

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, March 20, 2017 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:

Mike Taylor	Chairman
Gregg Kern	Supervisor
Rose Bock	Supervisor

Also present were:

Dave DeNagy	GMS
Daniel Laughlin	GMS
Jason Walters	District Counsel (by phone)
Dan McCranie	District Engineer
Jennifer Erickson	Evergreen Lifestyles Management
Liam O'Reilly	Greenpointe Communities

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin 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 February 20, 2018 Meeting

On MOTION by Mr. Taylor seconded by Ms. Bock with all in favor the Minutes of the February 20, 2018 meeting were approved.
--

FOURTH ORDER OF BUSINESS

Acceptance of the Minutes of the February 20, 2018 Audit Committee Meeting

On MOTION by Ms. Bock seconded by Mr. Taylor with all in favor the Minutes of the February 20, 2018 Audit Committee meeting were accepted.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Walters stated I don't have any action items for the board today. On the construction side, we made it through the protest period with no issues. We have everyone signed up with the Notice to Proceed being issued and a firm start date, so that clock is start counting soon. I understand there was a pre-construction conference with several folks from the District, the construction company, and the landowner. I believe it all went very well. We will move full steam ahead on the next phase of construction. On the final thing, they just printed LOM last week. They will start to get prices rolling in, and the contemplation is that we will come in at the April meeting with the final numbers resolution once we have the pricing down, and we will pre-close on the same day as the April meeting. The final closing will occur within a day or two after that. I think they are moving ahead according to schedule, and we will let you know if anything pops up.

Mr. Taylor asked when is the April meeting:

Mr. deNagy responded April 17.

Mr. Taylor asked did we ever get the payment for performance bonds?

Mr. Walters responded we did. We got the copy of the bonds, and those will be attached to the what we will be filing here shortly.

B. District Engineer

Mr. McCranie stated I will talk about the construction of Phase 3. We had a pre-construction meeting this morning with JEA, and everything went very well. They are very comfortable with the contractor you chose. They have a good working relationship with Earth Works, and that will make it more smooth. I talked to one of their superintendents, and they have done their clearing limits today, and they expect next week they are going to start doing

clearing in earnest. They have every reason to believe they are going to stay on schedule. They are taking photos. The logging guys got a little deeper in the wetlands than we needed them to, so I said keep that documentation so if we have any issues, we will be able to not point fingers at them. Other than that, I don't know if there are any other issues.

Mr. Taylor stated at the end of Calimat, did we have a discussion about doing a sidewalk tie-in with the cul-de-sac?

Mr. McCranie responded we have had those discussions a couple of months ago, right next to the mail kiosk, and we were going to make that little connection and then right where it ends on the other side of the cul-de-sac, make a little connection. If I recall correctly, someone was going to ask AV whenever they were pouring concrete to pour that little bit.

Mr. Taylor stated I think we did commit to the residents to do that.

Mr. McCranie stated I know we discussed it, but I don't know what your commitment level was.

C. District Manager

Mr. deNagy stated we have our operating budget coming up for FY19. We have to have the budget approved by June 15. We don't meet until June 20, so that means maybe at our May meeting we will do our budget approval. We will get the budget out sometime in April. I can have it on the agenda for the April meeting.

D. Community Manager - Report

Ms. Erickson stated one CDD violation. We have someone making donuts in the field. I have met with landscapers. They feel that the grass will grow back versus having to re-sod. They are going to keep an eye on it to see if gets worse or doesn't improve. We did get the contract signed with the Nassau County Sheriff's Office, so we patrolling through our community at no cost to us. For maintenance things, we found a water leak. The pool main seal had a bust in it. I am working with JEA to get credit. I am waiting a second report, and part of the filtration system may have to be replaced, which is about a \$700 to \$800 fix. We had a major backflow issue, but that has been repaired. The Easter Egg hunt is coming up, and the Sangria Social will be in April.

Ms. Bock asked did the donut person get nabbed?

Ms. Erickson responded they did not. They did it on a Sunday night. It was noticed Monday. There were people out there on Sunday afternoon, so it wasn't like that at that time.

It was a small SUV or pick-up truck. Apparently they did the same thing to the dirt mound behind us as well.

Mr. Taylor asked about the mold remediation process.

Ms. Erickson responded they showed up today, so I will have an estimate in two days.

We will have three different options.

Mr. deNagy stated regarding the donuts, was that District grass?

Ms. Erickson responded it is.

Mr. deNagy stated we had a similar incident at another District, and we were able to file an insurance claim to have that fixed.

Ms. Erickson stated okay, I can get an estimate. I did call the Sheriff's Department, but they would not come out.

SEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

There were no supervisor requests.

Audience Comments

An audience member stated I have been asking for this for months. When the Sheriff's Department starts monitoring the neighborhood, what can we expect, how aggressive are they going to be?

Ms. Erickson responded they are going to come in, they are going to have the "this is your speed, this is the speed you are supposed to have" flashing lights like you see going into downtown. They will provide that for a week, and then they will fairly aggressively start. If it is 25, and you are going 26, you are okay, if you are going 28 you will get pulled over. Because this is residential, they are extremely strict. Fines are higher for residential versus on the highway.

The audience member said this is a forever thing, right?

Ms. Erickson responded correct. There will also be parking issues violations as well.

Mr. Taylor stated the agreement can be cancelled at any time.

Mr. Dan Schwizer, 85185 Champlain Drive. I have a easement piece of property right next to us. I am curious when they are going to seed that grass or put grass down?

Ms. Erickson stated there are several easements that I have contacted AV for that they have scraped. They have not sodded them yet. They said they will. Maybe you can push them a little bit harder.

EIGHTH ORDER OF BUSINESS Financial Reports

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

Mr. Laughlin stated a copy of your financial statements is included in your agenda package as of February 28, 2018. The total of the check register is \$26,182.61.

On MOTION by Mr. Taylor seconded by Mr. Kern with all in favor the check register in the amount of \$26,182.61 was approved.

**NINTH ORDER OF BUSINESS Next Scheduled Meeting for April 17, 2018
at 2:00 p.m. at the Amelia Walk Amenity
Center, 85287 Majestic Walk Circle,
Fernandina Beach**

Mr. Laughlin stated the next scheduled meeting is April 17, 2018 at 2:00 p.m. at this location.

TENTH ORDER OF BUSINESS Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman