Development District

All Funds

**Comparison of Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025**

Village	Operations & Maintenance			Series 2021 Debt Service			Total Assessments per Unit				Total Assessable Units
	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	
Lighthouse Apts	\$236.10	\$222.30	6.21%	\$129.23	\$129.23	0.00%	\$365.33	\$351.53	\$13.80	3.93%	501.00
Autumn Glen	\$885.38	\$833.64	6.21%	\$323.07	\$323.07	0.00%	\$1,208.45	\$1,156.71	\$51.74	4.47%	220.00
Lake Ridge North	\$885.38	\$833.64	6.21%	\$323.07	\$323.07	0.00%	\$1,208.45	\$1,156.71	\$51.74	4.47%	339.00
Carrington Place	\$885.38	\$833.64	6.21%	\$323.07	\$323.07	0.00%	\$1,208.45	\$1,156.71	\$51.74	4.47%	96.00
Amberwood	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	58.00
Lake Ridge South	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	104.00
Woodlands	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	218.00
Fairway Village	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	75.00
Heritage Oaks	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	52.00
Heritage Oaks (Prepaid)	\$1,180.51	\$1,111.52	6.21%	\$82.33	\$82.33	0.00%	\$1,262.83	\$1,193.85	\$68.99	5.78%	1.00
Chatham Village	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	160.00
Chatham Village (Prepaid)	\$1,180.51	\$1,111.52	6.21%	\$82.33	\$82.33	0.00%	\$1,262.83	\$1,193.85	\$68.99	5.78%	1.00
Cypress Glen	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	176.00
Covington	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	59.00
Thornhill	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	130.00
John's Landing	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	47.00
John's Landing (Prepaid)	\$1,180.51	\$1,111.52	6.21%	\$82.33	\$82.33	0.00%	\$1,262.83	\$1,193.85	\$68.99	5.78%	2.00
Southern Links	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	116.00
The Links	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	146.00
River Hills Reserve	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	99.00
Margaret's Walk	\$1,180.51	\$1,111.52	6.21%	\$646.13	\$646.13	0.00%	\$1,826.64	\$1,757.65	\$68.99	3.93%	180.00
Office	\$4,131.78	\$3,890.33	6.21%	\$2,261.47	\$2,261.47	0.00%	\$6,393.25	\$6,151.80	\$241.45	3.92%	58.49
Retail	\$8,263.56	\$7,780.66	6.21%	\$4,522.94	\$4,522.94	0.00%	\$12,786.52	\$12,303.60	\$482.91	3.92%	76.36
Retail Prepaid	\$8,263.56	\$7,780.66	6.21%	\$576.28	\$576.28	0.00%	\$8,839.85	\$8,356.94	\$482.91	5.78%	5.30
Golf Course	\$5,902.56	\$5,557.62	6.21%	\$3,230.67	\$3,230.67	0.00%	\$9,133.23	\$8,788.29	\$344.94	3.92%	1.00
											2,921.15

EXHIBIT 12

1 **MINUTES OF MEETING**
2 **FLEMING ISLAND PLANTATION**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community
5 Development District was held on Tuesday, June 24, 2025 at 6:00 p.m., at The Splash Park, 1510 Calming
6 Water Dr., Fleming Island, FL 32003.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Harden called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Cella	Board Supervisor, Chairman
11	Rodney Ashford	Board Supervisor, Assistant Secretary
12	Michael Glickman	Board Supervisor, Assistant Secretary
13	Rick Nelson	Board Supervisor, Assistant Secretary

14 Also, present were:

15	Dana Harden	District Manager, Vesta District Services
16	Scott Smith	Vice President, Vesta District Services
17	Margaret Alfano	General Manager, Vesta Property Services
18	Fred Atwood	Field Operations Manager, Vesta Property Services
19	Stephanie Taylor	Amenity Manager, Vesta Property Services
20	Jennifer Meadows	Assistant Amenity Manager, Vesta Property Services
21	Katie Buchanan	District Counsel, Kutak Rock
22	Ryan Stilwell	District Engineer, Prosser, Inc.
23	Jim Proctor	Ruppert Landscape
24	Jeff Daniels	Resident
25	Chanda Holsey	Resident
26	Steve Leslie	Resident

27
28 *The following is a summary of the discussions and actions taken at the June 24, 2025 Fleming Island*
29 *Plantation CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public*
30 *records request by emailing PublicRecords@vestapropertyservices.com.*

31 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

32 Supervisor Cella led all present in reciting the Pledge of Allegiance.

33 **THIRD ORDER OF BUSINESS – Approval of Agenda**

34 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
35 approved the amendment to the agenda to add Consideration of Vesta District Services contract to Business
36 Items, for the Fleming Island Plantation Community Development District.

37
38
39
40

41 **FOURTH ORDER OF BUSINESS – Audience Comments** – *(limited to 3 minutes per individual for*
42 *agenda items) The Audience Comment portion of the agenda is where individuals who are present may*
43 *make remarks on matters that concern the District. Each individual is limited to three (3) minutes for such*
44 *remarks. The Board of Supervisors or Staff are not obligated to provide an immediate response as some*
45 *issues require research, discussion and deliberation. If the comment concerns a maintenance related item,*
46 *it will need to be addressed with the Project Manager outside of the context of the meeting.*

47 Jeff Daniels thanked Ms. Alfano for the recent community activities and asked about the backflow
48 preventers. Discussion ensued. Mr. Daniels requested a document regarding the stormwater
49 management from Mr. Stilwell, the District Engineer.

50 Chanda Holsey noted that the landscaping at the entrance of Southern Links was not aesthetically
51 pleasing.

52 **FIFTH ORDER OF BUSINESS – Approved of the Minutes of the May 27, 2025 Regular Meeting**

53 The following changes were requested to be made to the minutes. Under the Ninth Order of
54 Business add the following, “Elite to work with Vesta staff to determine the cost for additional
55 resources”. And, under the Tenth Order of Business add the following, “Extended discussion by
56 the Board regarding irrigation”.

57 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
58 approved the minutes of the May 27, 2025, regular meeting, as amended, for the Fleming Island Plantation
59 Community Development District.

60

61 On a MOTION by Mr. Cella, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board recessed
62 the regular meeting for the purpose of having the public hearing for rulemaking at 6:18 PM, for the Fleming
63 Island Plantation Community Development District.

64 **SIXTH ORDER OF BUSINESS – Public Hearing for Rulemaking**

65 A. Public Hearing to Consider Proposed Amendments to the District’s Amenity Rates

66 On a MOTION by Mr. Ashford, SECONDED by Mr. Nelson, WITH ALL IN FAVOR, the Board opened
67 the public hearing for rulemaking at 6:18 PM, for the Fleming Island Plantation Community Development
68 District.

69 **Public Comments:**

70 Ms. Buchanan provided a brief reminder of the rate changes and the purpose for the public hearing.
71 Ms. Alfano provided further details regarding the rate changes, as well as what was currently in
72 place. The current option for tennis being annual only, with a proposed change to quarterly at
73 \$85.00 per quarter, and no action recommended for pickleball memberships. The room rental would
74 be increased to \$20.00 per hour and the Nanny pass would be increased to \$60.00 per swim season.
75 Discussion ensued.

76 Jeff Daniels asked for clarification on whether the rates would affect all homeowners. Discussion
77 ensued, and it was noted that it would not affect homeowners, just non-residents.

78 Chanda Holsey asked for clarification on the room rental rate increase. Discussion ensued regarding
79 the publication.

80 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board closed
81 the public hearing for rulemaking at 6:34 PM, for the Fleming Island Plantation Community Development
82 District.

83 **The agenda was amended earlier in the meeting to include the following item.**

84 Consideration of Vesta District Services Contract

85 B. Consideration of Resolution 2025-06, Adopting Amenity Rates, Fees and Charges

86 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
87 adopted **Resolution 2025-06**, Adopting Amenity Rates, Fees and Charges as advertised, for the Fleming
88 Island Plantation Community Development District.

89 **SEVENTH ORDER OF BUSINESS – Business Items**

90 Mr. Smith presented the agreement. Ms. Buchanan provided further information.

91 On a MOTION by Mr. Glickman, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board
92 approved the Vesta District Services contract, in substantial form, for the Fleming Island Plantation
93 Community Development District.

94 Ms. Harden provided a brief explanation of each Resolution.

95 A. Consideration of Resolution 2025-07, Designating Signatories for the District’s Operating Bank
96 Account(s)

97 B. Consideration of Resolution 2025-08, Appointing and Removing Officers of the District

98 C. Consideration of Resolution 2025-09, Designating a Public Depository for Funds of the District

99 On a MOTION by Mr. Nelson, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board adopted
100 **Resolution 2025-07**, Designating Signatories for the District’s Operating Bank Account(s), **Resolution**
101 **2025-08**, Appointing and Removing Officers of the District, **Resolution 2025-09**, Designating a Public
102 Depository for Funds of the District, for the Fleming Island Plantation Community Development District.

103 **EIGHTH ORDER OF BUSINESS – Pond Maintenance Update – The Lake Doctors, Inc.**

104 A representative from The Lake Doctors, Inc., provided their report for the month.

105 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
106 accepted the Pond Maintenance Update from The Lake Doctors, Inc., for the Fleming Island Plantation
107 Community Development District.

108 **NINTH ORDER OF BUSINESS – Lifeguard Services Report – Elite Amenities**

109 Ms. Alfano presented the report for the month. Discussion ensued.

110 **TENTH ORDER OF BUSINESS – Landscaping Update – Ruppert Landscape**

111 Mr. Proctor introduced a few other members from Ruppert Landscape and presented his report for
112 the month. Discussion ensued regarding staffing as well as the level and consistency of service, and
113 irrigation issues. A request was made for an organizational chart from Ruppert Landscape.

114

115

116 **ELEVENTH ORDER OF BUSINESS – Attorney’s Report**

117 Ms. Buchanan presented her report for the month, which included the Comcast claim status.

118 A. Discussion of Suspension

119 Ms. Buchanan provided a brief explanation of the procedure for the suspension hearing, before
120 skipping to the District Engineer for the time being.

121 Ms. Buchanan provided a brief reminder of the reason for the suspension hearing. Discussion
122 ensued.

123 Mr. Leslie addressed the Board regarding his suspension. Discussion ensued regarding the incident
124 as well as the next possible steps.

125 A motion was made by Supervisor Nelson and seconded by Supervisor Ashford. Discussion
126 ensued, and the motion failed with 3 ‘nays’ from Supervisor Cella, Supervisor Ashford, and
127 Supervisor Glickman.

128 On a MOTION by Mr. Ashford, SECONDED by Mr. Cella, WITH ALL IN FAVOR, the Board approved
129 the continuation of the suspension with a review to made again in 30 days at the July Board meeting, for
130 the Fleming Island Plantation Community Development District.

131 **TWELFTH ORDER OF BUSINESS – Engineer’s Report**

132 Mr. Stilwell provided his report and updates for the month. Discussion ensued regarding drainage
133 system issues between the CDD and the County.

134 A. Capital Improvement Projects Update

135 B. Capital Improvement Project Details by Requisition

136 **The meeting moved back to Item A. under the Eleventh Order of Business – Attorney’s**
137 **Report, at this time.**

138 **THIRTEENTH ORDER OF BUSINESS – Security Report – Tri-County Safety & Security Inc.**

139 There being nothing to report, the next item followed.

140 **FOURTEENTH ORDER OF BUSINESS – General Manager’s Report**

141 Ms. Alfano presented her report for the month noting a change in amenity manager from Stephanie
142 Taylor to Jennifer Meadows. Discussion ensued.

143 On a MOTION by Mr. Ashford, SECONDED by Mr. Nelson, WITH ALL IN FAVOR, the Board approved
144 the use of the lap pool for \$300.00 with the same guideless used previously for the St. Johns Classical
145 Academy, for the Fleming Island Plantation Community Development District.

146 **FIFTEENTH ORDER OF BUSINESS – Field Operations Manager’s Report**

147 Discussion ensued regarding both the positives and negatives of the current landscaping company
148 from staff’s perspective.

149 Mr. Atwood provided his report for the month. Discussion ensued.

150 **SIXTEENTH ORDER OF BUSINESS – Amenity Manager’s Report**

151 Ms. Taylor and Ms. Meadows presented the report for the month. Discussion ensued.

152

153

154 **SEVENTEENTH ORDER OF BUSINESS – Manager’s Report**

155 Ms. Harden provided updates to the Board for meetings going forward. Discussion ensued.

156 A. Information on the number of Registered Voters – 4,885

157 **EIGHTEENTH ORDER OF BUSINESS – Acceptance of the May 2025 Financial Report and**
158 **Approval of May 2025 Payment Register & Invoices**

159 On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board
160 accepted the May 2025 Financial Report and approved the May 2025 Payment Register & Invoices, for the
161 Fleming Island Plantation Community Development District.

162 **NINETEENTH ORDER OF BUSINESS – Supervisors’ Requests**

163 Mr. Ashford requested more information on smart controllers.

164 **TWENTIETH ORDER OF BUSINESS – Adjournment**

165 All four Board members present noted that they would be attending the July 22nd Board meeting.
166 Supervisor Szafranski was not present to answer.

167 Ms. Harden asked for final questions, comments, or corrections before requesting a motion to
168 adjourn the meeting. There being none, Mr. Glickman made a motion to adjourn the meeting.

169 On a MOTION by Mr. Glickman, SECONDED by Mr. Nelson, WITH ALL IN FAVOR, the Board
170 adjourned the meeting at 9:30 p.m. for the Fleming Island Plantation Community Development District.

171 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
172 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
173 *including the testimony and evidence upon which such appeal is to be based.*

174 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
175 **meeting held on July 22, 2025.**

176
177
178
179

Signature

Signature

Printed Name

Printed Name

180 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 13

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND LOCATION OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING REVISED SUSPENSION AND TERMINATION RULES.

WHEREAS, the Fleming Island Plantation Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Clay County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

WHEREAS, to provide for efficient and effective District operations, the Board finds that it is in the best interests of the District to adopt revised Suspension and Termination of Access Rule (“Suspension and Termination Rules”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Board will hold a public hearing to adopt Suspension and Termination Rules, a proposed copy of which is attached hereto as **Exhibit A**. The Board will hold a public hearing on _____, 2025, at 6:00 p.m., at the _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 22nd DAY OF JULY 2025.

ATTEST:

**FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Proposed Revised Suspension and Termination of Access Rule

EXHIBIT A

Proposed Revised Suspension and Termination of Access Rule

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2022)

Effective Date: _____, 2025

In accordance with Chapters 190 and 120 of the Florida Statutes, and on _____, 2025 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Fleming Island Plantation Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the amenities and other properties owned and managed by the District (“Amenities” or “Amenity”).

2. General Rule. All persons using the Amenities and entering District properties are responsible for compliance with the rules and policies established for the safe operations of the District’s Amenities.

3. Access Cards / Key Fobs. Access cards and key fobs are the property of the District. The District may request surrender of, or may deactivate, a person’s access card or key fob for violation of the District’s rules and policies established for the safe operations of the District’s Amenities.

4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a key fob or access card or otherwise facilitates or allows unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Rules);

- g. Treating the District's staff, contractors, representatives, residents, landowners [Patrons] or guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners [Patrons] or guests;
- k. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners [Patrons] or guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's guest or a member of their household commits any of the above Violations.

Termination of Amenity access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners [Patrons] or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity access.

5. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

6. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

7. Removal from Amenities. The District Manager, General Manager, and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

8 Initial Suspension from Amenities. The District Manager, General Manager, or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

9 Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.

b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions

c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

10 Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be

conducted in accordance with Section 9.

11. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal (“Appeal Request”). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board’s determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District’s suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board’s decision on appeal shall be final.

13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District’s Amenities after expiration of a suspension imposed by the District.

14. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.