

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, June 19, 2018 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 Hill	Chairman
Greg Matovina	Vice Chairman
Gregg Kern	Supervisor
Mike Taylor	Supervisor

Also present were:

Dave DeNagy	GMS
Daniel Laughlin	GMS
Jason Walters	District Counsel (by phone)
Dan McCranie	District Engineer (by phone)
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

Jeff Zola, Champlain Drive, said flooding is particularly bad in his yard, but since there will be discussion about that, he wanted to address other issues. Construction is not supposed to start until 7:00 a.m. There are sometimes contractors and workers onsite at 5:00 to 5:15 a.m. I have heard the beeping of trucks off-loading material at 5:15a.m. Our yard has been a dump because of construction trash. There has been a dishwasher box in the scrub brush behind the lot next to us for four months. Nobody is cleaning up or even looking at the trash that is around. In my viewpoint it is very excessive. Tires have had to be serviced because of nails. I have found magazines of nails lying in the street. Also, there is too much traffic going too fast, especially on the access road when it is passable. One day a little after 5:00, there were three young guys in pick-up trucks that flew by. Also, there is no dust control. I watch water trucks drive by on that road and not watering. Between the loaders, diesels, trucks, and trees brought

out, it is incredible the amount of dust and dirt that is stirred up. I would like attention paid to those types of things.

Mr. Taylor stated I will speak on behalf of the board. We have a representative from GreenPointe Communities here, (Liam O'Reilly) and we will consult with him to make sure that the contractors that are out there will be notified of all these issues. We will also ask Jennifer to talk to the builder as well.

Ms. Erickson stated I spoke to the builder yesterday about clean-up and speeding. I did actually track down some of speeders and spoke directly with them.

Mr. Taylor stated we are aware that speeding has been an ongoing issue. We will notify the site contractor doing Phase 3 and 4 and also the builder. The builder will have to contact their suppliers about the issue.

Resident Mike Lewis, Champlain Drive, sent an email to Jen regarding flooding. I know we are not the only ones in the community affected by the flooding, but we still have standing water behind the house. We have noticed a lot of mosquitoes as well. A notice was put out that mosquito-borne viruses have now been detected in Nassau County. We are very concerned about the standing water. It is a possible health risk to the community. The health concern is a big issue for us. We have contacted the county and have asked Jen to notify some people to find out what we can do to get mosquitoes sprayed. It hasn't happened, and we haven't had a whole lot of success, so it is still a major concern.

Ms. Erickson stated the county did say since these are privately maintained roads, we are not part of their normal routine spraying.

Mr. Taylor stated this might be something we consider adding to the budget as an item to address.

Resident Joe Newkirk, Champlain Drive, stated we moved in prior to the development of Phase 2. My concern is there is no flow to the water. It is stagnant. Prior to the development of Phase 2, about three lots down from where I am, there used to be a ditch, and I use that term loosely, where that water would flow and go into the pond. When they built Phase 2, flooding started immediately.

Mr. O'Reilly stated Dan McCranie is the CDD engineer and also the Engineer of Record. He should have called in. He is not here right now, but we are well aware of the issue. Jennifer has done a great job of forwarding emails. We have spoke to the builder, Dan

Fitzpatrick, who is the Division President for AV Homes. We are working with him. I hate to say it is not a simple solution of just dropping pipe in and pumping water out. It is a huge drainage area. I wish I could say it is an easy solution, but it is not. We are studying it, and Dan has taken elevation shots on a lot of your lots already. We are going to take a two-prong approach. One is looking at individual lot drainage to ensure that all that is working properly, and the other is looking at the master drainage of the entire site, Phase 1 and Phase 2, and then future phases 4 and 5. There is a lot of water that comes from the property on the east and wrapping around, getting through the wetlands and into the intracoastal ultimately. I promise we are working on it. Gregg Kern has been with GreenPointe for a long time and is also on the board. Our engineer is focused on it. We hope to have a solution to you soon. We don't want to stick a Band-Aid on something. We want to make sure we understand the issue. If we solve the local problem without solving the bigger problem, we are just wasting money.

Mr. Newkirk stated we need to look at the long-term and also the short-term solution. The short-term solution needs to be implemented immediately because you are ruining our homes. Look at fixing it for good, but you need to put a pump back there to start pumping it out 24 hours a day. I will live with the noise to get rid of the water.

Mr. O'Reilly responded I understand that, but someone else may not like that solution, so we are trying to be sensitive to make sure we are addressing each specific issue and also solving the bigger problem. I ask for your patience, and I assure you we are going to get to the bottom of it.

Mr. Newkirk stated I brought the same picture that I have on my phone of what my property looks like after the hurricane happened two years ago. So two years ago it was brought to your attention at this meeting, and here we are. I am glad you are working on it, but in two more years, am I going to be coming back about this same problem?

Mr. O'Reilly responded that is an internal communication issue that we are also solving. We are addressing that as well. We are solving it.

Resident Mike Lewis asked are we talking days, weeks, months, or years?

Mr. O'Reilly responded I cannot give you a timeline.

Mr. Matovina stated unfortunately in periods of heavy rain, we don't have to just deal with surface water, which is what you are talking about that would evaporate. We also have to deal in Florida with groundwater. Most people don't realize that there is actually water under

the ground that is typically held up by some sort of layer of fairly impervious material that might three or four feet down. If the groundwater is elevated, and I don't know if that is the case here, it doesn't matter how much water we pump out of there, the groundwater will just keep coming up through the ground and keep filling that hole back up, so finding a long-term solution is very important because we might just be pumping the water, and it might be coming right back to us. The supposition was that it was all surface water just laying in that hole, and the odds are it is probably a combination of both surface water and groundwater.

Resident Katherine Burns, Champlain Drive, asked how can we ensure individual homeowners that we are not overlooked in this process. Homes on the other side of me were initially impacted more so than my home, but 2.5 weeks later I saw water pouring into the street, down the driveway from the easement between two homes. When I came back from vacation, my lawn was just a swamp. There is mosquito larva on my property, water was 10" to 12" deep in places, but the yards on the other side of me were completely dry. I basically became the place where everything just settled and began to stagnant. I have lots of photos of mosquito hotbeds. How can we as individual homeowners know that we are not being overlooked?

Resident Dave Scheele, Majestic Walk Blvd., stated I am further north of the situation, but we suffer from it too. Maybe you guys could have a couple of residents set up an internal commission we could participate in. We have been here nearly two years, and it has been a problem for two years. It has been brought up and brought up, but there has been no communication. I had to pull my home off the market because I had flooding in the back yard, so I am stuck here. Pretty soon, the word is going to get out, and you are going to have some serious sale issues here. Realtors on and off the island know that Amelia Walk is a flood-prone community.

Resident Nora Wood, Majestic Walk Blvd., stated her concern is that this area is not a flood zone. We went and voluntarily bought flood insurance, but I am worried if a big hurricane comes and people don't have flood insurance because it is not required, homes will be destroyed and can't be fixed because of lack of money. I worry that the community will not be able to rebuild. The flooding is also on Majestic Walk. Also, is the work road Amelia Walk property?

Mr. Taylor responded it is our property.

Ms. Wood asked is there a plan for another waterway or another pond back in that area eventually.

Mr. Taylor responded it is an area that can be developed. I don't know the plans for that parcel. If it ever does get developed, they will have to maintain their stormwater on their property.

Dan McCranie entered the meeting via phone.

Mr. Taylor stated Dan McCranie is the District Engineer, and we have been talking about the drainage.

A resident who previously spoke stated somebody changed the contour of the road, and that is when serious flooding started. That road is not being maintained. There is standing water there. We need to know who to talk to in the government. I called St. John's River Water Management District. They are very interested in coming up and seeing what is going on.

Mr. O'Reilly stated the road was all permitted. We have spoken to the site contractor as well as Nassau County. It is a company called Earthworks, and Pat Gilroy is the inspector of Nassau County. They have communicated. Unfortunately, it was under a lot of water so they can't just go in there and clean out swales. In conjunction with what Dan is studying over there with the off-site drainage and rebuilding the swales, we are trying to keep all that as a cohesive fix. We don't want to have a knee-jerk reaction and put pipe where we are not sure if they are going to work or not. We are working on it. After Dan finishes what he is researching and we can sit down and get a cohesive plan, we will be happy to communicate that to you somehow.

Mr. Taylor stated Mr. Liam O'Reilly represents the developer. We are the board, so we are going to authorize Liam to continue to work with the on-site contractor. Some of the stuff regarding the haul road was utilized to access the future phases out here so we wouldn't overburden this main road coming in. Part of it, because we did that, there are consequences that happened as a result. We need to do now is let the engineering work be analyzed and put together a plan. We meet monthly, and we welcome you to come back to the next board meeting. We will have an update. I will talk to staff about communicating the action plans and the updates we have between now and the next meeting.

Resident Jor Newkirk asked who would pay for these problems. Somebody didn't do their job correctly. Yards have to be replaced and roads have to be replaced. Who is going to pay for this?

Another resident stated we are explicitly instructed via this document not to make any changes whatsoever to our grading so we can drain our lots. We are between a rock and hard place as homeowners. We can't do anything.

Mr. Jeff Lola on Champlain Drive stated when we moved in, we had our lawn stopped, and there was a ditch. I asked for help in getting a berm in there, and it was done. The quality of what was put in there was very bad. It was not high enough. So basically my yard is a spillway. I can't believe that any engineer looked at that didn't realize water was going to run through this lot. Had I known that, we would have purchased a different lot. I now have another spillway in my berm just waiting for the next storm. The north side of my property doesn't drain. We are not supposed to do anything about grading issues yet I have a yard that won't drain. What do I do about that?

Mr. O'Reilly stated we are very determined to work with the Engineer to figure out what happened and what went wrong to hold accountable whoever is accountable for this issue.

Mr. Kern asked to expedite things, can we authorize Mr. O'Reilly to work with the Engineer and contractors on resolution so we don't have wait.

On MOTION by Mr. Taylor seconded by Mr. Kern with all in favor to authorize Liam O'Reilly to work with District Engineer to formulate and execute a plan to fix flooding issues affecting residents' property was approved.

He will report back to the board at the next meeting. In the interim, staff will send out any findings or steps to be undertaken.

Mr. McCranie asked to get a list of the different properties or specific lots that have specific concerns so that we can focus our attention there and then go outward to look at a holistic approach.

Resident Mike Lewis stated we are coming up on hurricane season, and some of us are going to have flooding inside our homes. I want to prevent that now. I don't want to come here in 2 or 3 months and say my house is flooded, and I had to move out, who is going to pay

for that? This isn't a problem that is going away. There is a sense of urgency to it. I am asking for it to be resolved in days and weeks, not months and years.

Mr. Taylor stated I fully understand that, and I appreciate all the comments. We have full resources on it, and I would like to report back to you to give you the findings at the next meeting. We will keep you up to date between now and the next meeting.

Resident Genevieve Avino stated I don't have water in my yard, but I am here to support you. I have noticed on walks that at the end of Majestic Walk as it comes into the circle is a wooded area, and in that area there is very obviously a stream that goes under the road. I suspect that part of the problem is that it is clogged up. I think that might be one of the immediate things you can take a look at.

Mr. McCranie stated to my knowledge I think we have three 24" pipes at the crossing you are talking about, and that should have the capacity because I don't think we have ever had anything exceed that. I think we only have an 18" pipe coming from the trail road that goes into the wetland system there, and that has the potential of being clogged. That is going to be the first thing. I will be out there this week and be working with Liam. We can very quickly identify the issue and work with the contractor that we have on site to do immediate fixes to stop the immediate issue and then work for a final solution as well.

Resident Nora Wood asked Mr. McCranie were any as-built surveys completed for the houses or just prior to construction and prior to people moving in?

Mr. McCranie responded I don't know. I have never seen any as-builts after they build houses. We have as-builts of our internal drainage system after construction, but we never get any as-builts after the homebuilder has built his home and final lot grading they did. That is the one thing that is missing that we are going to have to figure out to see if it is an issue with lot grading or is it an issue with drainage flow itself.

Ms. Wood asked can we get a Nassau County water engineer to survey?

Mr. Scheele stated I have contacted St. John's River Water Management District, and they want photos. They are going to come up and inspect.

Public comment is closed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the May 15,
2018 Meeting**

On MOTION by Mr. Matovina seconded by Mr. Kern with all in favor the Minutes of the May 15, 2018 meeting were approved.

FOURTH ORDER OF BUSINESS

Ratification of Engagement Letter with Berger Toombs, Elam, Gaines & Frank for the FY18 Audit.

On MOTION by Mr. Matovina seconded by Mr. Taylor with all in favor to ratify the engagement letter with Berger Toombs, Elam, Gaines & Frank for FY18 audit was approved.

FIFTH ORDER OF BUSINESS

Consideration of Series 2018 Requisition Nos. 6-8.

Mr. Laughlin stated these are all in the agenda package.

Mr. Matovina asked why did we make an adjustment downward to Earthworks requisition for \$13,000.

Mr. McCranie responded because a portion of their requisition is for lot draining, which is the alternative bid item #1, which is not to be paid by the CDD but is to be paid by GreenPointe because it is not specific to the CDD work.

On MOTION by Mr. Matovina seconded by Mr. Taylor with all in favor Series 2018 Requisitions 6-8 were approved.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2019 Budget

Mr. deNagy stated to update the board, staff is working with Mike and GreenPointe on the budget that we approved at our last board meeting. We have some other changes we will likely make before we finalize our approved budget, which we will bring to the board at our July meeting. It will still give us ample time to notice residents of an increase prior to our meeting in August. The Public Hearing will be at our August 21 meeting.

There were no questions.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Phase 3

A. FPL Agreement – Underground Installation

Mr. O'Reilly stated this is for contribution made for FPL to install some of their power lines for Phase 3. I think the total dollar amount is \$18,000 to install some of their infrastructure. We requested three bids but only received one back. We do feel it is competitive.

Mr. McCranie stated it is less than the Engineer's estimate for the amount of work to be done.

On MOTION by Mr. Matovina seconded by Mr. Hill with all in favor the FPL Agreement for underground infrastructure installation was approved.

B. Adkins Electric, Inc – Primary Conduit

Mr. O'Reilly stated Adkins is already a pre-qualified contractor with FPL.

On MOTION by Mr. Matovina seconded by Mr. Taylor with all in favor the Adkins Electric proposal to install primary conduit was approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Taylor asked has any action been done on the areas where the drainage ditch goes to the ponds and it is not grassed between two residents.

Ms. Erickson responded we have one area that I did an inspection on the back side of the trailroad to make sure that the plants were still there. Water is draining, and there is some grass. It is flowing appropriate and is not stagnant.

Mr. Matovina asked that weekly updates be posted on the CDD and HOA websites for people to see regarding the drainage situation. Also, at some point, do we want to consider some speed control devices on the main drag?

Ms. Erickson stated on July 1, Nassau County will come out here and do a survey to start doing speed control and parking regulations. The majority are residential issues. Everybody is going to be monitored by Nassau County, and there will be tickets.

Mr. Matovina stated let's leave it on the list, because enforcement is sometimes hit or miss, to discuss if we actually want to build speed bumps.

Ms. Erickson stated that was brought to the board's attention about 2.5 years ago, and we were denied by the board, but I am happy to look into that further.

Mr. Scheele stated the emergency vehicles don't like speed bumps either. When they are racing to save someone's life, when they hit a speed bump, it is not easy on their fire engines.

Mr. Taylor stated another effective medium would be to get a trailer with a speed limit that flashes when you are over the limit. That is something we can explore.

A resident who works for the fire department said they didn't care if speed bumps are there are not. They deal with them in other communities.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Walters stated I do not have anything else for the board today unless there are questions.

Mr. Taylor asked that the process for the validation for Phase 4 be started.

Mr. Scheele stated would you be open to looking at the building permit that was pulled and is not being maintained for this road, the river road permit.

Mr. McCranie responded there is no permit per se on that specific road because it was existing before we started construction of anything. That road is an historic road. There is no permit needed per se, but it is showing up on all permit documents. We can get a copy of the water management district permit that we can show, but there is no permit for an existing dirt road to be able to remain.

Mr. O'Reilly stated the driveway connection permit with Nassau County to connect with Concourse. That is what we need to provide.

Mr. McCranie stated I know Earthworks worked with that to get that done.

A resident stated so if there is no permit, is there any need for a survey to make sure you are not negatively impacting the area?

Mr. O'Reilly stated that is where the Engineer is working with the site contractor in trying to figure out what was there before, what is there now.

B. District Engineer

Mr. McCranie stated apart from doing the recerts and resolving the immediate and future drainage issues, I have got nothing to report. We will be out there tomorrow to begin checking out the situation in more detail.

C. District Manager

There was no District Manager report.

D. Community Manager - Report

Ms. Erickson stated Nassau County Sheriff will start patrolling July 1. We have done some irrigation repairs and gotten ceiling fan lights working. We have been dealing with turf fertilization and bug control. The valances have been repaired. We have some bids out for review. One is for oak tree limb up, which hasn't been done for 2.5 years. We have a company willing to do it that is licensed and certified through Martex for \$3,833. That will limb up all of the trees.

On MOTION by Mr. Taylor seconded by Mr. Matovina with all in favor the proposal to trim trees throughout District was approved.

Ms. Erickson stated there is a dead tree on Calumet. I have not received the physical paper for it. I was told it would be approximately \$1,200. It is in the preserve. We will have to bring in a crane to bring it down. It is leaning toward a homeowner's house, and the tree is deemed dead.

On MOTION by Mr. Taylor seconded by Mr. Matovina with all in favor the proposal to take down a tree in the preserve was approved.

Ms. Erickson stated I have the 2019 bids for landscaping. One came in for \$115,000 plus pine straw and mulch. The current contract runs to September 30.

Mr. Taylor stated the landscape proposals will be considered at the next board meeting.

Ms. Erickson stated our next event is the pool party is June 30. Also, we have Jack Murphy here who would like to address the board.

Mr. Jack Murphy, a new owner, addressed the board regarding a community garden. He came from a large condo community in Farmington, CT, and they had a community cooperative garden. It was very large and robust. Mr. Murphy stated I would like to propose that concept to the board. Mr. Murphy briefly described the concept and stated there is a Facebook page for those interested with illustrations of the concept. It is Farmington Wood Community Cooperative Garden. Everything was organically grown. The associated provided basic water for us. There were many opportunities to have harvest plots of produce that would be donated to a local food bank. I will be glad to discuss it with any of the board members or anyone you delegate to further elaborate ideas and concepts.

Several board members expressed their interest. Mr. Walters was asked if this is a CDD consideration or an HOA consideration.

Mr. Walters stated the interplay with the District would be if we are talking about real property. Sometimes that is the issue in terms of needing the real property space. I think whenever you get into that kind of interactive form of discussion, I think it is better for an HOA or private citizens with the help of the other two entities. I think I have seen these where the District has some land that is available for use as well. That is where we would come into play.

Mr. Taylor stated as we are going through some expansion plans for this facility, which should start next year, we can look at this as part of the program to see if we can allocate some land for this use. It might could be an agreement the District would have with the HOA, and HOA can administer it. I think it would be helpful to have a community-wide poll.

TENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

There were no supervisor requests.

Audience Comments

Barbara Cooney, Champlain Drive, spoke about an easement next to my home, and my next-door neighbor has numerous signs that are unsightly. Also, I don't understand the sod issue.

Ms. Erickson stated I was told by AV homes at the beginning of last summer that they are no longer going to put Bahia. They are going to put St. Augustine. They stopped putting

sod down altogether. It is something that we talked about with the board. I am not getting cooperation for AV to get that done.

On MOTION by Mr. Taylor seconded by Mr. Hill with all in favor to have Liam O'Reilly work with AV homes to get easements between residents' homes sodded was approved.

Ms. Genevieve Avino stated I have asked before to clean up some of the plantings in the older sections. At the entrance to Champlain, some of the bushes are either kaput or need serious trimming. There is a huge grass place that has been dead for a couple of years. Is there a plan for that?

Ms. Erickson responded as far as the grasses right on the corner of Champlain, someone did spray poison on it and killed several bushes. We have \$750 in the budget each quarter for improvements.

Ms. Valerie Hines, Majestic Walk Blvd, asked about sidewalks in terms of walking and keeping it clear and passable so that you can walk and also the uneven pavement for walking in some areas. I have fallen twice because of the uneven pavement.

Ms. Erickson responded the grasses have been cut back to keep that area clear. As far as the walkway, this is something that has been brought to the board for repairs and at that time Mr. Kuhn stated that would be looked at after Phase 2 is completed.

Mr. Taylor stated sidewalk repair can be added to the budget for FY19.

An update was provided on the alligator issue. Florida Wildlife was contacted, and the issue is they have to spot the alligators and be able to track them. We have residents who have been videotaped feeding the alligators. Everyone should have gotten an email that has the phone number to call if you see the alligator. The person will come out immediately to catch it.

ELEVENTH 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 May 31, 2018. The total of the check register is \$80,051.81

On MOTION by Mr. Matovina seconded by Mr. Taylor with all in favor the check register in the amount of \$80,051.81 was approved.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting for July 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 July 17, 2018 at 2:00 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Taylor seconded by Mr. Hill with all in favor the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman