

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, February 16, 2016 at 2:30 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, FL 32034.

Present and constituting a quorum were:

Chris Kuhn	Chairperson
Chris O'Bannon	Vice Chairman
Greg Matovina	Assistant Secretary

Also present were:

Dave deNagy	District Manager
Jason Walters	District Counsel (by phone)
Dan McCranie	District Engineer
Wesley Hunt	Evergreen Lifestyles Management
Jennifer Erickson	Evergreen Lifestyles Management

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 2:36 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 19, 2016 Meeting

Mr. Matovina stated on Page 7, Seventh Order of Business, the last sentence, it should be AV Homes, not Davy Homes.

On MOTION by Mr. Matovina, seconded by Mr. Kuhn with all in favor the Minutes of the January 19, 2016 meeting were approved as revised.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2016-03
Ratifying Sales of Series 2016 Bonds**

Mr. Walters stated this is pretty straightforward, and we like to do this after any financing activities. At the last meeting we approved certain documents and certain things will also occur afterwards. This resolution will ratify the action that the chair and everyone takes in terms of consummating that transaction.

On MOTION by Mr. Matovina seconded by Mr. Kuhn with all in favor Resolution 2016-03 Ratifying the Sales of the Series 2016A2 bonds was approved.
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FIFTH ORDER OF BUSINESS

Other Business

Mr. deNagy stated we have two proposals that were emailed this afternoon. One is from Prosser, and the other is from FP&L.

Mr. Kuhn stated the first one is from Prosser. You might recall we entered into an agreement with them over the course of the last couple of months. That agreement is now signed. This would be Task Authorization 1 for them, which is the landscape irrigation and hardscape design to compliment Dan's engineering design for the Phase 2 work. They have a few distinct scopes of work that has to do with the landscape, the irrigation, and the hardscape. They propose Not To Exceed amounts for each one of those phases. This is for their work in the common areas of the community.

Mr. Matovina stated I notice it doesn't include irrigation, it includes irrigation design?

Mr. Kuhn responded it does include irrigation design. It may not be called that explicitly, but it does.

Mr. Matovina stated it says on 3.2 irrigation, survey, electrical engineering design is not included.

Mr. Kuhn responded that is not what we discussed.

Mr. Matovina stated I will move for approval with the word "irrigation" crossed out.

Mr. Kuhn stated we can do that or we can do this as a Not To Exceed subject to finalizing the scope. We definitely talked about irrigation design with them for this scope of work.

On MOTION by Mr. Matovina seconded by Mr. Kuhn with all in favor the Prosser proposal (Task Authorization #1) was approved subject to removal of irrigation caveat in Section 3.2.

Mr. Kuhn referenced the FP&L proposal and stated Dan and I have spent time with the FP&L staff in support of the underground distribution electrical services that the community will require in support of streetlights and the balance of the Phase 2 area. There is series of costs and credits that is based on state approval and is standard. When you take the charges and credits, the net of that is a tariff amount of \$7,316.87 for them to continue with the power in the next phase of the community.

Mr. McCranie stated this is the installation of lights as well, and the HOA has to pay the maintenance of the lights just like they do at Phase 1.

Mr. Kuhn stated I believe the CDD is paying the streetlight bill.

Mr. McCranie stated whoever pays Phase 1, they are going to tie that in, so there is not going to be a Phase 1 and a Phase 2 bill.

Mr. Matovina stated I will move approval of the expenditure as well as the execution of the underground distribution facility installation agreement, the underground conduit installation agreement, the underground equipment crossing agreement, and the notification of FP&L facilities.

Mr. Walters asked that Mr. Matovina amend that to have the approval in substantial form.

On MOTION by Mr. Matovina seconded by Mr. O'Bannon with all in favor the proposals from FP&L were approved in substantial form.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Walters stated I don't have additional items for the board.

B. Engineer

Mr. McCranie stated Chris will know more about the timbering part of everything, but my understanding is that the timbering that is going on is nearly complete.

Mr. Kuhn stated the Phase 2 area is complete, and they will be harvesting the future phase areas for probably the balance of the month.

Mr. McCranie responded okay. Apart from that, AJ Johns is coming in, and they will start the underbrushing and clearing. AJ Johns still owes me some paperwork so we can set the pre con. Chris and I will be talking about setting up semi-monthly or some type of periodic meetings to get construction status and get them moving forward. Their clock is ticking from the contract date. They wouldn't be able to do anything until the trees got out of the way anyway, so they have to wait for that.

C. Manager

Mr. deNagy stated I don't have anything.

D. Community Manager - Report

Mr. Hunt stated the rest of the tree trimming will be done the first week of March, so all the live oaks will be done at that point. The only thing I have is we have a resident that is having a wedding in March, and she wanted to have wine and beer. She sent over a COI for insurance purposes, however, it didn't have correct language on it. I sent it back to her insurance company and said that we needed the required language in it. They haven't gotten back to me yet. The wedding is March 19. It has to have the COI, and it has to have board approval. If they don't get it in by the next board meeting, they don't get to have it.

Mr. Matovina asked do we want to authorize the chairman so we don't mess up somebody's wedding.

Mr. Kuhn stated I think it makes sense to approve that if they have the right form and right language.

On MOTION by Mr. Matovina seconded by Mr. O'Bannon with all in favor to authorize the Chairman to approve wedding requests that may occur prior to the March 15 board meeting was approved.

SEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

There were no supervisor requests.
There were no audience members present.

EIGHTH ORDER OF BUSINESS Financial Reports

- A. Balance Sheet & Income Statement**
- B. Approval of Check Register**
- C. Special Assessment Receipts Schedule**

Mr. deNagy stated a copy of your financial statements is included in your agenda package as of January 31, 2016. The total of the check register is \$13,450.46.

On MOTION by Mr. Matovina seconded by Mr. Kuhn with all in favor the check register as of January 31, 2016 in the amount of \$13,450.46 was approved.

NINTH ORDER OF BUSINESS Next Scheduled Meeting for March 15, 2016, at 2:30 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach

Mr. deNagy stated the next scheduled meeting is March 15, 2016 at 2:30 p.m. at this location.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Kuhn seconded by Mr. Matovina. with all in favor the Meeting was Adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman