

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, October 18, 2016 at 2:00 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	Supervisor
Rose Bock	Supervisor

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 2:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 20, 2016 Meeting

On MOTION by Mr. O'Bannon, seconded by Mr. Kuhn with all in favor the Minutes of the September 20, 2016 meeting were approved.
--

FOURTH ORDER OF BUSINESS

Ratification of Requisition Nos. 1-21

Mr. deNagy stated these are the capital requisitions for the Phase 2 work. An outline of the requisitions is in your agenda package behind Tab 4. Unless there any questions, I would look for a motion to ratify Capital Requisitions 1-21.

On MOTION by Ms. Bock, seconded by Mr. Kuhn with all in favor Capital Requisitions 1-21 were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-01,
Amending the FY16 General Fund Budget**

Mr. deNagy stated this is under Tab 5 of your agenda package. We had some expenditures for security, landscape extra, and facility maintenance that exceeded our budget. We adjusted our revenue to account for the funds needed, so this amended budget for FY16. Unless there are any questions, I would look for a motion approving Resolution 2017-01.

On MOTION by Mr. Kuhn, seconded by Mr. O'Bannon with all in favor Resolution 2017-01 was approved.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Walters stated I have no action items for the board.

B. Engineer

Mr. McCranie stated four months ago, we did our annual report, and we checked out the condition of the roadways. We mentioned that we were starting to have some slight failure in certain areas of the asphalt, specifically on Spruce Run Drive where we had one area and along the main concourse here. The pictures I have submitted to you show other areas that are deteriorating more, which is caused by lots of traffic along with high water table in the area. The areas are pumping and causing some failure. We would like to be able to go get bids to be able to figure out the best remedy for repair. We knew about Spruce Run, and that has been

patched. We knew we were monitoring this area, and we really want to be able to come back and give you bids for the next meeting. I would ask for authorization for me to create a scope of work and go get bids for the repair of these asphalt areas. At the corner of Calumet and Beressa, it is not failing, but it is starting to drop lower. It could be a leaking storm pipe causing some infiltration of the lime rock and then losing its structure. We are also checking to make sure all of the pond orifices have been cleaned out to make sure the water table is drawing back down and find out what is keeping the water table as high as it is in the area.

Mr. Kuhn asked do you need an RFP?

Mr. deNagy directed his comment to Mr. Walters stating I don't think we need an RFP for the scope of work. I am not sure of the cost and what the threshold is. Do you know what the threshold would be for the RFP?

Mr. Walters responded I don't think we are going to break it here. It is a little bit north of \$250,000 I believe. I am going to check. If we can get some preliminary numbers and we are far in excess of that, we can come back and go through that process.

Mr. McCranie stated what I will attempt is to have at least three contractors. We have a good list of those that have bid the project in the past. They know the area. We can get competitive bids and bring that back to you at the next meeting.

On MOTION by Mr. Kuhn, seconded by Ms. Bock with all in favor for the Engineer to prepare a scope of work and obtain bids for repair of asphalt was approved.

Mr. McCranie stated regarding construction, I think we know where it stands. They are somewhat behind schedule on hauling all the dirt off. As they were laying some asphalt, the county stopped them and had issues with some compaction of the lime rock there. Instead of arguing with Pat about standards, they ripped out that asphalt and they are redoing the asphalt now.

Mr. Kuhn stated it seems their completion date, unless we gave them a change order, was this week.

Mr. McCranie responded yes, I would have to look back at the specific date, but it is coming up very soon. I will check on it.

C. Manager

Mr. deNagy stated I don't have anything at this time.

D. Community Manager - Report

The report is located in the agenda package under Section VII-D

Ms. Erickson stated other than the storm and the clean-up, everything is fairly quiet. We have done a lot of maintenance projects. We still have a lot in progress that has been delayed due to the storm. The security cameras will be in place. They put the wiring down this weekend, and Monday they will install. We will be up and running by Wednesday with the new security cameras for the Amenity Center. I have an estimate, which was prior to Matthew, from Fast Signs for repair and repaint of signs throughout Phase 1. The amount is \$2,520 for all the man-hours to do so. We have six signs in the community that will have to be pulled and re-laid because they are now bent due to the storm. They will stand by this estimate and quote any additional repairs. We lost six elm trees during the storm. I have not received the estimate for that.

On MOTION by Mr. Kuhn, seconded by Ms. Bock with all in favor the proposal from Fast Signs in the amount of \$2,520 to repair and repaint street signs in Phase 1 was approved.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There were no supervisor requests.

Jim Dragonette, 85201 Majestic Walk spoke. My concern is the constant trail of the dump trucks back and forth. I understand we are expanding and building homes, so we need materials. I sat in my drive this morning, and I counted just dump trucks going back and forth, and in one hour's time, I counted 68 dump trucks. Every time a dump truck goes by, you can feel the vibration. If it is windy out, a lot of the debris just blows around the neighborhood. It gets in our screens, on our windows, on our houses, and I would like to know how long this is going to go on. Who is responsible for all the traffic back there, and what is going to be the resolution?

Mr. deNagy responded I know we have a couple of projects going on back there right now. I think there is some work that is about ready to finish up.

Mr. Kuhn stated the development work back there is construction of Phase 2, which is 134 lots. We are scheduled to be complete this month. That road is the District's road, so the District is the owner of those improvements. The dump trucks, I don't know why they have back-loaded the job relative to removing material. Typically that work, as you can imagine, is on the front end. In this case, the project was primarily an export project meaning there is more material on the job. Generally this is true for all phases. There is more material on this piece of property than it needs in terms of developing the phases. As you dig those ponds, you use that dirt to build the roads and the lots, but there is still an excess amount that has to go somewhere. In this case, the contractor basically bought that dirt when they bid the job, so it is theirs to haul off. Typically that happens a lot sooner than now. They were probably going to sell it?

Mr. McCranie stated my understanding is they had it sold, but then that fell through. It is not typical or efficient to wait until this point in the job. At the same time, we as the owner don't control the contractor's means and methods. They have to give to us a completed project and work product. This board has wrestled with the traffic for the last 90 days. In some ways we have been misguided, not intentionally, but I think we all thought that the airport would be done before it went out. We looked really hard in late summer at constructing a haul road behind the access easement that is behind some of the homes. By the time we got to understand what the county said it would require to build that road and the time it would take to permit that road, we felt like that road would be obsolete almost before it was built. In other words, the work would be done by the time Dan could engineer the road, permit the road, and basically construct it where the contractor could use it. Dan is looking at that road as a point of access and ingress and egress for future phases. I realize it has been a point of frustration for the community and is an inconvenience. We know there is some damage to the road that needs to be taken care of. We are working to do that.

Mr. McCranie stated this time last month, I think that is when we talked about the access easement, or two months ago we talked about it. At that point we anticipated from the schedule of the contractor that they would be completed in a month, and that is how long it was going to take us to go through the permitting process with the county to be able to officially use that back access. We all made the decision not to because it wasn't going to make sense to

spend the money. We all agree that in future phases, we will be making sure it is in the contract that construction will use that back access point.

Mr. Dragonette stated still it is over 500 trucks a day, and you said you were going to go on for 40 days. That is a lot of trucks. If there is no construction entrance, are there any plans to make another entrance/exit to the community. How many sites are back there, a couple of hundred?

Mr. Kuhn responded the community is approved for 749 lots.

Mr. Dragonette stated say you build all that, and everybody is still going up and down this road, that is the only way in and the only way out.

Mr. Kuhn stated I expect the frustration may be the same when people are using the access road. This property is bound by wetlands, and it is a difficult site to access. We will certainly consider in future phases any way we can to get in the property, but the geography and the shape of the property and where we touch public right-of-ways make it difficult to get into other parts of the property.

Mr. Ross Roberts, 85219 Majestic Walk Blvd. Dan, I appreciate the fact that you are looking at the road. I would suggest that you are woefully underestimating the repair cost. I will submit to you that probably the entire length of Majestic Walk Blvd is going to need to be repaired at some point. The entire surface of the road is rough. As far as the second entrance, I appreciate your looking into it. I also appreciate your frustration about creating a second entrance into the community. I did some research, and there are two landowners that own property between us and Amelia Concourse. So I would submit to you that surely between those two landowners, we might be able to buy a sliver of land to the right of the easement. I know the original developers, and I would submit that Spruce Run was not a solution for the two communities as a second entrance. It is really a connector road that creates one entrance for our property. The H2O problems you referred to, are you aware of the water problems we had along Champlain originally before you put up the second building phase? We had problems of flooding the neighborhood when they dug a canal back there into the main pond to drain all that wetland over there because Champlain used to flood on a regular basis. Now they have created lots in that area where the canal used to be. Can you clarify the behind schedule and how much longer the expectation is we will be at the mercy of these dump trucks going back and forth and destroying our road?

Mr. McCranie responded to let you know schedule wise, I will have to find out through AJ Johns and find out if they have submitted any rain delay days over the course of the contract. The anticipated day was next week, I think, for substantial completion of the project, and there are daily charges to the contractor for being late that they will have to pay back to the CDD if they do not meet their schedule. I don't have the current deadline information with me. I can find it out and certainly have it for the next meeting. I don't think there is any plan now or in the future for a permanent secondary access to the subdivision. They bid the plan using that trail road as a construction entrance.

Mr. Dragonette stated people are already putting their houses on the market right now in this neighborhood because of the frustration with the single entrance, and it is exacerbated by the dump truck traffic. With 748 homeowners, two cars each, that will be 1,500 vehicles that may possibly use the road. Long term, we need to come up with some kind of solution for a dual entry/exit into this neighborhood. I am just pleading that we explore the options.

A resident on Champlain Drive spoke about the flooding. Mr. McCranie responded in general we are aware of the flooding along that whole roadway. There are a lot of wetlands that that are supposed to flow through our subdivision and come in through those pipes that go under the main road. We need to make sure there is no clogging, and what I will also be able to do is go back there and see if we can figure out a different and better permanent solution to make sure that water gets to the wetland crossing to flow through. That is where it is wanting to go and where it is trying to go.

Mr. Mark Brown, 85212 Majestic Walk. I have water problems galore in my backyard. My whole backyard is underneath water right now. I have a river coming down between one they are building right now plus mine. I have got sand coming out in front of my house, pretty much is where it is breaking down considerably. Within the last 24-48 hours, it has tripled in size. You said you were going to take bids and talk about it in a month. What is that going to look like in a month's timeframe with all of these dump trucks going through? Why are we waiting a month I guess is what I am asking? I understand the bid, but this can be done relatively quickly. Why isn't this being fixed quicker on the road system so we don't have it continue to break down. You are causing more money in the long run by leaving it broken up for a month when it continues to break up every day.

Mr. Kuhn stated if we need to have a special meeting to authorize that sooner, we can do that. Our goal isn't to take a month to do it. We want to do it as quickly as we can.

Mr. Brown stated literally within 24 to 48 hours it was this big around. Now it is 25 feet long just in two days. Imagine a month from now. At least get a patch put into it so it doesn't continue to break down. I've got as much problems as Champlain does. It is not just down the dead end. It is through that whole back area.

Mr. McCranie stated if you have photos, I will certainly look at those and see if we can try to figure out exactly what the final solution can be.

Ms. Bernice Scheele, 85150 Majestic Walk and the same issue I am having as well. I have pictures to show you. Somebody has to take some kind of ownership because we have a serious problem. We can eventually see sinkholes. I would also like to address the contractor issue. You weren't sure how far along they are. We have paid them quite a bit of money already. I find it hard to believe they are almost 100% complete. I am not sure why we are paying for stuff they haven't completed. I also talked to the superintendent today to bring to his attention that the home being built next to ours is still in standing water. The construction road is unacceptable. The contractor is responsible for removing standing water. We live in Florida, we have mosquito issues, this is a health environment issue that needs to be addressed. I have been documenting it. Before the storm, during the storm, after the storm, we have had enough time for this water to recede. You need to get a pump and start pumping that water out. It needs to go somewhere. He said well we don't have anywhere for it to go. Yes you do. You have another pond across the street. You run a pipeline, and you get the water out because this is affecting our property. We have only lived here three months, and I am really upset with the investment that we made because we have water in our backyards now. I can't let my dogs out because I am worried about the snakes coming in. This is a health issue that needs to be addressed, and the contractors should be held accountable. We are facing more sinkholes. There is one that is about to start behind our home right now because the water is still there. Somebody needs to take care of this problem or we going to have potholes all up and down Majestic Walk Blvd.

Mr. Art Salvi, 85050 Majestic Walk Circle. I disagree when you say the water table is doing the damage. I ride my bike up and down here four or five times a day, and I watch these trucks go by, and there is a seam in the middle of the blacktop in the middle of the road, and

when trucks go by, on the truck side you can see that earth moving at that seam. How come they don't have covers on the trucks?

Mr. Tony Skinner, 85181 Majestic Walk. I want to know who is going to pay for these repairs? AJ, who owns the removal of all this debris, is actually in a lawsuit right now with the condo association for pavement distress. I want to know who is going to pay for it. If not him, do we have to sue him to get it? Or, you said he owns the fill. Come on. I would like to say that when you do the work, you do it right and fix all other problems like speeding, put speed bumps in. You need speed bumps on this road. It is straight and narrow, people fly down this road. Fix the road and fix it right. I want to at least get it back to when I bought in here. We have seen 10 years worth of damage on this road in six months. I would estimate it closer to 100,000 trucks going by. I have an office that faces the street, and I count them on a regular basis. I am a statistician. I do sampling. This has been going on for six months. I will tell you one thing you can do right now is stop the dump trucks. Stop them right now. You guys toss the ball around, oh it is them, it is them, no, you are responsible to us. And we want you to do your job. The one thing I want you to do today is stop the dump trucks.

Mr. Leon Whitko, 85069 Apoka Ct., stated for every home that is being built, the developer has not swept the road. There is no excuse for that. Also, I had a tree come down. When is the community going to pick it up?

A resident stated maybe we need to reassess the entire hydrology in the entire neighborhood. I have flood insurance on my house, which is the just past the circle. When we had a storm 6 or 7 years ago, the pond flooded. I was going to cut channels on the far side of the pond because the far side pond is 18" higher. There was a very slow moving storm. We were fortunate this time, this one was fast moving out. The flooding from the last storm was exponentially higher than this one, but the far side of the pond the water was in my yard eight feet from the house. My point is we have a problem with water, and there are many instances where that is evident. Maybe we need to re-evaluate the entire neighborhood for future problems.

Mr. Craig Brewis, 85203 Majestic Walk. Who are the responsible parties for repairing that road on Majestic Walk Blvd.?

Mr. deNagy responded that is the District's responsibility.

Mr. Brewis asked is the developer liable for any of this? Are the Phase 2 bondholders liable for this?

Mr. deNagy responded I think that is something we need to look into at this juncture.

Mr. Brewis stated I think an expedited answer would probably alleviate a lot of people's anxiety at this point. You guys have been talking about it for six months, and here we are with a once in a lifetime storm hopefully. Waiting 60 days for an emergency repair is going to end up costing us the homeowners more.

Mr. Adam Highfill, 85132 Majestic Walk Blvd. I echo everything that has been said. I felt like my house was the worst house for drainage issues in the whole neighborhood. Obviously that is not the case. My yard is a constant flood. I can't mow my grass in the back yard right now because it is that spongy. We just had a normal storm on Monday night, and I watched my yard fill up in 20 minutes. I can't let my dogs go back there. My house is the last house before you get to the conservation area. There is that little empty track of land, which is pretty much worthless. I have to stack sandbags over there, and it is ridiculous. I shouldn't have to own flood insurance. That little creek that flows through there, the pipe needs to be bigger to let the water run through. That creek is overgrown. There are pallets back there and snakes galore. I want to be on record that this is an issue that has gone long enough. This whole group is at a breaking point, and we are sick and tired of it. Also, I think these types of meetings should be held at 7:00 in the evening so that normal people that work for a living can come to these meetings.

Mr. Whitko stated I don't know if anybody has experienced a water pressure drop at their homes. I have noticed it for the past month, and I took a reading today. There was 60 pounds of pressure. The only thing I can think of is the developer is using the water for the project. Do you know the answer of why the water pressure is low?

Mr. McCranie stated 60 pounds is plenty. From what I hear from what JEA promises to provide to everybody is 60 psi. There are times if they were cleaning out lines or doing pressure tests or things like that in which they are running a hydrant, then the minimum flow that you should have is 20 psi, and that is the minimum you can go down to. That is all JEA.

Mr. deNagy stated that is an issue you need to take up with JEA.

Mr. Whitko stated I have lived in five houses, and it is the lowest pressure I have ever had. Going back to my previous question about the down trees.

Mr. deNagy stated if the CDD was notified that there was a dangerous tree behind someone's home, the CDD will clean up the tree on the CDD property, and the homeowner is responsible for cleaning up the tree on their property.

Ms. Erickson stated we do have a date, but it is going to take them up to 2.5 weeks to get all the trees completed. They do have you on their agenda. If they don't get it done by this week, they will have it done next week.

Mr. Whitko stated AT&T are putting in the outer shell casing for upcoming fiber optics, but they left large roots sticking up. Does anybody know when they are going to come back? It was two weeks ago. They are not responding when I call them up, but maybe from the HOA, someone speaking for the HOA?

Mr. deNagy stated you can check with the HOA. The CDD really does not have anything to do with what AT&T is doing.

Mr. Kuhn stated I would like to say on behalf of the board and the staff, we take the comments and concerns seriously. The District, the HOA, the developer, the homeowners all have an investment here. I understand it is your home, but at the end of the day, we are interested in the value of this community and making sure it is as nice as it can be. I will ask the staff to publish an update every Monday on what we have accomplished that week relative to our investigation of the drainage issues, our bidding process, and our efforts to get bids in for consideration. We need an update for what was accomplished the week prior and what is on the schedule for the current week while we address these issues. We will do everything we can to facilitate that groundwater getting where it needs to go. We do care about the community, and we have made a number of improvements here. We do take your comments and concerns seriously, and we will work on them straight away.

Mr. McCranie stated I agree if we let this happen for 30 or 60 days, it will just get worse and worse.

Mr. Kuhn you are authorized to do an emergency repair. Get with Dave and Jason on the areas that need it.

Mr. McCranie stated at least we can get a patch started.

Mr. Walters stated for stopgap measures, what we can do is identify critical path items, triage everything. Any items that are identified that may become worse, I think we can get

those done in consultation with the chairman, and then come back when we meet next and get those expenses ratified and have a more long-term global solution at that meeting as well.

Mr. McCranie stated immediately I will get some kind of cold patch done, get pricing, get your approval, and get it out there and done as quickly as we can. I would like authorization to go look back behind that trail road and see if we can come up with a better permanent solution for a drainage, maybe increase the one single pipe to larger pipes so that we can get more flow through there.

NINTH 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 August 31, 2016. The total of the check register is \$66,923.92.

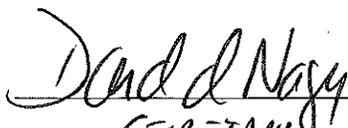
On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor the check register in the amount of \$66,923.92 was approved.

TENTH ORDER OF BUSINESS Next Scheduled Meeting for November 15, 2016, at 2:00 p.m. (Landowners and Board of Supervisors) at the Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach

Mr. deNagy stated the next scheduled meeting is November 15, 2016 at 2:00 p.m. at this location.

ELEVENTH ORDER OF BUSINESS Adjournment

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



SECRETARY



CHAIRMAN

October 18, 2016

Amelia Walk CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman