

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, July 16, 2019 at 2:00 p.m. at the offices of Compass Group, Inc., 961687 Gateway Boulevard, Suite 201K, Amelia Island, Florida 32034.

Present and constituting a quorum were:

Mike Taylor	Chairman
Gregg Kern	Vice Chairman
Rose Bock	Supervisor

Also present were:

Daniel Laughlin	District Manager
Jennifer Erickson	Evergreen Lifestyles Management
Jason Walters	District Counsel (by phone)
Dan McCranie	District Engineer
Bob Johnson	Evergreen Lifestyles Management

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing a Supervisor to Fill Seat 4

Mr. Laughlin stated we have resumes included in the agenda package.

Mr. Taylor asked is anybody that submitted a resume in the room?

Mr. Mike Harbison stated yes. My wife and I live on Champlain Drive and we just retired. After I got my MBA I worked with KPMG as a consultant for about 20 years in finance primarily and then ran Tropicana internationally. Early on we lived in a condo community that had about 500 condominiums and I was the treasurer of the board and it was the year we had budgeted \$0.79 a gallon for oil and the average came in at \$1.05. I'm pleased that I was able to negotiate something with the oil distributor where we paid the difference over time at a very low level of interest at a time when the prime was 15% so we didn't get killed by the residents

and that's my relative experience in addition to the four years in Orlando I was CFO of a real estate company that had time share offices that they used.

Mr. Steve Lane stated I'm a recent transplant from California and I live on Majestic Walk. I've been walking around the neighborhood and meeting new people. I'm an ex-police officer, ex-supervisor of a furniture warehouse for 70 different schools, and I was also a union negotiator for 11 years. I'm retired also. I think I'm up on what's going on around our community because I walk around every day and everybody knows me.

Ms. Bock stated we have a few other resumes in the package.

Mr. Harbison stated John Murphy is my next-door neighbor. They had a death in the family so they've been in Connecticut for quite a while.

Mr. Kern stated I believe he was a candidate in the past and spoke at a meeting.

Mr. Harbison stated he's a former deputy sheriff up in Connecticut.

Mr. Taylor asked Jason, could you give us some protocol here? We've got a few candidates in the room and we've got a few other resumes of which I've met one other.

Mr. Walters stated the statute provides that when there is a vacancy created on the board outside of your normal election cycle the process to fill those seats is by appointment of the board. Generally what appointment of the board means is similar to when the board takes action on other items, such as approving a resolution or agreement there will be a motion, there will be a second to that motion, and then the board will vote on that nomination. In order to sit in these seats the person must be a registered voter residing within the district. It's completely within the purview of the board to appoint whom they deem most appropriate and again, this is a seat that will eventually go on the ballot. You can see this term runs through 2022.

Mr. Taylor stated I think it's fair to say we've got a pretty diverse section of resumes of all walks of life. I think any candidate would be great.

Mr. Kern stated Mr. Murphy was a close candidate in the past and has had interest for a while now so my recommendation would be for John Murphy.

Ms. Bock stated I would second that for that same reason.

On MOTION by Mr. Kern seconded by Ms. Bock with all in favor appointing Mr. John Murphy to fill seat number four was approved.
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Mr. Taylor stated you are all very qualified and I appreciate your interest and for coming today. I would encourage you to stay involved because these seats will transfer to resident control as counsel has informed everybody.

B. Oath of Office for Newly Appointed Supervisor

Mr. Murphy was not at the meeting to be sworn in.

C. Consideration of Resolution 2019-12, Designating Officers

Mr. Laughlin stated currently we have Supervisor Taylor as Chairman, Supervisor Kern as Vice Chair, Supervisor Lewis as Assistant Secretary and Supervisor Bock as Assistant Secretary. From my office we have James Perry as Assistant Secretary and Treasurer, myself as Secretary and Assistant Treasurer, Dave deNagy as Assistant Secretary and James Oliver and Ernesto Torres as Assistant Secretaries.

Mr. Taylor stated I'd like to step down as Chairman and appoint Gregg Kern as Chair and I'll be Vice Chair and then Mr. Lewis, Ms. Bock and Mr. Murphy will serve as Assistant Secretaries with the remaining slate staying the same.

On MOTION by Ms. Bock seconded by Mr. Kern with all in favor the resolution 2019-12, designating officers as outlined above was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the May 21, 2019 Meeting

There were no comments on the minutes.

On MOTION by Mr. Taylor seconded by Ms. Bock with all in favor the Minutes of the May 21, 2019 meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for the Purchase and Installation of Wayfinding Signs

Mr. Laughlin stated a copy of the proposal is included in the agenda package.

On MOTION by Mr. Kern seconded by Mr. Taylor with all in favor the proposal for the purchase and installation of wayfinding signs was approved.

SIXTH ORDER OF BUSINESS**Consideration of Proposals for Phase V
Neighborhood Development Project**

Mr. Laughlin stated we already approved the evaluation criteria at the last meeting and that is included in the agenda package.

Mr. Kern stated I've handed out a summary that the District Engineer provided after he went through all of the proposals himself and checked that each contractor had submitted all of the required documents. The way this project was bid out was via RFP and we requested pricing for phase 5A, as well as all of phase 5 together so there are two different sets of pricing.

Mr. Taylor asked it will be the last phase of the community, right?

Mr. Kern stated yes and it's already funded under the most recent bond series. You can see the three different sheets provided; one being schedule, one being the total ranking, and ultimately the summary of the ranking. As you guys know we break the criteria down per category. They've all submitted all of the documents and based on our experiences with them they received pretty much full credit. The only one you'll notice on those soft items, proposers experience and understanding of scope, Petticoat was docked one point on each of those based partially on the fact that they didn't bid on the whole project and some experiences that I've had in the past with them that has given me a little bit of hesitation but they certainly have a qualified enough resume and work experience so there's still a high score there. What you'll see is if we just did 5A Petticoat comes in 0.9 points higher than Earthworks, which would come in at number two. It's important to note that Earthworks is our current contractor on phase 4, however when you jump down to all of phase 5 together there's a lot of benefits to the district to potentially constructing the whole phase as one. You get some scales of efficiencies and particularly in the earthwork I think is where we're going to benefit with cost savings. When you start looking at all of phase 5 together Earthworks comes in the lead as far as pricing is concerned by a considerable amount, almost \$800,000 and their schedule is slightly longer but they still end up ranked in first place with 98.1 points. Ultimately my recommendation would be to accept the ranking as proposed and allow staff to coordinate with Earthworks on the contract for all of phase 5.

On MOTION by Mr. Kern seconded by Ms. Bock with all in favor ranking Earthworks #1, Besch & Smith #2, Vallencourt #3 and Petticoat-Schmitt #4 was approved with staff authorized to negotiate a contract and Chairman authorized to execute the final contract.

A resident asked where's phase 5?

Mr. Kern stated it's the very southern tip of the project boundary.

A resident asked has that been recently cleared?

Mr. Taylor stated it's not cleared.

A resident asked the cleared lot on Amelia Concourse, is that part of Amelia Walk?

Mr. Kern stated no.

SEVENTH ORDER OF BUSINESS

Ratification of Agreement with Crown Pools, Inc. for Pool Maintenance Services

Mr. Laughlin stated we've proceeded with executing this agreement. It's the same company that did the resurfacing.

On MOTION by Mr. Taylor seconded by Mr. Kern with all in favor the agreement with Crown Pools, Inc. for pool maintenance services was ratified.

SEVENTH ORDER OF BUSIENSS

Acceptance of the Fiscal Year 2018 Audit

Mr. Laughlin stated on page two under the opinion it says, "In our opinion the basic financials statements referred to above present fairly in all material respects. The financial position of the governmental activities in each major fund as of September 30, 2018 and the respective changes in financial position and the budgetary comparison for the general fund for the year then ended in conformity with accounting principles generally accepted in the United States of America". On page 30 in the last paragraph it says, "During our audit we did not identify any deficiencies in internal control that we consider to be a material weakness", so it was a clean audit. On page 34 it says, "In our opinion Amelia Walk Community Development District complied in all material respects with the aforementioned requirements during the year ended September 30, 2018" so this is a clean audit.

On MOTION by Ms. Bock seconded by Mr. Taylor with all in favor the Fiscal Year 2018 audit was accepted.

NINTH ORDER OF BUSINESS

Discussion on the Fiscal Year 2020 Budget

Mr. Laughlin stated this is just a placeholder. We do not have anything new to discuss.

TENTH ORDER OF BUSINESS

Ratification of Change Order Nos. 1-3 from Marand Builders

Mr. Kern stated we've over time identified some additional items that weren't included in the original scope for the amenity project so you'll see these on these change orders. There is some door hardware that we're switching out, the kitchen faucet, the kitchen sink, and an added light fixture. The original plans weren't consistent with what existed on site so we had to add a light fixture. We did a change order to replace the surface of the dock. Upon walking the project with the superintendent we identified that the dock was in rough shape and some of the boards were even broken. Change order two is for 625 square feet of sidewalk. That's that section of sidewalk if you recall in recent meetings on the cul-de-sac in the back of the community where there was a gap so we had Marand pick that work up. It's actually halfway done since we're ratifying this. There's also pressure washing of the pool deck, some pavers, the gazebos and the exterior of the site as well as some painting of the gazebos. I felt it was advantageous before we put all of the new stuff in there to go ahead and pressure wash everything.

Mr. Taylor asked did the fencing need it?

Mr. Kern stated no but I have them pricing a scope of work to repaint the fence. I think while it's structurally sound we could make it look good since the facility is going to get a facelift so we may get another change order request there.

On MOTION by Mr. Kern seconded by Mr. Taylor with all in favor change order numbers 1, 2 and 3 from Marand Builders were ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer – Ratification of Requisition Nos. 13-15 (Area 3B) and 45-45 (2018A)

Mr. McCranie stated requisition number 13 is to Earthworks of Florida in the amount of \$142,401. Number 14 is payable to Hopping, Green & Sams for \$1,564. Number 15 is to McCranie & Associates for \$19,561.80. I have a new one, number 16, that was sent to me for \$667 to Hopping, Green & Sams for legal services specific to area 3B, which is phase 5 construction.

On MOTION by Mr. Kern seconded by Mr. Taylor with all in favor requisition numbers 13-15 were ratified.

Mr. McCranie stated requisition 42 is to Earthworks of Florida and is the second part of what requisition 13 was for in the amount of \$338,684.08. Number 43 is to Marand Builders for construction of the amenity center in the amount of \$85,582.47. Number 44 is to Hopping, Green and Sams for \$1,932 for legal services. Number 45 is to McCranie & Associates for \$3,073.20 for design services and oversight of construction. They've been approved signed and paid so these are to be ratified.

Mr. Taylor asked what was the total contract to Marand?

Mr. Kern stated with change orders you're at \$310,000 I think or \$315,000. That won't include the retainage, which is still pending.

Mr. Kern stated I would ask that moving forward, since there's a lot not included in this summary, that we have all of those included on the summary and/or at least the requisitions themselves in the package so we can get them in advance.

On MOTION by Mr. Kern seconded by Ms. Bock with all in favor requisition numbers 42-45 were ratified.

Mr. McCranie stated these are the ones I just sent out to you, Gregg, and we were going to talk about them here. For 3B I have requisition number 16 to Hopping, Green & Sams for \$667 for legal services.

Mr. Taylor asked you may have emailed them to Supervisor Kern but we don't have any backup. How many do we have?

Mr. McCranie stated I sent them out on the 12th or 13th because we just got them.

Mr. Kern stated for what it's worth I did get them from Dan, I reviewed them and they all look in line. I would approve them. It's the same ask though; we need to be able to see these at the meetings. Whether you have a summary we can quickly look through, like these that are completed, and then maybe the requisitions as backup so we can look at the details.

Mr. Taylor asked when does the package get bound? A week prior?

Mr. Laughlin stated yes.

Mr. Taylor stated so we just need to manage the expectation that the invoices hit that deadline so that we can get these in advance of the meeting.

Mr. Kern stated we will work on getting it better. I've looked at them and they are per the contracts that the district already has so I'm fine with them.

Mr. McCranie stated requisition 46 is payable to Basham & Lucas for printing services for \$80.65. Number 47 is to Marand Builders for \$145,199.23. Number 48 is to Hopping Green & Sams for \$1,311.

On MOTION by Mr. Kern seconded by Ms. Bock with all in favor requisition numbers 46-48 and number 16 were approved.

C. District Manager

Mr. Laughlin stated just a quick update that I posted on the website and Jen sent out an email; the amenity center is still on schedule for completion. I believe it's finishing up next week and opening the week after.

Mr. Kern stated yes I'll have to give a quick update. I've been working closely on that project so I'm scheduled Thursday to walk the amenities with the contractor to go over any outstanding items or items that might not meet our expectations. We will create a punch list. Generally though they are on track. As you can see with the change orders we've added a decent amount of scope to their plate and they've lost a few days for rain here and there but they've been able to make it up and stay on track so the update should have gone out. We've been making an effort to communicate better with the residents and in addition to that I believe the HOA is planning a reopening event for the residents so if you haven't gotten notice of that I'll get with the HOA and you should see that going out soon. I believe it's early August that we will reopen.

D. Community Manager - Report

Ms. Erickson stated we've had a lot of maintenance items taken care of. I had the irrigation clock replaced and we have had a substantial amount of irrigation repairs, photo cells for the lights at the entrance, the fountain timer box and the monuments are completed. The front signs will be done by the end of next week. The lighthouse was cleaned and the doors had some jams that needed to be replaced because of rust and age. Right now the only thing that I have is for the easements. I reached out to Trim All as our current landscape company. Their total is \$44,500. If you look at the actual information everything is listed the same exact 5,000 square feet. These areas were not measured in my opinion. I've had two other companies come out and independently measure them. For Sod Boss to replace all of the sod they listed 24,750 square feet. To put the appropriate sod including leveling, removing any existing weeds, and removal of any debris their total is \$21,072. This area also will include across from the amenity center. There are two patches that have died and need to be replaced.

Ms. Bock asked this is for those easements that are between the houses?

Mr. Laughlin stated yes and I believe the residents said they weren't going to irrigate.

Ms. Erickson stated correct. Right now they're just dirt and weeds so they're an eyesore.

Ms. Bock asked going forward can we make sure the builders look on that space as part of the yard and it's just done?

Ms. Erickson stated I believe they made a change for phase three.

Mr. Kern stated going forward there will not be any of those tracts reserved for the CDD so we've changed the engineering plans to reflect those as easements, not tracts, but we are now going back to clean up what was in the past.

Ms. Erickson stated a lot of these did have sod that was already there it's just due to construction.

Mr. Taylor stated I think the one thing I would note is in the meeting minutes I did go on record stating if we do sod we need to send a letter to the adjacent homeowners to say the sod is going to creep into your grass, which is not going to be a good thing and it's not going to be irrigated so it's going to go through seasons of burn out so it's going to cover the dirt, but it's going to turn brown because it's not irrigated. If the board is going to authorize this kind of

money to be spent I think we need to have the adjoining neighbors sign an acknowledgement letter understanding what is going to happen.

Ms. Bock stated good idea.

Mr. Laughlin asked do you want to hold off for now?

Mr. Kern stated the points that Jen made on the square footage and the measurements and then in general I know Trim All looks a lot higher anyway but we have some outstanding invoices from Trim All that need to be evaluated and gone through and I'm starting that process with them. One thing I've challenged them on is the unit prices. In our contract with Trim All we have unit prices and I don't know whether or not what they're proposing here reflects the unit prices in the contract so I'd like an opportunity to go back and challenge them with that on both the outstanding invoices and this. I think it's reasonable that we have our maintenance provider to the install and then maintain it. Otherwise what you tend to see is someone else comes in and they plant it and then Trim All goes to maintain it and says this was done wrong and it's going to cost you more money or whatever it might be.

Ms. Erickson stated they will not warranty any sod even if they install it.

Mr. Kern stated that's an issue because in their contract they're responsible for the sod. Whether it's warranted in this proposal or it's covered in their maintenance contract then it's covered in my mind so I say all that because I'd like an opportunity to talk to Trim All. I have concerns with bringing somebody else in to do the planting because then you have that turnover period.

Mr. Taylor stated yes I don't know why we don't know the square footage. You can find that out and tell us what it is so that we can level these bids because 27,000 square feet, versus 37,500 doesn't make sense.

Mr. McCranie stated basically they're saying 5,000 square feet because if I recall they're like 20 feet wide and probably 140 feet deep.

Ms. Erickson stated there's only one large easement in the whole area.

Mr. Taylor asked could you work with staff to get the right square footage?

Mr. Kern stated yes. Maybe we even just establish that so everyone is bidding on the same.

Ms. Erickson stated with Sod Boss I was physically with him and did the numbers as well.

Mr. McCranie stated so their square footage is probably pretty accurate.

Ms. Erickson stated it is.

Mr. Kern stated not to get away from this topic, but to get back to the outstanding invoices, that is the same effort we're going through in checking their unit prices per the contract because I don't believe that was done on those invoices. We've talked about this at previous meetings because there is I believe \$11,000 outstanding. We're going to check the unit prices to make sure what we agreed on in the contract is being included in their proposals and then I'm going to go through and identify the items that I feel are justified versus not and then also what we feel we can get reimbursed from the adjacent developer on because some of those items were due to a wire being cut at Village Walk's entrance. They need to pay us back for those repairs so I'll go through that exercise and I'll work on the proposals as well.

Mr. Taylor asked so you're saying you will have a recommendation at the next meeting?

Mr. Kern stated yes. For what it's worth bahia sod is the same sod we used on all of our stormwater facilities so it will be the same as the pond banks if the builder didn't scrape and replace the pond banks with St. Augustine.

Ms. Erickson stated the only other thing I have is I got an email in regards to phase 4A for the entrance for construction at the end of Majestic Walk and they wanted the irrigation lines to the left side of the entrance to be moved because they are at the same height as the new proposed curb so it's going to be blocking.

Mr. Taylor asked who is the email from?

Ms. Erickson stated Christopher Heddin with Taylor Morrison.

Mr. Kern stated there's a common area tract that the District is going to own at that entrance. I'm not sure why Taylor Morrison would be involved in that so I will work with the site contractor if we need to relocate and there's any conflict with where their curb is going to be.

TWELFTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Audience Comments

Ms. Laura Taylor, 85044 Babcock Court, stated the communication and overall service that my husband and I believe Evergreen Management has provided the community has been

extremely lacking and dismissive of our current concerns and questions. After reaching out several times to Evergreen with insufficient responses and actions over the last couple of years with it getting worse as time goes on I'd like the board to consider looking into other management companies to see other options that could potentially not cost us \$35,000 in an amenity attendant alone, and/or provide better service to the community. Otherwise I ask that the board help us residents in trying to hold the current management company responsible for what their job duties are. I do appreciate Bob arriving. My husband reached out to Bob with our current concerns of what's happening in terms of the residents and how we're feeling and he did respond very nicely with good feedback, we would just like to see what other options are out there if that's a possibility.

Mr. Steven Lane, 85014 Majestic Walk, stated we're talking about the easements and them not being watered. Are we as CDD residents going to irrigate that because we all know how much water costs. Also, I touched base with Jen about the sprinkler systems and we're seeing water going on at 10:30 or 11:00 during the day, which we all know you're not supposed to do. Also, I live at the tail end of Majestic Walk and I noticed that the tail end of the landscape doesn't get as much attention as the front of our neighborhood. As I said, I do a lot of walking. I have noticed all painting, door repairs, etc. that Jen is doing. I've even emailed saying thank you. One thing I have done, because I've worked with ponds, is there are pellets that you can put in to get rid of that grass, moss and stuff like that. Trim All gets a little lax and some of their people were walking behind our houses with water bottles, late Sunday afternoon. I wouldn't walk behind people's houses and I live here. I almost challenged the man. Contractors go flying up and down all of our streets. I put signs from Nassau County Sheriff saying drive like your children live here. Is there a substitute on the easements instead of sod that you could use? The sod is not cheap and it's not going to get watered and then it's an eyesore. Is there something we could use that won't cost us water that looks just as nice?

Mr. Frank Santorelli, 85051 Williston Court, stated I came to the last meeting and spoke about the issue I was having in front of my house and asked the board to make some corrections on that and find out what is going on. Something is not right with the grading because the water is not draining right and I'm having filth in front of my house. I'm not an attorney and I don't want to build a case like an attorney, but you're telling me to act like one

and I don't want to do that. What are you going to do about this? You indicated you were going to come by my house when it rains and you never showed up.

Mr. McCranie stated I've been there.

Mr. Santorelli stated you never told me you were going to be there and you never knocked on my door so I'm a little annoyed. I just want this resolved. I shouldn't have to live like this. Dirt comes onto the pavers, comes into the garage and into the house. I'd like it to be addressed.

Ms. Connie Phillipp, 85032 Williston Court, stated I'm on the same circle as him and we do take the dirt that piles up and get shovels and move it out because there's bugs so right now I'm using the dirt to fill in my sod because I've got sod gaps. There is a continuation of dirt. At the same time, we've got construction going on with five or six lots.

Mr. Santorelli stated if it was draining properly it would have gone down the drain but it's not, it's staying there. I try to push it and it comes right back.

Mr. Lane stated I know what you're talking about because I've seen it and you're talking about construction. I've seen some of the gutters that have those straw bales that protect the grates from debris going in and plugging it. Would that be why?

Mr. Santorelli stated the water isn't even getting to that point.

Ms. Bock asked where is the dirt coming from?

Mr. Santorelli stated there's construction to my right but there's a picture there with just water so even if there were construction stopping the water is still puddling in front of my house.

Ms. Bock asked why do you think that happens?

Mr. McCranie stated there's a very light dip in that one section it looks like. This is the basic high point of the drainage system as it goes around the cul-de-sac and around to the inlets.

Ms. Bock asked what can be done?

Mr. McCranie stated the only way to make that completely go away is to tear up all of the curbing, reconstruct the cul-de-sac and change the grading.

Mr. Kern stated I'm happy to work with the engineer and a contractor on some solutions to the issue. Maybe a contractor can have some additional input on some different means and methods to accomplishing that. If that's the case it's a significant cost but I think

the next step is to try to understand that and get a contractor involved so we can look at what the actual scope of work would be and what the cost would be to address it. Maybe there is something less severe than tearing out a curb and rebuilding a cul-de-sac and lowering an inlet. It's just something we have to evaluate.

Ms. Bock asked can you bring something to us next time?

Mr. Kern stated yes.

Mr. Taylor stated I will drive by there this afternoon and look at it. I don't think it's something we can completely resolved in 30-days. We hope we can but to not get expectations to high I think it's going to require some survey data, some engineering and some contractor meetings all of which we can influence and control at the board level. We will give you an update next week for sure.

Mr. McCranie stated with as flat as it is if there is some sand down stream the sand itself will slow down that water and have it hold.

Mr. Taylor stated I would recommend we add this to the next agenda.

Mr. Santorelli stated I agree sand does not help the matter, however when I swept all of the sand away as best as I could you can see the picture there is just rain water so regardless of sand being there or not it still puddles right there.

Mr. Laughlin stated I'll have that added to the agenda for the next meeting.

Mr. Mike Harbison, 85186 Champlain Drive, stated first of all congratulations on the process of questioning the Trim All contracts and bids. It's great to hear that you're getting detailed on that and if you need to you can get other vendors to provide bids. A point you made earlier on when you questioned the list of engineering projects that you were ratifying and you said you wanted them earlier. It sounded like they were already done and paid. Do you get to review all of those things before they're sent out to vendors?

Mr. Kern stated yes and basically the ratifying happens when we miss a meeting because we still have an obligation to pay the contractors so we go ahead and process them. I'm typically one of the ones that reviews them. The chairman would also and moving forward I will be the chairman so I'll have the ability to approve those requisitions and then we will ratify them at the next meeting to make sure our vendors are getting paid.

Mr. Harbison asked when you said review did you mean review before you issue a commitment to a vendor?

Mr. Kern stated yes they have to be approved and then they can get processed and then they come to us for ratification at a meeting.

Mr. McCranie stated these are all under contract already.

Mr. Harbison stated that's my question. Do you need to review them before they're under contract?

Mr. Kern stated they are existing CDD contracts. Our contractor out doing the site development for instance is already under contract; it's just a pay application under that contract.

Mr. Harbison asked for all of those items?

Mr. Kern stated typically, yes.

Mr. Harbison stated it seems like a backwards process then.

Mr. Taylor stated we meet once a month so to meet the prompt payment act and keep the work flowing we're trying to approve and we do review before they are issued in the field.

Mr. Harbison stated I understand but that's the process that leads to lax performance on a vendor like Trim All that submits things.

Mr. Laughlin stated Trim All is different.

Mr. Kern stated that is a general fund contract.

Mr. Harbison stated generally that's practice to review things before they're sent out to a vendor.

Mr. Buddy Price, 85037 Cherry Creek, stated the first questions and comments relate to the Village Walk area. Now that we're sharing a common interest are they going to be contributing to the funds for maintaining landscaping and water and has that been negotiated and established?

Mr. Taylor stated yes sir.

Mr. Price stated when GreenPointe came to the Amelia Walk community there was a whole bunch of fences that were promised, one of which is across what is now the back of the pond between the game field and that pond. I noticed flags went up but a lot of fence went up and then they stopped so the question is are they going to be encouraged to finish their fencing so we're not chasing balls into the water and to provide a separation between the two subdivisions. I came to the group last time even though we didn't have a meeting about job site cleanliness. During my morning walks I see a lot of issues with the contractors not keeping the

job sites clean, Taylor Morrison in particular. Some of the contractors do good and some are not good at all. They do have two people going around cleaning and they're doing a great job on the job site they just can't stay ahead of the subcontractors. The subcontractors are messing things up. It does apply to the CDD because that stuff is coming into our streets and going into our sewer systems so we need to be more diligent about staying on top of the main contractors to stay on top of the subs. As we talked about last time if we have to start fining them for residents not having clean properties then we need to do so. The next comment I have is I noticed in the proposed budget for 2020 there was no money for holiday decorations; it was zeroed out. I thought we had actually increased that but I did notice there was a substantial increase in special events.

Mr. Laughlin stated we just grouped it together.

Mr. Price stated I thought that was the reason I just wanted to make sure. On all of these large payments we're making to Earthworks and some of those guys who inspects the job site prior to the payment approval to ensure that work is done? (Mr. McCranie indicated he was inspecting the job sites). Why are we meeting at the Compass Group next month if our amenity center is going to be complete?

Mr. Taylor stated that's a typo.

Ms. Erickson stated to address your question on the fence, the fences were ordered but they ran out and they were not the exact pattern so that will be resolved.

Ms. Philipp stated I know you've address things that we've brought up before but I think it might be helpful if in the agenda the things that have been brought up by community members were acknowledged as being completed, such as the fencing thing. That was three months ago so is it open, is it complete; that kind of thing. We brought up that in our particular case the landscape guys were riding around the lake with the mower thing up and it shoots out everything to our house and then turns around and shoots it into the lake and they said they were going to address that but they didn't. The guy is still shooting everything all around so those are the kinds of things I'm talking about. The other thing this gentleman brought up about contractors being a little crazy on the roads, I actually almost got hit walking down Champlain and I was on the left-hand side walking and a white van came at me on the wrong side of the road and came within eight inches within hitting me.

Mr. Santorelli asked aren't they supposed to end at 7:00 p.m.? We have challenged contractors working at 8:00 and 8:30 at night. When we have to walk out there and say what are you doing, we're trying to have a quiet dinner, or we're trying to be in our back yard and I've had rocks thrown into my backyard, who is going to pay my vet bill if one of my animals get hurt? The guys are just rude.

Mr. Kern stated I'd like to make a general comment that a lot of these items the district has authorized the HOA and the community management company to manage those, particularly the landscape maintenance contracts, the lot cleanliness, which is part of what Buddy was presenting at the last meeting that we didn't get to have. All of that is covered underneath the criteria and guidelines for the community and any of those items as you see them, you don't need to wait for these meetings, you can take them straight to Jen and maybe Dan too at the same time just so everyone is notified and they have the authority to go ahead and notice. We have a fining committee so we can fine. There is a process in place for those types of items but it is handled with the HOA.

Mr. Santorelli stated I can work with Jen. Jen and I got a light fixed on Majestic Walk. She is an excellent person and she has worked with me so things are getting done but I'm sure there are a bunch of people sitting around the edge that feel that it gets a little lethargic on the responses and like I said most of us walk around and see our neighborhood.

THIRTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

B. Assessment Receipts Schedule

C. Approval of Check Registers

Mr. Laughlin stated we have two check registers; the one from the last meeting that we did not hold, and the current one for this meeting. June's check register totals \$58,160 and that included a lease payment for the gym equipment, which is a big chunk of that and then the July check register totals \$84,690.77 and that had the pool remodel in it as well as the light installation.

Mr. Taylor stated on page one at the bottom of the page 5/23 is \$21,000 for first tax-exempt lease payment to Municipal Asset Management. What is that?

Mr. Laughlin stated that is the down payment for the gym equipment.

Mr. Taylor asked and we're leasing it, correct?

Mr. Laughlin stated yes. There's a down payment and from then on there will be a monthly payment.

Mr. Taylor stated okay that was to get the equipment ordered. Then there's Bate Security on page three. Are they timely with their invoices because this goes back to February.

Mr. Laughlin stated no. We've had some issues where they've sent them to the wrong places and we get them late but I believe that's all cleared up now.

Mr. Kern stated there's an item on page one, July 16, 2019 to Crown Pools. We had that one under this general fund under the capital improvement?

Mr. Laughlin stated yes.

On MOTION by Ms. Bock seconded by Mr. Kern with all in favor the check register was approved.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting

Mr. Laughlin stated our next meeting is scheduled for August 20, 2019 at 2:00 here at the amenity center, not Compass Group.

FIFTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Bock seconded by Mr. Kern with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman