FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Agenda Package
Regular Meeting

Tuesday
November 17, 2026
6:00 p.m.

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

Note: The Agenda 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

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, November 17, 2026,** at **6:00 p.m.** at the **Splash Park Meeting Room, 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

PFleming Island Plantation Community Development District

Board of Supervisors
Mike Cella, Chairman
Michelle Szafranski, Vice Chairman
Mike Glickman, Assistant Supervisor
Rodney Ashford, Assistant Supervisor
Rick Nelson, Assistant Supervisor

Staff
David McInnes, District Manager
Dana Harden, Assistant District Manager
Margaret Alfano, General Manager
Fred Atwood, Field Operations Manager
Jennifer Meadows, Amenity Manager
Katie Buchanan, District Counsel
Ryan Stilwell, District Engineer

Revised Meeting Agenda
(17-November-2026, 6:00 PM)

Call-in Number: +1 (929) 205-6099
Meeting ID: 705 571 4830#
(Listen Only)

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **2026 General Elections**
   - A. Oaths of Office – State & District — Exhibit 1, Pgs. 7-8
   - B. Florida Sunshine Law & Commission on Ethics — Exhibit 2, Pgs. 10-40
   - C. Review of Board Member Responsibilities – *under separate cover*
   - D. Memorandum to Board Regarding Membership, Obligations & Responsibilities — Exhibit 3, Pgs. 42-44
   - E. Memorandum to Board Regarding Sunshine Law, Public Records Law and Social Media — Exhibit 4, Pgs. 46-48
   - F. Election of Officers
4. **Staff Spotlight**
5. **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 General Manager outside of the context of the meeting.

6. Landscape RFP (5min. presentation & 5min. Q&A) – *under separate cover; organized alphabetically*

A. Bland Landscaping
B. Brightview
C. Duval Landscape
D. Juniper Landscaping
E. Landscapes USA
F. The Greenery, Inc.
G. United Land Services
H. Yardnique
I. Yellowstone
J. Consideration of Landscape RFP Proposals

7. Presentation of Proof of Publication(s) — Exhibit 5, Pg. 50

8. Vendor Reports

A. Pond Maintenance Update – Florida Waterways – *To Be Distributed* — Exhibit 6
B. Landscaping Update – Ruppert Landscape — Exhibit 7, Pgs. 53-60
C. Security Report – Tri-County Safety & Security, Inc. – *To Be Distributed* — Exhibit 8

9. Staff Reports

A. District Engineer — Exhibit 9, Pg. 63
B. District Counsel
C. General Manager's Report – *To Be Distributed* — Exhibit 10
D. Amenity Manager's Report — Exhibit 11, Pgs. 66-67
E. Field Operations Manager's Report — Exhibit 12, Pgs. 69-70
F. District Manager
   1. Action Item Report — Exhibit 13, Pg. 72
   2. Meeting Matrix — Exhibit 14, Pgs. 74-78

10. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on October 27, 2026 — Exhibit 15, Pgs. 80-84

B. Consideration for Approval – The Minutes of the Audit Committee Meeting Held on October 27, 2026 — Exhibit 16, Pgs. 86-87

11. Business Items

A. Consideration & Adoption of **Resolution 2027-01,** Designating Officers — Exhibit 17, Pg. 89

B. Consideration & Adoption of **Resolution 2027-02,** Amending FY 2026 Budget — Exhibit 18, Pgs. 91-95

12. Discussion Topics

13. Supervisors' Requests

14. Audience Comments *(limited to 3 minutes per individual for non-agenda items)*

15. Action Items Summary

16. Closed Session - In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Board Meeting may be closed to the public, as it relates to the District's security system plan. The closed session is scheduled to begin at 8:30 p.m. but may begin at any time during the meeting and is expected to last approximately 45 minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

17. Next Meeting Quorum Check: December 15th at 6:00 PM

Mike Cella	☐ IN PERSON	☐ REMOTE	☐ NO
Michelle Szafranski	☐ IN PERSON	☐ REMOTE	☐ NO
Rodney Ashford	☐ IN PERSON	☐ REMOTE	☐ NO
Michael Glickman	☐ IN PERSON	☐ REMOTE	☐ NO
Rick Nelson	☐ IN PERSON	☐ REMOTE	☐ NO

18. Adjournment

EXHIBIT 1

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

_____

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]

Signature _____

Sworn to and subscribed before me by means of physical presence ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

Signature of Officer Administering Oath or of Notary Public

(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)

_____
Print Name

_____
Title

_____
Court

(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)

Affix Seal Below

Personally Known ☐ *OR Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____
Street or Post Office Box

_____
City, State, Zip Code

_____
Print Name

_____
Signature

FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

I,_____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me this ___ day of _____, 20____, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Fleming Island Plantation Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Return to Agenda Pg. 1

EXHIBIT 2

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2026

State of Florida
COMMISSION ON ETHICS

Jon M. Philipson, Chair
Tampa

Joseph Oglesby, Vice Chair
Tallahassee

Paul D. Bain
Tampa

Michael H. Hellman
Miami

Laird A. Lile
Naples

Jeremy M. Rodgers
Tallahassee

Abbey L. Stewart
Tallahassee

Linda Stewart
Orlando

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

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I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;

- Prepares mailing lists of public officials subject to financial disclosure for use in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. Prohibited Actions or Conduct

1. Stolen Valor

A candidate, an elected public officer, an appointed public officer, or a public employee may not, for the **purpose of material gain**, knowingly misrepresent their military service or a decoration, medal title, honor, awarded qualification or military occupational specialty from the Armed Forces of the United States.

Candidates, elected public officers, appointed public officers, and public employees are also prohibited, for the purpose of material gain, from knowingly making false statements or misrepresenting active service in the Armed Forces of the United States during a wartime era, regardless of whether there was a declared war, or service in combat operations in a warzone, including misrepresentations or false statement of being a prisoner of war.

A candidate elected public officer, appointed public officer or a public employee may not, for the purpose of material gain, wear the uniform or any medal or insignia authorized for use by members or veterans of the Armed Forces of the United States that he or she is not authorized to wear.

2. Solicitation and Acceptance of Gifts

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from soliciting any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly accepting a gift worth more than $100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than $100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

3. Unauthorized Compensation

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

4. Misuse of Public Position

Public officers and employees, and local government attorneys are prohibited from **corruptly** using or attempting to use their official positions or the resources thereof to obtain a **special privilege or benefit** for themselves or others. [Sec. 112.313(6), Fla. Stat.]

5. Abuse of Public Position

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

6. Disclosure or Use of Certain Information

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

7. Solicitation or Acceptance of Honoraria

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to $5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. Prohibited Employment and Business Relationships

1. Doing Business With One's Agency

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. Conflicting Employment or Contractual Relationship

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

(a) When the business is rotated among all qualified suppliers in a city or county.

(b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

(c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

(d) When an emergency purchase must be made to protect the public health, safety, or welfare.

(e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

(f) When the aggregate of any such transactions does not exceed $500 in a calendar year.

(g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

(h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

(i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

(j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. Additional Exemptions

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way

in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. Legislators Lobbying State Agencies

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. Additional Lobbying Restrictions for Certain Public Officers and Employees

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. Employees Holding Office

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. Professional and Occupational Licensing Board Members

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. Contractual Services: Prohibited Employment

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. Local Government Attorneys

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. Dual Public Employment

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. Restrictions on Appointing, Employing and Contracting with Relatives

1. Anti-Nepotism Law

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute "jurisdiction or control" for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. Additional Restrictions

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a

relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. Standards of Conduct for Officers and Employees of Entities Serving as Chief Administrative Officers of Political Subdivisions

The officers, directors, and chief executive officer of a business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any employee of that business entity who is acting as the chief administrative or executive officer or employee of the political subdivision, are public officers and employees subject to the following standards of conduct:

i. Section 112.313, and their "agency" is the political subdivision. However, the contract allowing the business entity to serve as the chief executive or administrative officer of the political subdivision is not deemed to violate the prohibitions against doing business with one's own agency [Sec. 112.313(3), Fla. Stat.] and conflicting employment and contractual relationships [Sec. 112.313(7)(a), Fla. Stat.];
ii. The Form 1 financial disclosure requirement for "local officers" [Sec. 112.3145, Fla. Stat.];
iii. And the Form 9 and the Form 10 gift disclosure requirements for "reporting individuals" [Secs. 112.3148 & 112.3149, Fla. Stat.]. [Sec. 112.3136, Fla. Stat.]

E. Post Office Holding and Employment (Revolving Door) Restrictions

1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. Lobbying by Former State Employees

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions,

unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

(a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

(b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. 6-Year Lobbying Ban

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a

department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

4. Additional Restrictions on Former State Employees

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. Lobbying by Former Local Government Officers and Employees

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and

employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

F. Voting Conflicts of Interest

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

G. Disclosures

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. FORM 1 - Limited Financial Disclosure

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.

3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding $35,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a

political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding $35,000.

7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 or a verification of filing in EFDMS together with and at the same time they file their qualifying papers. Candidates for City Council or Mayor must file a Form 6 or a verification of filing in EFDMS.[1]

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

2. FORM 1F - Final Form 1 Limited Financial Disclosure

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures are published and searchable by name or organization on the Commission's website.

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. FORM 2 - Quarterly Client Disclosure

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

[1] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures are published and searchable by name or organization on the Commission's website.

4. FORM 6 - Full and Public Disclosure

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices;[1] the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over $1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth.

In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

[1] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

CANDIDATES must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. FORM 6F - Final Form 6 Full and Public Disclosure

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. FORM 9 - Quarterly Gift Disclosure

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics no later than the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than $100, other than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than $100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The

officer or employee then must disclose this information by filing a statement by July 1 that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. The statements are filed with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year. The statements are filed with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. FORM 30 - Donor's Quarterly Gift Disclosure

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than $100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between $25 and $100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to

any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors, must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS).[1] Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

[1] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed $20,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed $20,000, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed $20,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to $5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between $25 and $100, may be penalized by a fine of not more than $5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined $50 per day per report for each day the report is late, up to a maximum fine of $5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of $25 for each day late the form is filed after September 1, up to a maximum penalty of $1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

The Commission must undertake an investigation of a public officer or employee who accrues the $1,500 maximum fine and currently holds their filing position to determine if the failure to file was willful. If the Commission finds a willful failure to file, the only penalty that can be recommended, by law, is removal.

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and

all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website:

www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission may only investigate complaints based on personal knowledge or information other than hearsay. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website at www.ethics.state.fl.us, or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney.

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt. Amendments to complaints must be received within 60 days of the original complaint.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. During the first stage, the Commission must also determine whether the allegation(s) in the complaint are based on personal knowledge or information other than hearsay. If the complaint is found not to be legally sufficient or the allegations are not based on personal knowledge or infomation other than hearsy, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

If the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4990

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing

information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), commissioners of community development districts, and local officer of an independent special district are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

EXHIBIT 3

KUTAKROCK

Kutak Rock LLP
107 West College Avenue, Tallahassee, FL 32301-7707
office 850.692.7300

MEMORANDUM

TO: NEW SUPERVISOR

FROM: DISTRICT COUNSEL

RE: BOARD OF SUPERVISORS - MEMBERSHIP, OBLIGATIONS AND RESPONSIBILITIES

A Community Development District ("District") is a special-purpose unit of local government that is established pursuant to and governed by Chapter 190, Florida Statutes.

The Board

The District is governed by a five-member Board of Supervisors ("Board"). Members of the Board ("Supervisor(s)") are elected in accordance with Section 190.006, Florida Statutes ("F.S."), either upon a one-vote per one-acre basis ("Landowner Voting") or through traditional elections ("Resident Voting"), depending upon the number of registered voters in the District and the length of time that has passed since the establishment of the District.

A District Board typically meets once per month, but may meet more often if necessary. Board meetings typically last from one to three hours, depending upon the business to be conducted by the Board. Prior to the meeting, each Supervisor is supplied with an agenda package that will contain the documents pertaining to the business to be considered by the Board at a particular meeting. It is helpful if a Supervisor reviews these packages prior to each meeting, and provides any questions or comments to District Staff (legal, management, engineering) concerning the business to be addressed prior to the meeting.

Qualifications of Supervisors

Each Supervisor must be a resident of the State of Florida and a citizen of the United States. Once a District has made a transition to Resident Voting, Supervisors must also be residents of the District and be registered to vote.

Compensation

By statute, Supervisors are entitled to be paid $200 per meeting for their service, up to an annual cap of $4,800 per year. To achieve the statutory cap, the District would have to meet twice

each month, which is rare. Supervisors waive their right to compensation, but it's an individual choice that cannot be dictated by the Board.

Responsibilities of Supervisors

The position of Supervisor is that of an elected local public official. It is important to always remember that serving as an elected public official of a District entails certain restrictions and obligations. Each Supervisor, upon taking office, must subscribe to an oath of office acknowledging that s/he is a public officer, and as a recipient of public funds, a supporter of the constitutions of the State of Florida and of the United States of America.

Each Supervisor is subject to the same financial disclosure requirements as any other local elected official and must file a Statement of Financial Interests disclosing sources of income, assets, debts and other financial data, with the Supervisor of Elections in the County where s/he resides. *See* § 112.3145, F.S.

A Supervisor must act in accordance with the Code of Ethics for Public Officers and Employees, codified at Part III, Chapter 112, F.S., which addresses acceptance of gifts, conflicts of interest, etc. In general, this means a Supervisor may not take any action that causes significant gain or loss to himself or someone he is close with. By law, it is not a conflict of interest for an employee of the landowner or its affiliate to serve on a District Board of Supervisors. *See* § 190.007(1), F.S. If you feel you may have a conflict, please contact the District Manager or District Attorney for guidance.

Because a District is a unit of local government, the Sunshine Law (Chapter 286, F.S.) applies to Districts and to the Supervisors who govern them. In brief, the Sunshine Law states that two or more Supervisors may never meet outside of a publicly noticed meeting of the Board and discuss District business. *See* § 286.011, F.S.

Florida's Public Records Law (Chapter 119, F.S.) also applies to Districts and Supervisors. All records of the District, and the records of each individual Supervisor relating to the District, are public records. As such, any member of the public may inspect them upon request. Supervisors are, therefore, urged to keep any District records or documents in a separate file to allow ease of access by the public or press. *See* §§ 119.021, 119.07, F.S.

Conclusion

The position of Supervisor of a Community Development District is an important one, requiring both the time and the dedication to fulfill the responsibilities of a position of public trust. It should not be undertaken lightly. Each new Supervisor should enter office fully cognizant of the ethical, legal and time requirements that are incumbent upon those who serve as Supervisors.

*****Website links to the references discussed herein are included on the next page.*****

KUTAKROCK

Helpful Website Links for CDD Board Members

- Florida Commission on Ethics' Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees
  https://www.ethics.state.fl.us/Documents/Publications/GuideBookletInternet.pdf?cp=2023913

- Florida Commission on Ethics Forms:
  - Form 1 – Statement of Financial Interests
  - Form 1-F – Final Statement of Financial Interests
  - Form 8B – Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers

  https://ethics.state.fl.us/FinancialDisclosure/DownloadAForm.aspx

- Florida Statutes:
  - Chapter 112, Part III, Florida Statutes (Code of Ethics for Public Officers and Employees)
  - Chapter 119, Florida Statutes (Public Records)
  - Chapter 190, Florida Statutes (Community Development Districts)

  http://www.leg.state.fl.us/Statutes/index.cfm?Mode=View%20Statutes&Submenu=1&Tab=statutes

- Government-in-the-Sunshine Manual
  https://www.myfloridalegal.com/open-government/sunshine-manual

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EXHIBIT 4

KUTAKROCK

Kutak Rock LLP
107 West College Avenue, Tallahassee, Florida 32301
office (850) 692-7300

MEMORANDUM

TO: BOARD MEMBERS

FROM: DISTRICT COUNSEL

DATE: NOVEMBER 10, 2026

RE: REFRESHER ON SUNSHINE LAW AND PUBLIC RECORDS LAW

I would like to provide a short reminder on Florida's public meeting and record requirements. While many of you are familiar with these requirements, this memorandum provides a refresher to help keep them on your mind. Please take a few minutes to read this memorandum and contact me at your convenience with any questions.

Florida's Government in the Sunshine Law

Generally speaking, Florida's Sunshine Law applies to all formal or informal gatherings of two or more Board Supervisors to discuss matters that **may foreseeably come before the Board for official action**. Section 286.011, Florida Statutes, contains three requirements for such meetings: (1) the meetings must be open to the public; (2) the meetings must be noticed; and (3) minutes of the meetings must be taken. The Sunshine Law is intended to protect the public from "closed door" politics, and Courts broadly construe the law to ensure it meets this remedial and protective purpose.[1] As examples of the broad interpretation of the Sunshine Law, courts and Florida's Attorney General have opined that it extends to:

- Discussions or exchanges between two or more Board Supervisors regarding Board business via email, telephones, Facebook, blogs, and third-party intermediaries.[2]
- Discussions between two or more board members at a noticed public meeting, but conducted in a manner not generally audible to the public in attendance.[3]
- Meetings of advisory groups that have been delegated some decision-making authority (e.g., tasked with responsibility to make recommendations on some Board-related business), whether delegation is by the board or by a single board member.[4]

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1 *See, e.g., Wood v. Marston*, 442 So.2d 934, 938 (Fla. 1983).

2 *See, e.g.*, Att'y General Opinion 08-07 (blogs); Att'y General Opinion 09-19 (Facebook); *State v. Childers* No. 02-219390-MMC; 02-21940-MMB (Escambia Co. Ct., June 5, 2013) (telephones); Att'y General Opinion 74-47 (intermediaries).

3 *Rackleff v. Bishop*, No. 89-235 (Fla. 2d Cir. Ct., March 5, 1990). *See also* Att'y General Opinion 71-159.

4 *Wood v. Marston*, 442 So.2d 934 (Fla. 1983). *See also* Att'y General Opinion 75-41.

Knowing violations of the Sunshine Law are a second degree misdemeanor punishable by up to sixty (60) days imprisonment and/or a fine of up to $500.[5] Noncriminal infractions are punishable by a fine not exceeding $500.[6] Significantly, attorneys' fees may be awarded to parties that bring successful suits for Sunshine Law violations, and those fees may be assessed against the individual members of the Board, except in those cases where the Board sought, and took, the advice of its attorney.[7] The availability of attorneys' fees has created a cottage industry among lawyers that specialize in bringing suits for Sunshine Law violations and also supports law suits by newspapers and other "watch-dog" organizations.

Florida's Public Records Law

Board Supervisors are also subject to the duties contained in Chapter 119, Florida Statutes, which creates certain retention and inspection requirements for public records. The term "public record" is broadly defined in Section 119.011(11), Florida Statutes, to include "all documents, papers, letters… or other material, **regardless of the physical form**, characteristics, or means of transmission, made or received… **in connection with the transaction of official business by any agency**." The nature of the record, rather than the form of the record, determines whether it is a public record subject to Chapter 119, Florida Statutes. Thus, the public records law may reach texts, emails, instant messages, and draft and non-final documents. For example, opinions or comments posted on social media websites or blogs by Board Supervisors regarding District matters or matters that may come before the Board are considered to be made "in connection with the transaction of office business" and are, therefore, "public records."[8] This may be true regardless of whether the posts are made on a private social media account, a public social media page, or on a public website.[9] In sum, the courts construe the public records law liberally in favor of openness.[10]

The District has addressed retention of records on its own website. However, posts on third party sites are not under the direct control of the District, but may still be subject to public records requirements. As a result, if you do post on a third-party social media page, we advise that you create a copy of that page, and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian.

Knowing violations of the public records law is a misdemeanor of the first degree punishable by up to one year in prison and/or a fine of $1,000 in addition to possible impeachment

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5 286.011(3)(b), Fla. Stat.

6 286.011(3)(a), Fla. Stat.

7 286.011(4); (5), Fla. Stat.

8 Att'y General Opinion 09-19.

9 Att'y General Opinion 08-07.

10 *Dade Aviation Consultants v. Knight Ridder, Inc.*, 800 So.2d 302, 304 (Fla. 3rd Dist. Ct. App. 2001).

and removal from office.[11] Noncriminal violations are punishable by a fine not exceeding $500.[12] As in the Sunshine Law context, attorneys' fees may be awarded to parties that bring successful suits for public record law violations and the availability of attorneys' fees has created a cottage industry of lawyers and watch-dog organizations that specialize in bringing suits for public record law violations.[13]

Best Practices for Social Media

While social media is a powerful tool for Board communication with constituents, use of social media by Board Supervisors presents the risk of violation of both the Sunshine Law and the Public Records Law. Here are some suggestions to minimize these risks:

1. Do NOT post on a social media page in response to another Supervisor's post. Also, do NOT direct others to make such a post on your behalf.
2. If you do post on a social media page, create a copy of that page, and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian.
3. Maintain District-related email separate and apart from any personal e-mail.
4. If in doubt about the accuracy of any planned posts, please consult with staff first, or feel free to direct a constituent with a particular question to staff for follow-up.
5. If you want to set up your own Facebook or other account where District business will be discussed, please consult further with District staff first.

I hope this information is helpful to you. If you ever have questions about how to handle a Sunshine Law or public records issue, please do not hesitate to contact me or another member of the District's staff.

11 119.10, Fla. Stat.

12 119.10, Fla. Stat.

13 *See, e.g.,* Taitt, Sarah, *Florida Public Records Law: The Battle Over Attorneys' Fees*, The Florida Bar Journal, vol. 9, no. 3 (March 2017).

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EXHIBIT 5

CLAY TODAY

claytodayonline.com

Thank you for choosing the Clay Today for your legal needs. Please let me know if everything is correct and if this ad is approved for publication.
legal@claytodayonline.com

Thank You!

PROOF PREPARED FOR

Fleming Island Plantation CDD
Notice of BOS Regular Meeting and Closed Session
November 17, 2026

RUN DATES

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FLEMING ISLAND
PLANTATION COMMUNITY
DEVELOPMENT DISTRICT

NOTICE OF BOARD OF
SUPERVISORS REGULAR
MEETING & CLOSED SESSION

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, November 17, 2026, 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.

In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Board Meeting may be closed to the public, as it relates to the District's security system plan. The closed session is scheduled to begin at 8:30 p.m. but may begin at any time during the meeting and is expected to last approximately 45 minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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 221343 Published 11/5/2026 in Clay County's Clay Today newspaper

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EXHIBIT 6

EXHIBIT 7

Monthly Report November

November 11, 2026

Maintenance

The community remains on a biweekly mowing rotation, with mowing performed as needed based on turf growth and site conditions. Routine services include edging, blowing, and debris removal. As mowing demand decreases, crews will devote more time to woodline cutbacks, selective cutbacks of ornamental grasses and groundcovers, and landscape bed cleanup. The regular detail rotation will continue, with additional attention given to areas with heavier leaf buildup or more extensive cleanup needs.

Irrigation

Scheduled inspections will focus on system operation, sprinkler alignment, leaks, and coverage in turf and landscape beds. Run times and watering frequency will be reviewed based on rainfall, cooler temperatures, and soil moisture. Seasonal flower beds and recently installed plant material will receive closer attention during establishment, particularly where coverage is uneven or soil remains wet between watering cycles.

Horticulture

November monitoring will focus on turf response following the October applications, including winter weed activity and any areas showing thinning or discoloration. When turf symptoms are present, inspections will consider shade, drainage, sprinkler coverage, insect activity, and signs of disease. Cooler, wet conditions can favor large patch, particularly where turf stays wet after rainfall or irrigation. Field observations will guide any follow-up inspections or targeted treatments.

Annuals

Maintenance of the fall annual rotation will focus on bloom quality and overall plant health. Routine care includes hand weeding, removing spent blooms where

appropriate, and clearing leaves and debris from the beds. Crews will monitor soil moisture, irrigation coverage, and signs of insect activity or disease, with particular attention to beds that stay wet longer after rainfall.

Bed Weed Management

Crews will continue hand pulling and spot treating weeds in landscape beds, pine straw areas, and concrete joints. Areas with recurring weed growth will receive follow-up attention as beds are prepared for fresh mulch and pine straw.

Pine Straw and Berms

Seasonal work in berms and pine straw areas will include removing leaves, debris, and unwanted growth, along with redefining bed edges where needed. Areas requiring additional cleanup will be identified ahead of fresh material installation, with final preparation timed around the heaviest leaf drop.

Moss in Trees and Tree Canopies

Crews will continue reviewing moss accumulation and low branches throughout the community. Accessible areas will be addressed as appropriate, with priority given to canopy clearance along sidewalks, roadways, and common areas.

Looking Ahead

As the community moves into December, mowing will continue as turf growth requires. Seasonal detail work will focus on completing woodline and ornamental cutbacks, clearing leaf buildup, and preparing landscape beds for mulch and pine straw. Irrigation inspections and monitoring of seasonal flowers and newly installed plant material will continue throughout the transition.

Fleming Island Plantation

Weekly Communication

October 30th, 2026

Margaret:

I hope all is well. Just a quick line to update you on the services performed this week at Fleming Island plantation.

- Blowing of all hard surfaces was performed throughout property.
- Mowing of all common grounds were performed
- Sprayed all curb and crack weeds down town center blvd
- Detailed amenity center
- Cleaned up limb that fell in natural area in front of amenity center
- Trimmed shrubs around tennis area
- Pinched back all coleus flowers so they have a tiered or step up look
- Replaced flowers in pots at splash park

Fleming Island Plantation

Weekly Communication

November 6th, 2026

Margaret:

I hope all is well. Just a quick line to update you on the services performed this week at Fleming Island plantation.

- Blowing of all hard surfaces was performed throughout property.
- Detailed Margarets walk park.
- Trimmed Viburnums at Johns Landing.
- Fanned up grasses on Thunder Bolt.
- Trimmed Shrubs as needed throughout Amenity and Splash.
- Pulled weeds and sprayed at Village Square and Fleming Plantation sign.
- Cleaned up gazebo for concert. (lifted some trees, weeds etc.)
- Started spraying weeds on Town Center islands.
- Started cleaning up berms on town center at 17, will continue next few weeks coming down.
- Added pre-emergent to natural pine straw areas, will continue that next week throughout community. (berms, islands)

RUPPERT LANDSCAPE

November 11th, 2026

Hello all,

November brings cooler nights and shorter days to North Florida. Warm-season lawns grow more slowly, leaves begin to collect in landscape beds, and cool-season flowers bring fresh color to entrances and containers. It's also a month when lawns can look uneven from one area to the next. Knowing what changes are typical can help you spot when a lawn or planting bed needs closer attention.

Seasonal Flowers and Landscape Beds

Pansies, violas, and snapdragons are good choices for adding color to beds and containers during the cooler months. Once established, these flowers still benefit from regular care, especially in shaded beds where soil can stay damp longer after rainfall.

A few simple steps can help keep seasonal flowers looking their best.

Check soil moisture before watering, especially in shaded beds and containers.
Remove spent blooms where appropriate and clear leaves that settle over the plants.
Keep mulch away from flower stems and crowns.
Look for chewed leaves or clusters of insects on the undersides of foliage when plants begin to decline.

Slower Lawn Growth and Winter Color

St. Augustine, zoysia, and Bermuda lawns typically grow more slowly as temperatures cool. Some areas may lose color sooner than others depending on the grass type, sun exposure, and soil moisture. Mowing can become less frequent as growth slows, while clearing heavy leaf buildup helps keep the turf exposed to light.

Where Bermuda has been overseeded for winter color, the new seedlings may stay green as the underlying Bermuda fades. Newly seeded areas need consistent surface moisture during germination. As the seedlings establish, watering frequency can gradually decrease based on rainfall and soil conditions.

Irrigation and Soil Moisture

Established lawns and landscape beds generally need less water in November than they do during summer. Shaded areas often hold moisture longer, while sunny beds and containers may still dry out between rains. Checking the soil before watering can help prevent both dry spots and prolonged wet conditions. If one area repeatedly stays wet or dries out faster than the rest, look at drainage and sprinkler coverage before increasing watering across the entire lawn.

Large Patch and Other Causes of Turf Discoloration

Cool, wet conditions can favor large patch, a fungal disease that affects warm-season turf. It can appear as yellow, orange, or brown patches that expand over time, particularly where grass stays wet after rain or irrigation.

The pattern of discoloration can offer a clue. Gradual color loss across a broad area may accompany seasonal slowdown. A distinct patch that continues to spread deserves a closer look. Shade, poor drainage, uneven watering, and insect damage can also contribute to thinning or discoloration, so identifying the cause helps determine the right response.

Winter Weeds and Bed Preparation

Weeds can still emerge in landscape beds, along curb lines, and in sidewalk joints as the weather cools. Pulling or removing them while they're small helps prevent them from going to seed.

November is also a good time to clear leaf buildup, tidy bed edges, and cut back ornamental grasses and groundcovers where appropriate for the plant. If leaves are still falling heavily, waiting until the bulk of the leaf drop has passed can make it easier to prepare beds for fresh mulch or pine straw.

Looking Ahead

As December approaches, lawns will generally need less mowing, while leaf cleanup and bed care become more noticeable parts of winter landscape upkeep. Cool-season flowers and overseeded areas can continue to provide color as warm-season turf fades.
Thank you for allowing us to care for your landscape. We appreciate your continued partnership.

Timothy Rhoden
Area Manager
Ruppert Landscape

RUPPERT LANDSCAPE

November

What to Plant

Annuals/Perennials/Wildflowers-Plant pansies, violas, and snapdragons for cool-season color in landscape beds and containers. Chrysanthemums can add fall color around entrances and patios.

Bulbs-Plant amaryllis, crinum lilies, and daylilies. Choose a spot with partial shade for spider lilies.

Herbs-Plant cool-season herbs such as cilantro, dill, parsley, sage, and thyme.

Vegetables-Plant broccoli, cabbage, kale, and lettuce in garden beds or containers.

What to Do

Pests-Check seasonal flowers and cool-season vegetables for chewed leaves, discoloration, or clusters of insects on the undersides of leaves. Identify the pest before choosing a treatment.

Irrigation-Check soil moisture and recent rainfall before watering established lawns and landscape beds. Newly overseeded Bermuda areas need closer attention to keep the seedbed evenly moist during germination.

Lawns-Mow as needed as turf growth slows, and clear heavy leaf buildup from the lawn. If yellow or brown patches begin to expand, check sprinkler coverage and drainage and look for signs of insect activity or disease. Cool, wet conditions can favor large patch, so identify the cause before treating the turf.

Weed Control-Remove weeds from landscape beds while they're small and before they go to seed. Check bed edges, sidewalks, and curb lines for new growth.

Garden Care-Clear leaves and debris from landscape beds, tidy bed edges, and make seasonal cutbacks where appropriate for the plant. Prepare beds for fresh mulch or pine straw after the heaviest leaf drop.

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EXHIBIT 8

EXHIBIT 9

PROJECT MEMORANDUM

TO: **Fleming Island Plantation CDD Board Members**

FROM: **PRIME AE Group, Inc. - Ryan Stilwell, PE**

DATE: **November 9, 2026**

RE: **November 2026 Engineer's Update**

Capital Projects

- Tennis Restroom – All documents and payments have been provided to Clay County Utility Authority and we are awaiting final sign off.

Landscape Architect Review of FIPCDD Grounds

- Update to be presented at December meeting.

Carrington Place Stormwater Lift Station

- We have requested plans from FDOT for US 17 and collaborating with staff to provide additional bid and construction support for lift station repairs.

Cypress Glen Pond Outfall Structure

- We have requested pre-application meeting with SJRWMD based upon board direction for pond permit modification. As soon as this required meeting is completed, we will submit permit modification. We are proceeding with direction below as discussed in October meeting:
    - Complete concrete collar above as well as lower the orifice in the pond which will lower the Normal Water Level in the pond by approximately 2'. This will reduce the amount of head pressure on the berm during normal daily storms. As part of this change, we would also permit adding a separate weir into the structure to allow outflow earlier during large rain events. This option will require a permit modification with the St. Johns River Water Management District. We anticipate also providing additional sodding of the pond if this change is made.
        a. Design & permitting = $7,500
        b. Anticipated additional construction cost =$50,000

End of Report

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EXHIBIT 10

EXHIBIT 11

Amenity Manager's Report

Meeting date: ***11-17-2026*** *Submitted by:* ***Jennifer Meadows***

EVENT UPDATES / No Board action required:

CONCERT ON THE GREEN: On Friday, November 6, we held our Fall Concert at the Gazebo and did we ever luck out! Around 4pm a big storm was headed our way and magically split hitting Orange Park and Green Cove Springs, but not us! We couldn't have been more grateful! It turned out to be a beautiful night! Big Papa Fish played a variety of classic rock and blues that set the tone for the fun, relaxing evening under the stars. We also had Chinchilla Eats on the Streets that had some delicious and massive amounts of food to enjoy while watching the show. It was a great night, with lots of great music, good laughs, dancing, and memories we will remember forever. We look forward to our concerts returning in the Spring.

BAGELS AND BANTER: We had a few dedicated ladies that would meet nearly every morning during the pool season request a way to keep their comradery going throughout the winter season. So, on Wednesday, November 11 we are hosting a Bagels and Banter meeting to give them a chance to brainstorm dates and times to get together. We want to keep the social aspect going on and while the water temperatures as too cool. *We will have an update on this event at the meeting*. We look forward to hearing their ideas and seeing how we can help keep the group together.

FRIGHT NIGHT MOVIE: Though the Halloween season is over, the spookiness still continues! On Friday, November 13 (yes Friday the 13th!) we will be holding a Fright Night Movie Night at the Splash Park activity lawn beginning at 6pm. We will be showing *Knives Out*, a suspenseful mystery film starring Daniel Craig, Chris Evans, Jamie Lee Curtis and many more incredible actors! Not only will we have complimentary popcorn, but we will have a food truck on hand if you'd like to enjoy dinner while watching the film. *We will have an update on this event at the meeting*

RESIDENT APPRECIATION DAY: On November 17 from 12pm-6pm we are celebrating our incredible residents! With a small way of saying thank you, we will be serving up a delicious variety of pies for residents to enjoy while catching up with their neighbors or meeting new friends. Our residents are what make this community feel like home.

MISTLETOE AND MARTINI'S: On Friday, December 4, we will be hosting a resident favorite, mixology experience. For only $30 per person, residents 21 and older will learn the ins and outs of professional bar tools and techniques, while also learning how to mix and create two delicious premium cocktails. All attendees will take home a custom souvenir glass, enjoy a guided step-by-step experience, snack on light refreshments, and even a few extra surprises along the way. You won't want to miss this festive event to get you into the holiday spirit!

The Very Merry Holiday Market: On Saturday, December 12 from 12pm-5pm the holiday magic is coming to the Village Square Gazebo! Discover unique handmade gifts, seasonal treasures, and delicious festive treats as you soak up the holiday spirit. Santa will be in attendance ready to take that yearly memorable photo with your

family, so don't forget those wish lists. There will also be a charming horse-drawn carriage ride, crafts, and more! Bring your family, invite your friends, and make a day of holiday fun, shopping, and unforgettable memories.

NIGHT OF LIGHTS LUMINARIES: There is truly nothing more breathtaking than an entire neighborhood that joins together to light up the night with luminaries. Our FIP Night of Lights will be held on Saturday, December 19 starting at 6pm. Luminaries can be purchased at the Amenity Center office or online for only $12 per kit. The kit includes everything needed to create 12 beautiful luminaria. Each kit is assembled by children and adults with intellectual development differences. JSA provides vocational training, teaches social and self-care skills and empowers these individuals to reach their highest potential. We look forward to seeing the community come together to light up the night this year!

HOLIDAY LIGHTS CONTEST: We are excited for our annual Holiday Lights Contest that is combined with our Night of Lights event. On the evening of Saturday, December 19, our judges make the drive around Fleming Island Plantation to see all the beautiful decorations our residents have worked so hard on. Categories include Most Traditional, Clark Griswold Award, Most Animated, Best All Around, Toyland, and Judges Choice. Winners will receive a prestigious sign highlighting the aware they've won, be featured in the January 2027 newsletter, and if that wasn't enough, there will be prizes too! We can't wait to see what this year holds!

MARK YOUR CALENDARS FOR THE FOLLOWING EVENTS:

- Polar Plunge – January
- Trivia Night - January

Vesta

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EXHIBIT 12

Field Operations Report

Meeting date: ***11-17-2026*** *Submitted by:* ***Fred Atwood***

Highlighted items require Board action.

VILLAGE SQUARE FOUNTAIN / No Board action required:
Pending further direction.

MARGARETS WALK DOCK INSPECTION / No Board action required:
Awaiting scheduling with Fortress Engineering.

TENNIS COURT WINDSCREENS / No Board action required:
Anticipating installation before end of November.

SLIDE INTERIOR/EXTERIOR REFURBISHMENT / No Board action required:
Vendor to begin work once deposit is received and colors are selected.

GOLF CART UPDATE / No Board action required:
While staff was operating the golf cart, it unexpectedly shut off and became completely unresponsive to the accelerator pedal. JP's Custom Carts promptly arranged for pick up the following day to perform a diagnostic evaluation. Their inspection determined that the accelerator pedal controller had failed and required replacement.

Fortunately, all costs associated with pickup, parts, labor, and return delivery are 100% covered under the warranty purchased with the cart, resulting in no additional expense to the District. The golf cart is expected to be returned on Thursday, November 12, 2026.

FIELD OPERATIONS UPDATES / No Board action required:
MAINTENANCE DONE SINCE LAST CDD MEETING – October 2026 to November 2026

- Set up and take down for Halloween Event
- Replaced 4 can lights in Amenity Center Office tall ceilings
- Repaired Stucco at bottom of arch at entrance to Amenity Center Office
- Installed warranty replacement disc swing in Splash Park playground
- Replace basketball nets
- Stacked furniture on pool decks
- Replace lights in 2 pavilions in Splash Park Field
- Soft washed walkways near Amenity Center Office
- Sorted all loose/extra pieces of stone veneer for Splash Park
- Reset all times for daylight savings
- Installed Veteran Parking signs at Splash Park and Amenity Center
- Quarterly Preventative Maintenance done on carts

- Repaired loose Wi-Fi receiver in Splash Park field
- Cleaned glass and brushed webs at Gathering Room before voting set up
- Replaced vents in restroom doors at gazebo
- Brushed and cleaned up restroom building at gazebo
- Touched up paint inside restrooms at gazebo
- Pulled down all Christmas décor from storage to ready for installation
- Repaired downed fence rails near Fairway Village entry
- Soft washed all entry monuments to neighborhoods and main entrances to ready for Christmas décor

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

Vesta

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EXHIBIT 13

Last updated on:
10/26/2026
By: Dana Harden

Date	Action Item	Status
	Field Operations Section	
10/28/2025	**FOM** to determine where water meters are located and that they are CDD owned	On Hold
	General Manager Section	
3/24/2026	**DC/GM** to create contract with vending maching vendor for six months of vending usage at 10% revenue to be reviewed in 6 months.	In Progress
9/22/2026	**GM** to inform concerned residents that we have a new pond vendor	Completed
	District Manager Section	
9/22/2026	**DM** to send out Landscape RFP as discussed	Completed
	District Engineer Section	
	District Counsel Section	
10/28/3025	**DC** to work with Comcast on indemnity language	In Progress
3/24/2026	**DC/GM** to create contract with vending machine vendor for six months of vending usage at 10% revenue to be reviewed in 6 months.	In Progress
7/28/2026	**DC** to write letters to homeowners letting them know that the CDD will not maintain the landscaping behind their home	Completed
8/25/2026	**DC** to do title search for ownership of Calming Waters Drive	Completed
9/22/2026	**DC** to send a 30-day notice to Lake Doctors.	Completed
9/22/2026	**DC** to draft agreement for Florida Waterways, Inc	Completed
	Board of Supervisors Section	
8/25/2026	**Supervisors** get with GM/FA to discuss landscaping plans	Completed

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EXHIBIT 14

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

December, 2026	***Regular Meeting: 12/15***	***Presentations***
		
		Vendor Reports
		• 1. Lake Doctors
		• 2. Ruppert Landscape
		• 3. Tri-County Safety & Security Inc.
		
		Staff Reports
		• 1. District Engineer
		• 2. District Counsel
		• 3. General Manager
		• 4. Amenity Manager
		• 5. Field Operations Manager
		• 6. District Manager
		  ○ 6a. Action Item Report
		  ○ 6b. Meeting Matrix
		
		Consent Agenda Items
		• 1. Minutes--Regular Meeting on 11/17/2026
		• 2. Unaudited Financials
		  ○ October 2026
		  ○ November 2026
		
		Business Items
		
		Discussion Topics/Items	

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

Unscheduled Items		***Presentations*** ***Consent Agenda Items*** ***Business Items*** ***Discussions (Workshop)*** • Changing Rooms for Both Pool Areas • Comprehensive Landscape Plan ***Public Hearing*** ***Vendor Reports***	

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

ISSUE	SUPERVISOR
Main Fountain at Entrance from US 17 & Village Square Parkway	Nelson
Monument at end of Town Center Boulevard and US 17 (across from Margaret's Walk)	Nelson

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

MAJOR CONTRACT VENDOR NAME/SERVICE	EXPIRATION DATE/COMMENTS
City Wide Solutions/Janitorial Services	8/1/2023-7/31/2024; Auto renews for 12 month periods
DPFG Management and Consulting LLC (d/b/a Vesta District Services)/District Management	7/1/2025-Present (On-going until terminated--60 day notice) (FY 27: $75,086.00)
Elite Amenities NE Florida LLC/Aquatics Staffing Service	1/29/2026-1/29/2027 (renewable for additional 12 months terms; canceled within 60 days for any reason—contractor can cancel with 90 day notice) ($240,812.00 with options)
Florida Waterways, Inc.	10/26/26-10/23/2027 (auto renews for 2-one year intervals; current through 10/23/2029) (FY 27: $5,100.00/month plus optional services)
Grau and Associates—FY 25 audit	FY 25
GFL Solid Waste	1/5/2023-1/5/2028
Kutak Rock	2/22/2022-Present (on going until terminated)
LLS Tax Solutions LLC/Arbitrage Services for Series 2021 Bonds	8/7/2025-6/28/2027 (FY 27: $600.00)
Prosser Hallock, Inc (Prime AE)/DE Services	12/15/2009-Present (On-going until terminated—90 day notice)
Tri-County Security/Security	6/12/23026-9/30/2027 (renews one-year intervals) (FY 27: $77,000.00)
Tree Amigos Outdoor Services (Ruppert)/Landscape Maintenance	11/1/2024-10/31/2028 (FY 27: $617,203.84; FY 28: $635,719.96)
Unicorn Web Development/Website Hosting	1/1/2010-Present (Contractor: 60 days notice; District: Immediate) ($295.00/year)
Vesta Property Services	6/1/2024-5/31/2027 (FY 27: $876,419.00)

FLEMING ISLAND PLANTATION CDD MEETING AGENDA MATRIX

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EXHIBIT 15

MINUTES OF MEETING

FLEMING ISLAND PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District was held on Tuesday, October 27, 2026 at 6:00 p.m., at The Splash Park, 1510 Calming Water Dr., Fleming Island, FL 32003.

FIRST ORDER OF BUSINESS – Roll Call

Supervisor Cella called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Mike Cella	Board Supervisor, Chairman
Michelle Szafranski	Board Supervisor, Vice Chairman
Rodney Ashford	Board Supervisor, Assistant Secretary
Michael Glickman	Board Supervisor, Assistant Secretary
Rick Nelson	Board Supervisor, Assistant Secretary

Also, present were:

David McInnes	District Manager, Vesta District Services
Margaret Alfano	General Manager, Vesta Property Services
Fred Atwood	Field Operations Manager, Vesta Property Services
Jennifer Meadows	Amenity Manager, Vesta Property Services
Katie Buchanan	District Counsel, Kutak Rock
Ryan Stilwell	District Engineer, Prosser, Inc.
Jim Schwartz	Florida Waterways
Jennifer Haley	Elite Amenities
Issac	Tri-County Safety & Security, Inc.
Carla Justice	Resident
April Peebles	Resident
Charles Willmore	Resident
Jeff Daniels	Resident
George Lank	Resident
Eric Trudeau	Resident
Chanda Holsey	Resident
Dave Hansan	Resident
Dennis Metheny	Resident
Kelly Combs	Resident

The following is a summary of the discussions and actions taken at the October 27, 2026 Fleming Island Plantation CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

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

THIRD ORDER OF BUSINESS – Audience Comments – *(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 General Manager outside of the context of the meeting.)

Carla Justice noted concerns with the pond and lake maintenance, landscape maintenance, and amenity center spending. Supervisor Cella provided responses to the resident's concerns.

April Peebles noted concerns regarding pond 34 in Riverhills. Ms. Alfano and Mr. Atwood provided responses regarding the resident's concerns.

Charles Willmore noted concerns regarding pond 27.

Jeff Daniels noted concerns regarding the berm. Supervisor Cella provided a response regarding the resident's landscaping concerns.

George Lank noted concerns regarding the fountains at the entrance. Supervisor Cella provided a response regarding the resident's concerns.

Eric Trudeau asked about the Cypress Glenn pond.

Chanda Holsey noted concerns regarding weeds when entering the community. Supervisor Cella provided a response regarding the resident's concerns.

Dave Hansan noted concerns regarding the ponds.

Dennis Metheny noted concerns regarding the flowers and discussed Amendment 3.

Kelly Combs had follow-up questions regarding previous topics that had been discussed during the audience comments. Board members and staff provided responses to the resident's concerns.

The meeting moved to Item A, Exhibit 6 under the Sixth Order of Business – Staff Reports, at this time.

FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)

FIFTH ORDER OF BUSINESS – Vendor Reports

A. Exhibit 2: Pond Maintenance Update – Florida Waterways

Mr. Schwartz presented the report for the month. Discussion ensued.

The regular meeting recessed at approximately 8:05 p.m. for the purpose of holding the audit committee meeting.

The regular meeting reconvened at approximately 8:20 p.m.

B. Exhibit 3: Lifeguard Services Report – Elite Amenities

Ms. Haley presented the report for the end of the season.

C. Exhibit 4: Landscaping Update – Ruppert Landscape

D. Exhibit 5: Security Report – Tri-County Safety & Security, Inc.

Issac fielded questions from the Board. Ms. Alfano provided an update on a recent incident. Discussion ensued.

The meeting moved to Item B. under the Sixth Order of Business – Staff Reports, at this time.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Exhibit 6: District Engineer

Mr. Stilwell presented his report for the month. Discussion ensued.

> On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board authorized the District Engineer to perform the design and permitting for lower water level and concrete collar, at a not-to-exceed of $8,000.00 to be billed to the CRF, for the Fleming Island Plantation Community Development District.

B. District Counsel

Ms. Buchanan provided a brief update.

1. Discussion of Calming Water Dr. Ownership

Ms. Buchanan provided a brief update and noted that Syntex had ownership over it. Discussion ensued.

The meeting moved back to the Fifth Order of Business – Vendor Reports, at this time.

C. Exhibit 7: General Manager's Report

Ms. Alfano provided a verbal report to the Board. Discussion ensued.

D. Exhibit 8: Amenity Manager's Report

Ms. Meadows presented the report for the month.

E. Exhibit 9: Field Operations Manager's Report

Mr. Atwood presented suggestions for necessary repairs.

1. Inspection of Bridges & Dock - $7,250.00

> On a MOTION by Ms. Szafranski, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board approved the Inspection of Bridges & Dock proposal, in the amount of $7,250.00, for the Fleming Island Plantation Community Development District.

2. Slide Interior/Exterior Refinishing - $34,008.00/$37,000.00/$42,068.00

Discussion ensued.

> On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board approved the Blue Solutions Slide Interior/ Exterior Refinishing proposal, in the amount of $37,000.00, for the Fleming Island Plantation Community Development District.

F. District Manager

1. Exhibit 10: 0Action Item Report
2. Exhibit 11: Meeting Matrix

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 12: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting Held on September 22, 2026

B. Exhibit 13: Consideration for Acceptance – The September 2026 Unaudited Financial Statements

C. Exhibit 14: Ratification of Letter of Agreement for Tree Replacement (Wawa)

On a MOTION by Mr. Glickman, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board approved the Consent agenda as presented, for the Fleming Island Plantation Community Development District.

EIGHTH ORDER OF BUSINESS – Business Items

A. Acceptance of the Audit Committee's Auditor Recommendation

On a MOTION by Mr. Ashford, SECONDED by Ms. Szafranski, WITH ALL IN FAVOR, the Board accepted the Audit Committee's Auditor Recommendation, for the Fleming Island Plantation Community Development District.

NINTH ORDER OF BUSINESS – Discussion Topics

There being no discussion topics, the next item followed.

TENTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Ashford discussed concerns regarding landscaping. Discussion ensued.

Supervisor Szafranski requested easy access to all of the current contracts for Board members.

ELEVENTH ORDER OF BUSINESS – Audience Comments

There being no audience comments, the next item followed.

TWELFTH ORDER OF BUSINESS – Action Items Summary

Landscape projects to be discussed at the November meeting.
DM to send a letter to Ruppert to continue service until 1/01/2027.
GM to work with DC on security footage protocol.
DM to add $ amount to vendor contract sheet
DM to add closed session.

THIRTEENTH ORDER OF BUSINESS – Next Meeting Quorum Check: November 17 at 6:00PM

All five Board members presented stated that they would be attending the next Board meeting on November 17 at 6:00 p.m.

FOURTEENTH ORDER OF BUSINESS – Adjournment

Supervisor Cella asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Glickman made a motion to adjourn the meeting.

On a MOTION by Mr. Glickman, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:23 p.m. for the Fleming Island Plantation Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on November 17, 2026.

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** □ **Vice Chairman**

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EXHIBIT 16

MINUTES OF MEETING

FLEMING ISLAND PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee Meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District was held on Tuesday, October 27, 2026 at 8:05 p.m., at The Splash Park, 1510 Calming Water Dr., Fleming Island, FL 32003.

FIRST ORDER OF BUSINESS – Roll Call

Supervisor Cella called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Mike Cella	Board Supervisor, Chairman
Michelle Szafranski	Board Supervisor, Vice Chairman
Rodney Ashford	Board Supervisor, Assistant Secretary
Michael Glickman	Board Supervisor, Assistant Secretary
Rick Nelson	Board Supervisor, Assistant Secretary

Also, present were:

David McInnes	District Manager, Vesta District Services
Margaret Alfano	General Manager, Vesta Property Services
Fred Atwood	Field Operations Manager, Vesta Property Services
Jennifer Meadows	Amenity Manager, Vesta Property Services
Katie Buchanan	District Counsel, Kutak Rock
Ryan Stilwell	District Engineer, Prosser, Inc.

The following is a summary of the discussions and actions taken at the October 27, 2026 Fleming Island Plantation CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

SECOND ORDER OF BUSINESS – Audience Comments – *(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 General Manager outside of the context of the meeting.)*

There being no audience comments, the next item followed.

THIRD ORDER OF BUSINESS – Business Items

A. Exhibit 1: Consideration for Approval – The Minutes of the Audit Committee Meeting Held September 22, 2026

> On a MOTION by Ms. Szafranski, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board approved the Minutes of the Audit Committee Meeting Held on September 22, 2026, for the Fleming Island Plantation Community Development District.

B. Ranking of Audit Proposals

Mr. McInnes provided a brief explanation of how the scoring process would work.

1. Exhibit 2: Summary & Criteria Evaluation

2. Exhibit 3: Berger, Toombs, Elam, Gaines & Frank
3. Exhibit 4: DiBartolomeo, McBee, Hartley & Barnes
4. Exhibit 5: Grau & Associates
5. Exhibit 6: R. McIntosh CPA

C. Audit Committee's Recommendation for Auditor Services

> On a MOTION by Mr. Ashford, SECONDED by Mr. Glickman, WITH ALL IN FAVOR, the Board approved the ranking of audit proposals, for the Fleming Island Plantation Community Development District.

FOURTH ORDER OF BUSINESS – Adjournment

Supervisor Cella asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Glickman made a motion to adjourn the meeting.

> On a MOTION by Mr. Glickman, SECONDED by Mr. Ashford, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:20 p.m. for the Fleming Island Plantation Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on November 17, 2026.

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** □ **Vice Chairman**

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EXHIBIT 17

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. **David McInnes** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Jacquelyn Leger is appointed Assistant Secretary.

Dana Harden is appointed Assistant Secretary.

Christine Richie is appointed Treasurer.

Patricia Kehr is appointed Assistant Treasurer.

Scott Smith is appointed Assistant Treasurer.

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

PASSED AND ADOPTED this 17th day of November, 2026.

ATTEST**:**

FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson, Board of Supervisors

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EXHIBIT 18

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 25, 2026, the Board of Supervisors (**"Board"**) of Fleming Island Plantation Community Development District ("**District**"), adopted Resolution 2026-06 providing for the adoption of the District's Fiscal Year 2025/2026 annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual and anticipated appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2026-06 authorize the Board to amend the Budget at any time within Fiscal Year 2025/2026 or within sixty (60) days following the end of the Fiscal Year 2025/2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025/2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget

for Fleming Island Plantation Community Development District for the fiscal year ending September 30, 2026, as amended and adopted by the Board of Supervisors."

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2026-06, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-13 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17th day of November, 2026.

ATTEST:	**FLEMING ISLAND PLANTATION COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A

Amended Fiscal Year 2025/2026 Budget

Fleming Island Plantation CDD
General Fund
FY 2025-2026 Amended Budget

		FY2026 Adopted Budget	FY2026 Actual 10/1/25-9/30/26	FY2026 Amended Budget
1	**REVENUES**			
2	Special Assessments - Tax Collector	$ 3,533,212	$ 3,526,619	$ 3,526,619
3	Special Assessments - Discounts	(141,328)	(83,789)	(83,789)
4	Interest	75,000	149,234	149,234
5	Room Rentals	8,000	9,678	9,678
6	Swimming - Program Fees	1,000	142	142
7	Tennis Membership	2,500	300	300
8	Court Program Fees	500	2,127	2,127
9	Special Events	6,500	9,436	9,436
10	Access Cards	7,000	2,031	2,031
11	Other Miscellaneous Revenues	2,250	22,591	22,591
12	**TOTAL REVENUES**	**$ 3,494,633**	**$ 3,638,368**	**$ 3,638,368**
13	**EXPENDITURES**			
14	**ADMINSTRATIVE**			
15	Supervisor Compensation	16,000	12,600	12,600
16	Payroll Taxes	1,224	-	-
17	Arbitrage	600	600	600
18	Dissemination Agent	1,200	1,200	1,200
19	Engineering Services	30,000	87,797	87,797
20	Legal Services	45,000	49,511	49,511
21	Management Fees	62,339	62,339	62,339
22	Assessment Administration	9,360	9,360	9,360
23	Trustee Fees	4,000	4,000	4,000
24	Auditing Services	4,100	4,200	4,200
25	Postage & Freight	3,600	3,562	3,562
26	Insurance - General Liability	58,000	44,506	44,506
27	Printing & Binding	250	-	-
28	Legal Advertisements	3,200	1,634	1,634
29	Misc- Assessment Collection Cost	70,664	41,201	41,201
30	Misc - Credit Card Fees	600	26	26
31	Misc - Contingency	5,000	2,818	2,818
32	Office Supplies	300	205	205
33	Regulatory & Permit Fees	175	175	175
34	**TOTAL ADMINSTRATIVE**	**315,612**	**325,734**	**325,734**
35	**FIELD**			
36	Field Management	831,769	840,437	840,437
37	Web Site Development	2,000	2,000	2,000
38	Lifeguard Services - Contract	276,000	220,225	220,225
39	Janitorial Services - Contract	35,000	33,642	33,642
40	Security Services - Contract	60,000	63,322	63,322
41	Landscape - Contracts	688,577	775,419	775,419
42	Electric	85,000	75,158	75,158
43	Water	86,000	93,890	93,890
44	Aquascaping - R&M	66,500	67,900	67,900
45	Common Area - R&M	40,000	30,374	30,374
46	Electrical - R&M	33,000	8,961	8,961
47	Other Landscape - R&M	160,000	94,893	94,893
48	Irrigation - R&M	36,000	68,396	68,396
49	Misc - Holiday Décor	12,000	12,928	12,928
50	Operating Supplies - General	15,000	13,690	13,690
51	**TOTAL FIELD**	**2,426,846**	**2,401,235**	**2,401,235**
52	**PARKS & RECREATION**			
53	Telephone - Field	12,500	11,309	11,309
54	Internet & WiFi - Gazebo	1,600	1,638	1,638
55	Electric - General	36,000	32,092	32,092
56	Refuse Removal	5,500	10,560	10,560
57	Water & Sewer	28,000	45,262	45,262

Fleming Island Plantation CDD
General Fund
FY 2025-2026 Amended Budget

		FY2026 Adopted Budget	FY2026 Actual 10/1/25-9/30/26	FY2026 Amended Budget
58	Lease - Copier	10,000	6,718	6,718
59	Air Conditioner - R&M	3,500	1,878	1,878
60	Fire Supression System - R&M	700	700	700
61	Grounds - R&M	16,000	9,703	9,703
62	Pest Control - R&M	1,000	2,346	2,346
63	Tennis Courts - R&M	24,000	21,257	21,257
64	Pickleball Courts - R&M	1,000	500	500
65	Event Expense	40,000	47,618	47,618
66	Termite Bond	750	1,000	1,000
67	Licenses & Permits	700	-	-
68	Amenity Center Equipment	5,000	6,102	6,102
69	Contingency	10,000	7,960	7,960
70	Office Supplies	4,000	2,767	2,767
71	Cleaning Supplies	1,000	957	957
72	Operating Supplies - General	7,000	3,629	3,629
73	Operating Supplies - Pool Chemicals	33,000	26,626	26,626
74	Operating Supplies - Pool & Splash Pad	5,000	10,583	10,583
75	Subscriptions & Memberships	2,500	3,855	3,855
76	**TOTAL PARKS & RECREATION**	**248,750**	**255,059.84**	**255,059.84**
77	**COMMUNITY CENTER**			
78	Telephone	6,500	6,592	6,592
79	Electric - General	22,000	20,324	20,324
80	Refuse Removal	4,400	-	-
81	Water & Sewer	20,000	23,983	23,983
82	Air Conditioner - R&M	1,000	640	640
83	Fire Supression System - R&M	1,500	942	942
84	Grounds - R&M	10,000	12,701	12,701
85	Pest Control - R&M	650	1,114	1,114
86	Outdoor/Fitness - R&M	2,000	-	-
87	Rec Center Equipment	2,000	1,608	1,608
88	Termite Bond	375	-	-
89	Licenses & Permits	500	1,375	1,375
90	Contingency	8,500	8,167	8,167
91	Office Supplies	500	161	161
92	Cleaning Supplies	1,000	430	430
93	Operating Supplies - General	2,000	2,640	2,640
94	Operating Supplies - Pool Chemicals	33,000	36,766	36,766
95	Operating Supplies - Pool & Wading Pool	2,500	9,719	9,719
96	**TOTAL COMMUNITY CENTER**	**118,425**	**127,162**	**127,162**
97	**RESERVES**			
98	CDD Amenity	325,000	441,866	441,866
99	Splash Park	60,000	44,628	44,628
100	**TOTAL RESERVES**	**385,000**	**486,494**	**486,494**
101	**TOTAL EXPENDITURES & RESERVES**	**$ 3,494,633**	**$ 3,595,685**	**$ 3,595,685**
102	**EXCESS OF REVENUE OVER/(UNDER) EXPENDITURES**	-	**42,683**	**42,683**
	OTHER FINANCING SOURCES & USES			
	Transfers In	-	-	-
	Transfers Out	-	(6,355)	(6,355)
	TOTAL OTHER FINANCING SOURCES & USES	**-**	**(6,355)**	**(6,355)**
103	**NET CHANGE IN FUND BALANCE**			
104	Fund Balance Beginning	2,267,916	2,307,918	2,307,918
105	**FUND BALANCE - ENDING**	**$ 2,267,916**	**$ 2,344,246**	**$ 2,344,246**

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