

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The September 18, 2018 meeting of the Board of Supervisors of the Amelia Walk Community Development District was continued to Thursday, September 27, 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:

Mike Taylor	Chairman
Gregg Kern	Supervisor
Rose Bock	Supervisor
Greg Matovina	Supervisor

Also present were:

Daniel Laughlin	District Manager
Dave DeNagy	GMS (by phone)
Jason Walters	District Counsel (by phone)
Dan McCranie	District Engineer (by phone)
Liam O'Reilly	GreenPointe

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

Financing Matters

A. Consideration of Engineer's Report

Mr. Walters stated the actual items for consideration will be the two resolutions but I think it's appropriate for Dan to review his engineer's report and for GMS to briefly go over the assessment methodology as well.

Mr. McCranie stated this is the same engineers report that you saw at the last meeting but I have updated the status of all of the permits.

Mr. Taylor asked and this is for Phases 4b and 5?

Mr. McCranie responded correct.

B. Consideration of Assessment Methodology

Mr. deNagy stated the methodology has been updated as of two days ago so we have all of the correct acreage. This identifies that we are issuing \$9.5 million of bonds. We have 219 65' lots and 39 80' lots. The annual gross assessment on a 65' lot is \$2,778 per year. The 80' lot is \$3,417. There is a total of 258 lots in the Series 2018A-1 bonds.

Mr. Taylor stated the question I had earlier for staff is why we're contemplating par debt at \$9.5 million. I think that is still under review by the developer to possibly issue but we won't issue more so the 2018A-1 debt service could come down. These are max numbers.

Ms. Bock asked the \$3,000 number might come down?

Mr. Taylor responded if you look on page 10 of the report you'll see the per unit debt service on the 65's is \$2,778 and the 80's is \$3,417. That does not include O&M so before we issue we're going to look at those numbers a little closer. We're getting numbers from contractors to validate some of the cost assumptions and it's my hope and recommendation that these numbers will come down.

Ms. Bock asked have you gotten any competitive numbers?

Mr. Taylor responded not yet. We are out for bid.

Ms. Bock stated I mean from other communities to see how this stacks up so it won't impact sales.

Mr. Matovina joined the meeting at this time.

Mr. Taylor stated we do research on that as a developer.

Mr. Kern stated I would expect the numbers would come down. Dan's estimate just for construction and engineering is \$7.2 million so there's a decent amount of wiggle room.

C. Consideration of Resolution 2018-15, Declaring Special Assessments

Mr. Walters stated the Board should be fairly familiar with this process since we just did some financing earlier this year and it's similar to the way we do our budget each year. This is the starting point for the assessments, this is not the final process. The first resolution certifies those assessments and the second is going to be setting that public hearing. We've got a tentative date set in the second resolution for November 27th so between now and that hearing date as Mike referenced the numbers we will hopefully have some proposals back from interest contractors and then we will size the bonds according to that amount. We can always bring these numbers down but those are the cap. We cannot exceed these numbers. This only affects

those lands referenced in the reports so none of the existing homeowners will be affected by this financing, it's simply for the remaining phases 4b and 5.

On MOTION by Mr. Matovina seconded by Ms. Bock with all in favor Resolution 2018-15 was approved.

D. Consideration of Resolution 2018-16, Setting Public Hearing Date

Mr. Walters stated this is required by Statute that we hold the public hearing so this is the resolution that essentially sets that hearing date and also directs us to provide written and published notice to the affected landowners which we will do once we have everything finalized. The prospective date is November 27, 2018 at 2:00 p.m. at the current location.

On MOTION by Mr. Matovina seconded by Mr. Kern with all in favor Resolution 2018-16 setting the public hearing date for November 27, 2018 at 2:00 p.m. at the Amelia Walk Amenity Center was approved.

FOURTH ORDER OF BUSINESS

Other Business

Mr. McCranie stated I have a change order that I just found out about today. It's going to be coming from EarthWorks. I don't have the final one. It's to finalize the phase 3 lot grading. I anticipate it to be less than \$120,000 and I'd like authorization to work with the Chair on approving the change order and getting them moving because the work has really been done, we've just been finalizing what the change order is going to be.

Mr. Matovina asked why would the CDD pay for improvements to property they don't own?

Mr. McCranie responded from what I hear, the standard practice for CDD lots under construction is we have all of the grading done all at once as part of the drainage plan.

Mr. Walters stated don't think of this lot grading as your final lot work. This is the rough grading forwards and backwards to comply with stormwater management permits and that work has been included within improvements plan due to the fact that it's in compliance with our stormwater management system within the community which is District owned and operated.

Mr. Kern stated that's similar to what I've seen in other districts.

On MOTION by Mr. Kern seconded by Mr. Taylor with all in favor the District Engineer was authorized to work with the Chair to approve a change order from EarthWorks not to exceed \$120,000 was approved.

Mr. McCranie stated just to give you an update on where we are, all questions were due for the bidding of phase 4a and 4b. The only questions were really about the building pads, what sizes are they to be able to get the lot grading completed, questions about storm drains and what is part of 4a and 4b. I'm going to be responding to all those questions by this Friday and then bids are due by October 5th. In the past I have submitted these electronically to whoever is the review committee instead of sending the paper versions. I can do it either way but it would be nice to know how many people want a paper copy because I'd like to do an addendum saying that they only need to give me so many paper copies so we're not wasting paper and have a whole stack of these things. Who is the selected committee and how would that selection committee want to receive the data?

Mr. Taylor stated I would recommend the selection committee be Liam O'Reilly and I. Mr. O'Reilly stated and the Board has ultimate approval.

Mr. Kern stated I don't need paper copies, just your summary report would be sufficient.

Mr. Taylor asked can two board members be on the selection committee or is it preferred that way?

Mr. Walters responded two board members can be on the selection committee and sometimes we don't have a committee at all, it's just the Board. We have to notice any meetings of the committee if we're going to have a committee.

Mr. Taylor stated then we do not want a committee.

Mr. McCranie stated I will send a link to all of the documents so that all board members and staff can access it and look at all of the bids that were submitted. I'll keep one paper version for our official records.

FIFTH ORDER OF BUSINESS **Supervisor's Requests and Audience Comments**

Mr. Chuck Benton, 85317 Champlain Drive, stated we moved in June of this year. Is it my understanding the CDD owns the access road?

Mr. Taylor responded it's within the CDD boundary.

Mr. Benton stated we have a track there and kids coming back there to do whatever and we've had groups of people in golf carts two or three times a weekend. It's not the end of the world I was talking to Jen and she said there's a gate behind the models. If we could just put a gate there with a number lock and let the builders and contractors have it but there's rarely someone related to construction back there. Most of the construction there were the folks doing the regarding, cutting the berm and all that and they did a great job and were very pleasant to work with. The big backhoe was starting to knock the limbs off the trees in my backyard so I went down to ask them to be careful and they said no problem so whoever that contractor is is great.

Mr. Kern stated there used to be two gates, one on the boulevard and one down further.

Mr. O'Reilly stated there is a gate there and I thought it was closed so we will make sure the contractor closes it and locks it. Most of the heavy traffic is done already for the phase that is being developed so we will make sure they close it and lock it.

Mr. Benton stated it's fine if people walk their dogs back there but there have been a couple kids pull through there at high speeds and I know they are just having fun but it's an attractive nuisance that the gate is open.

Mr. Kern stated we will have them lock it.

Mr. Benton stated the other thing is, when Amazon deliveries come they can never find our house because the south and southeastern part of that bend of Champlain where it goes around Majestic Walk is marked Majestic Walk so it confuses people trying to find the location. I left information with Google because we get a lot of deliveries and it's not just us, it's our neighbors too. I went to the County maps trying to figure out who I could talk to to get it squared away because I think it's a map issue. When you go to Google maps it says Majestic Walk and it's really Champlain. The County doesn't even have the roads in from halfway down Champlain. Where can I go to get that squared away?

Mr. Kern responded that's phase 2 so when that plat gets recorded down at the County it goes through all of the departments and I think the main department that would be in charge of that would be the address department. I know we have a full address map.

Mr. O'Reilly stated or the GIS department. They do all of the addressing with the County.

Mr. Taylor stated we are experiencing this in another community where we platted it a year ago and the GIS department doesn't upgrade their systems but a couple times of year. There's a lag period.

Mr. O'Reilly stated there is a lag and then once Google, UPS and Fedex gets the update then they have a lag in their update too so it will take time but it will get resolved.

SIXTH ORDER OF BUSINESS


Next Scheduled Meeting for October 16 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 October 16, 2018 at 2:00 p.m. at this location.

SEVENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman

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