

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, August 20, 2019 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

Gregg Kern	Chairman
Mike Taylor	Vice Chairman
Rose Bock	Supervisor
Mike Lewis	Supervisor
John Murphy	Supervisor

Also present were:

Daniel Laughlin	District Manager
Jason Walters	District Counsel
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**

**Affidavit of Publication**

A copy of the affidavit was enclosed in the agenda package.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the July 16, 2019 Meeting**

Mr. Kern stated on page eight towards the top, third line down it says that I stated, "It's the same mask", and I think it should say 'ask'.

On MOTION by Ms. Bock seconded by Mr. Taylor with all in favor the Minutes of the July 16, 2019 meeting were approved as revised.
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**FIFTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Budget for Fiscal Year 2020**

On MOTION by Mr. Kern seconded by Mr. Lewis with all in favor the public hearing was opened.

Mr. Laughlin stated there is a small increase being proposed. The assessment goes up \$41 annually. A portion of the increase is due to the new phases, which translates to higher electric costs, more advertising for the bond issuances, more landscaping, and also the lease payment that has been added for the new fitness equipment.

Mr. Buddy Price, 85037 Cherry Creek Drive, stated I'm looking at the two resolutions associated with the budget. The first one, 2019-13, is the approval of the budget and the second resolution 2019-14 is for making a determination of benefit and imposing special assessments. Is there special assessment above and beyond what we see in the budget that we are being assessed this year?

Mr. Laughlin stated no.

Mr. Walters stated by statute they're called special assessments because they're specific to this property and it's a special benefit to the property that's inside the district so it's a legal terminology, not an HOA type special assessment.

Mr. Buddy Price asked so anything that fits that category is shown here in the budget?

Mr. Walters stated that's correct.

On MOTION by Mr. Murphy seconded by Mr. Lewis with all in favor the public hearing was closed.

**A. Consideration of Resolution 2019-13, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2020**

Mr. Laughlin stated this is the resolution that will be adopting the budget.

On MOTION by Mr. Kern seconded by Mr. Taylor with all in favor resolution 2019-13, relating to annual appropriations and adopting the budget for Fiscal Year 2020 was approved.

**B. Consideration of Resolution 2019-14, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2020**

On MOTION by Mr. Kern seconded by Ms. Bock with all in favor resolution 2019-14, imposing special assessments and certifying an assessment roll was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion of Drainage Issue at Williston Court Cul-de-sac**

Mr. Taylor stated I went out there with the development manager from GreenPointe and reviewed the situation with the contractor and the District Engineer and we had the contractor adjust to allow drainage to flow a little more easily and I haven't heard anything since.

A resident stated it didn't work. I went out yesterday after the rainstorm and it was all puddled just like it was before.

Mr. Taylor stated we will have to revisit that after it rains to assess the flooding as you mentioned and get back with another recommendation.

Mr. Kern stated I can work further with the contractor as well. They have methods of putting water on it instead of waiting for the rain so we can test it. I do know there's a minimal amount of slope as you get around to the cul-de-sac but there are probably some other opportunities to improve it further but we will continue to work on it and evaluate it and make adjustments.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Walters stated we have rules of procedure, which govern the operations of the district from board meetings to procurement to prompt payment issues on contracts and things like that. 85% of that is based on statute and 15% is best practices developed over the last three decades. I come and report during session of all of the changes that happen to the statutes that govern CDDs and over the years they will change requirements and different things so about every three to four years we like to revise our entire governing document to make sure it's reflective of the current state of all of the statutes so we've done that over the summer and we have a new set that complies with all of the new changes to the statutes. When we roll that out

we do that through rulemaking so there will be a hearing held at the next board meeting essentially and we will have a redlined version with the memorandum showing all of the different changes. To the extent you have questions when you see those feel free to reach out to me.

Mr. Murphy asked would you say in the recent past we have compliant in all aspects of those regulations?

Mr. Walters stated we are and we even state in the rules of procedure that to the extent a statute changes that we rely upon the new statute governs but it's one of those things you don't have an updated document out there but every year we come to the board with any requirements that have changed; for example recently the websites. Between the changes from the last rules of procedures the state mandated that we have a website so that's something we had to roll into compliance and we did checks to make sure it was all in compliance.

Mr. Kern stated before we go further into staff reports. Courtney asked me to print an updated agenda so there is a set here in the middle. There's an item before staff reports for ratification of Marand Builders change order number four.

Mr. Laughlin stated okay we will finish up counsel's report.

Mr. Taylor stated I just wanted clarification on whether you swore Mr. Murphy in?

Mr. Laughlin stated yes I did it before the meeting since he was appointed at the last meeting.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Marand Builders' Change Order No. 4**

Mr. Kern stated Marand Builders is the general contractor on the amenity center renovation and we are finalizing their contract. There was a couple of things added towards the end of the project such as painting the railing from the pool deck and a light fixture that was needed so it's a total of \$3,453.09.

On MOTION by Mr. Kern seconded by Mr. Taylor with all in favor Marand Builders' Change Order No. 4 was ratified.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports (Continued)**

**B. District Engineer – Ratification of Requisition Nos. 17-19 (Area 3B) and 49-52 (2018A)**

Mr. McCranie stated requisition number 17 is to Earthworks for a portion of draw 10 for \$125,878.68. Number 18 is to Hopping, Green & Sams for legal services for \$920 and number 19 is to Signtalk Graphix for wayfinding signs for \$938.75. Requisition 49 is for part of phase 3 and 4A to Earthworks for the other portion of their invoice for \$299,387.13. Requisition 50 is to Hopping, Green and Sams for \$138 for legal services, requisition 51 is to Micamy Design Studios for \$26,682.29 and number 52 is to Marand Builders for \$56,262.35. All except for the Hopping, Green & Sams were based upon contracts that have already been reviewed and approved. The Hopping, Green & Sams requisitions are for legal services billed by the hour.

Mr. Taylor stated I don't see number 52 on the ledger here.

Mr. McCranie stated it came in late so it came in after I printed it.

Mr. Laughlin stated it is in the agenda package, it's just not on the spreadsheet.

On MOTION by Mr. Kern seconded by Mr. Taylor with all in favor requisition numbers 17,18 and 49-52 were approved and requisition number 19 was ratified.
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Mr. McCranie stated I've just received three more invoices, which will end up creating four more requisitions. I'll send this out in an email and add this to the spreadsheet. The Onsite invoice is for the second portion of the payment for the mailboxes for \$6,348.42 because they've completed their work. Number 54 will be Basham & Lucas for \$11,250 for architectural services related to the amenity center. Number 55 and 20 will be to Earthworks with 70.4% related to 4A and 29.6% related to 4B. The total is \$685,455.86. The 4A portion will be \$482,560.93 and the 4B portion will be \$202,894.93. Those requisitions have not been created yet because I've just received and starting reviewing those invoices so in the next few days I will be making the requisitions and would ask for approval so I can go ahead and get signatures and get them paid.

Mr. Walters stated I think we can bring those back for ratification. You've got to certify all of those so until that's done I don't think the board would need to act on that.

Mr. Murphy stated I would like to be able to see these things in advance to be able to review them and see what they're for rather than voting for hundreds of thousands of dollars

while seeing them for the first time so if we could arrange for that to happen I would appreciate.

Mr. McCranie stated I agree and you will see these before the next meeting. Some of these I received as late as yesterday afternoon. I try to bring them to you as soon as I can.

Mr. Murphy stated just in general terms I feel like we're making a lot of financial decisions and I'd like to be able to understand what this represents and have an opportunity to question what it's all about.

Mr. Kern stated for what its worth, as you have more time on the board, a lot of these billings and invoices are contracts that we've entered into so you'll be more familiar with them over time.

Mr. Murphy stated my guess is that you have large contracts with scopes of services associated with each one of them and these are just invoices falling underneath that scope.

Mr. Kern stated that's correct.

Mr. Taylor stated that's why the attorney is saying he needs to certify it so since he just got the invoice we would ask him to go inspect it.

Mr. Murphy asked do you ever discuss or present the extent to which these change orders are exceeding the amount allocated for the job or beyond the scope in financial terms or within the scope?

Mr. McCranie stated if I ever get anything that is a change order it has to come before this board.

Mr. Murphy asked but someone is keeping track of the master contract? Let's say the master contract with Earthworks is worth \$10,000,000 and we've paid them \$950,000 and only have so much left so someone is monitoring that?

Mr. McCranie stated yes.

Mr. Walters stated the other thing I'll say because you're talking about overages is the funds that we're requisitioning come from the bond funds that we've issued for those construction purposes and that's probably not going to cover every last dollar of all of the improvements so the developer has entered into a completion agreement with the district whereby they obligate themselves to complete all of that infrastructure after those funds run out so to the extent we get to the end the developer will then be writing those checks on the pay applications.

Mr. Lewis stated one more thing I'd like to add is in advance we all get this booklet that contains all of this information about a week in advance so it gives us enough time to flip through these invoices that are typically in the book.

**C. District Manager – Discussion of the Fiscal Year 2020 Meeting Schedule**

Mr. Laughlin stated you'll see the list of meeting dates for Fiscal Year 2020 in your agenda package. We can always change dates, add more meetings or take away meetings but we do need to approve a schedule for the year.

On MOTION by Mr. Lewis seconded by Ms. Bock with all in favor the meeting schedule for Fiscal Year 2020 was approved.
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**D. Community Manager - Report**

Mr. Johnson stated I'm Bob Johnson with Evergreen. I sent out an email blast yesterday and got a lot of nice responses welcoming me to the community from a lot of residents so I appreciate that. Jen is still with Evergreen so you can be rest assured that as I transition in I'm still working closely with Jen to make sure I'm aware of anything that she had been working on or any issues that come up so I'm not just going in blind. We were here yesterday and spent a lot of time going through things. As I get to more of these meetings and get around the community I will be sure to introduce myself in person, but again I appreciate all of the well wishes. Right now we're awaiting furniture in the office so I can be available by appointment if necessary. I'm very responsive on emails so that's always a good way to get a hold of me but I will definitely be quick with a response and get you guys any answers to any questions or issues that you have so feel free to reach out. I'm the regional manager with Evergreen so I will be like a stop gap for someone else but this will give me a really good opportunity to get in on the ground level of this community. We are looking for a replacement here but that person would be months down the road.

We've done some irrigation repairs here around the clubhouse and hopefully addressed all of the issues where we've seen dead sod. We've worked on some photocell repairs at the entrance lights and the entrance signs were painted last month and they look really good. We've had some alligators removed from the back ponds and the tennis court fence and backboard have been repaired. I think most of you know the gym air conditioning was fixed yesterday.

A resident asked what pond were the alligators removed from?

Mr. Johnson stated I'm not positive.

A resident stated there's still one there.

Mr. Johnson asked do you know which pond?

A resident stated the one behind my house on Williston Court. Is there a name or number for that pond?

Mr. Johnson stated yes I'd have to consult the map but we do have them all broken down. Just so residents know, what we ended up doing was calling the Florida Wildlife Commission and they sent a trapper out. If an alligator is under six-feet but they're a nuisance you can always call as well so you can either send it my way or give them a call. Items in the process of being completed; we had a homeowner car accident that damaged a street pole, some irrigation and some landscaping that you'll see from here to the entry on the way out so we have engaged Onsite Industries who does a lot of our signs out here to repair the 'Keep Right' sign and put a new pole in, and we also sought a proposal from our landscape company to fix the irrigation, the magnolia tree and the juniper grass that was pulled up there.

A resident asked who is paying for that?

Mr. Johnson stated the homeowner reached out so we will work with them whether they go through their insurance or not but those proposals will be presented to them.

Mr. Kern asked Jason, is this something we need to report to our insurance?

Mr. Walters stated if we can't get resolution we certainly can.

Mr. Johnson stated we talked on the call and we were going to take the proposals and go from there.

Mr. Kern stated I know sometimes the cost is not worth the claim.

Mr. Walters stated yes we get into that but as long as the homeowner is engaged and we know who it is we can work recover the expenses. This happens frequently and their insurance companies are usually quick to work with us.

Mr. Johnson stated Jen and I have gone around and reported a lot of tilted posts to FPL recently so hopefully we will see those get fixed. FPL does not let us know when they come out and do those so we hit that on our routine checks but they are pretty responsive and they have a good system online for reporting those.



A resident stated they were out in the neighborhood a couple days ago and I think they were changing light bulbs.

Mr. Johnson stated as far as upcoming events we have the Octoberfest even that you guys do yearly scheduled for September 28<sup>th</sup> so we will have more information on that shortly.

Mr. Murphy stated I just wanted to suggest something. I think in reading the minutes of the meetings and consulting some Amelia Walk webpages where a lot of neighbors discuss concerns and so forth, it may be beneficial to provide clarification as to who is responsible for what. Meaning that the CDD board's responsibilities are here, the HOA board's responsibilities are here and distinct. I believe the HOA's arm of responsibility or duty is potential enforcement, potential fining, etc so I think it's important for our residents to understand that distinction because even me, being on the board I've sent some issues this way that perhaps need to go over there and it's probably because no one knows for sure. They're unhappy about something and want something done but they're not sure who to talk to about it so perhaps we can clarify that in the future. I read that parking is a particular concern so that's may be something we can talk about in the future as to how to address that concern.

Mr. Johnson stated I can keep it real simple for everyone in the room. If you think of compliance letters that you've received for anything like any type of violation, that is the HOA, and anything architectural review is HOA. Pretty much everything else is CDD. The roads are public roads so the CDD governs the roads?

Mr. Kern stated to bring you up to speed, particularly on the parking, over the last couple of months we've been working on the parking concerns so the CDD has adopted a resolution approving a restricted parking plan and it restricts fire hydrants and intersections and those kinds of things so this board has adopted that plan and it will be enforced through the HOA so that will truly then be an HOA-managed issue and that's why we have a staff member of the HOA on the district so it's sort of a collaborative effort on the parking but we are taking those steps. So to answer your question, Bob, they are CDD roads, we've adopted that policy, and the HOA has the ability to enforce it so if you ever have a concern with somebody violating that policy you could notify the HOA and they have the ability to notice the owner and issue a fine if that's where it goes.

Mr. Murphy stated generally speaking that large document of rules and regulations for people that live here and they're conduct and things they can or can't do fall under more of the HOA's authority?

Mr. Kern stated absolutely.

Mr. Murphy stated so when people complain about Jimmy Smith and Mary Jones doing this it's over here that we address our concerns?

Mr. Johnson stated it's usually a compliance issue. If I could jump in on parking real quick because I have gotten questions - residents aren't prohibited from parking on the streets; that is clear in our documents. What Gregg points to is we pretty much follow a lot of the county rules here, like a certain distance from a stop sign, fire hydrant or intersection so that's what this plan is about, but if there is a car in front of their house on the street and it doesn't fall into any of those criteria then they are allowed to park there.

Mr. Murphy stated I think that's important to understand if that's going to be the position and policy of the CDD and the HOA that a resident may not be happy with the way someone is parking but they're not technically in violation of the regulation or rule.

Mr. Johnson stated I've had those emails even yesterday so since introducing myself and sending out the email blast I get a lot of questions and I've gotten some of those and I've been clear and consistent with that answer. A lot of what I do is obviously education but a lot of those documents are out there but they're so large and not always easy to read so I'm happy to clarify.

Mr. Jeff Robinson, 85062 Williston Court, stated one of the things I think you can do to improve is to update the HOA website because right now HOA website committees are all CDD controlled. There's no reference to who the chairperson or homeowner membership is. There is one form I think it's on the compliance and fines where you can apply but there's no transparency other than CDD control.

Mr. Johnson stated I don't want to get off track from the CDD meeting but I'll go back and make sure everything that needs to be out there is out there.

Mr. Jeff Robinson stated the website probably hasn't been substantially updated in four years. Sure, Jennifer's name is all over it because she was the community manager so that needs to be updated but when you look at the approachable organization structure it lists the

HOA and all of the committees but it doesn't have any detail about them as to who to contact other than the community manager. I think it would go a long way.

Mr. Johnson stated we can chat afterward. I promise you I will get back to you.

Mr. Lewis stated Gregg brought up that we did bring the parking restriction resolution in front of the board and we voted on it and it went to the HOA. I'm curious what the status is. I'm waiting for someone to come out and start painting curbs yellow. How far away are we on that?

Mr. Kern stated the approach we were going to take is do we really need to paint the curbs yellow because there is a cost involved in making that improvement, not only initially but long-term to maintain them and there is an aesthetic concern. Then you get into do you need signage. I think Jason can correct me if I'm wrong but I think we felt that it was enforceable the way it is, so if someone is parking within 10-feet of an intersection they will get a notice and hopefully it doesn't become a habitual issue and it's the same thing with the fire hydrants so I think we were going to start with this and if we need to beef it up then we will look at that, but from a legal standpoint I think we were okay to enforce the policy as it was.

Mr. Walters stated I think the last portion was if the ball was in the HOA's court and I think they had to make a tweak or two to their documents, but Gregg's point is correct. Again, this is a question for the enforcement of the HOA, but do you want to paint all of those different spots a bright yellow throughout the community aesthetically so we were trying to go the least evasive way, which is what we thought made the most sense so long as the HOA was comfortable enforcing it at that level and they seem to be so we have adopted the resolution with the authorization and the map and the designation of areas so this board has done everything we need to do and I believe they are now in the enforcement zone of getting that to happen.

## **NINTH ORDER OF BUSINESS**

### **Supervisors' Requests and Audience Comments**

#### **Supervisors' Requests**

Mr. Kern stated I apologize, I only have three copies but I have an agreement with Florida, Power & Light and it is a standard form agreement. Jason, I think I sent you one in the last day or two, but it's for phase four, both A and B. The way these agreements work is we as

the District install the underground infrastructure and FPL comes in and installs all of the wiring and transformers to supply power so it's a net zero cost and they credit you back the cost that they incur for your infrastructure.

Ms. Bock asked and it's the same agreement we do every time, right?

Mr. Kern stated yes.

Mr. Walters stated yes this is an agreement we've had for every single phase. There's not a cost to the district.

On MOTION by Mr. Kern seconded by Mr. Taylor with all in favor the agreement with FP&L for installation of underground electric service for phases 4A and 4B was ratified.
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Mr. Taylor stated I just want to thank Gregg and the team for getting this clubhouse renovation done.

**Audience Comments**

Ms. Laura Taylor, 85044 Babcock Court, stated I sent an email to the board at the end of last week to put on record that the residents had mentioned putting something together for typically the students getting ready for the bus in the already developed area because they are pretty centrally located so they don't think they will be moving any time soon. I think starting small with even just a bench because just recently the first week of school kids were out there for over 45 minutes to an hour waiting for a bus and even as we go for walks I think it would be an advantage to have just a bench or some kind of community set up like back racks and things like that.

Mr. Leon Witko, 85069 Apopka Court, stated officially has the budget been approved?

Mr. Laughlin stated it's been adopted, yes. That's the public hearing that we just had.

Mr. Leon Witko stated on the budget I noticed way down on the bottom of one of the pages it says annual increase 4%.

Mr. Laughlin stated it is a \$41 increase.

Mr. Leon Witko stated I've been here for going on 11 years. For operations and maintenance between last year and this year there's been an increase of 31%. Before Jen wasn't even here. Nobody was here and I'm just questioning some of the items like if it's just

money going out projected and not really need to be budgeting increases like telephone. Are we going to have more telephone calls that are going to cost more money?

Mr. Laughlin stated telephone was not increased.

Mr. Leon Witko asked has the fee for legal advertising gone up \$2,000?

Mr. Laughlin stated that just has to do with public hearings, such as when we're issuing bonds and those types of things are noticed they're a higher cost so we're trying to get better on track with what is projected.

Mr. Leon Witko asked so are you saying in the past it wasn't really on track?

Mr. Laughlin stated there was a higher cost this year than what we had expected if you look at what was adopted compared to the actual.

Mr. Leon Witko stated another item is security. It's going up \$400.

Mr. Laughlin stated I'm sure that's just an annual increase. A lot of companies will increase their costs 1.5% to 3%.

Mr. Leon Witko asked so you were anticipating that?

Mr. Laughlin stated we receive it from them and we also go off of invoices if it's a contracted service.

Mr. Leon Witko asked so these fees are actual proposals you received from businesses this year?

Mr. Laughlin stated for some of them, yes.

Mr. Leon Witko asked do you know which ones are locked in?

Mr. Laughlin stated things like lake maintenance, landscape maintenance, and management. Those are contracted so they're set at one price for the whole year. We've hit the three-minute mark so we can have a discussion about this after the meeting if you'd like.

Mr. Leon Witko stated well maybe someone else can ask these questions if there's only three minutes.

Mr. Laughlin stated this was what the public hearing was for. We opened the public hearing for discussion and nobody said anything so we close the public hearing.

Mr. Leon Witko asked at the beginning of the meeting?

Mr. Laughlin stated yes just a bit ago.

Mr. Kern stated we've also discussed the budget during the last two or three meetings.

Mr. Laughlin stated yes we approved a budget in May and a few meetings after that we had it on the agenda for discussion and we just now adopted it, which makes it official.

Mr. Dale Lewis, 85584 Berryessa Way, stated I'm going to read a letter I sent to the board a while back. Never in a thousand years did I envision that I would be sitting in my flex room and looking out at three large mailboxes that accommodate 36 homes that are not in the vicinity of these three boxes. Plus, I relish the fact that 36 different vehicles will stop in front of my house to pick up their mail six days a week plus the mailman. This scenario started in late June when Onsite, the company that puts these boxes in started to put one in between my home and my neighbors to the left. He came out to see what was going on and stated that what they were attempting to do was not going to happen. Onsite came back a few days later and filled in the area with dirt and put in sod. Next thing I know they are digging and framing across the street from my house. I went out to talk to Broc in the sales office and he said he didn't know what to do or what was going on and he couldn't help me. I went down and talked to a supervisor at the post office and he stated that the placement of the boxes is the builders job. In the meantime I found out that wasn't exactly the case. I had conversations with Jen Erickson and Jayne Bradley. Jayne never got back with me and Jen was very cordial and called me back but she couldn't help me. Onsite came back and reframed and poured concrete on July 17<sup>th</sup> and the next day they came back and installed three large mailboxes. I would like to have these boxes put in their proper place, which is not across the street from my property. We've lived there for two years and after two years they decide to come in and put these mailboxes in. I kind of disagree with that philosophy. I don't think that's right. We pay a premium price for this lot and we deserve a decent view from our front porch as well as our lanai and patio. What you were addressing earlier, how do you find who to talk to hit me very deep in my soul because I had a hard time finding GreenPointe, which is the developer and that's the individual I should have talked to the day after they put these boxes in but I couldn't locate this person and I went to Broc, Jen Erickson and the post office. The post office told me it was the builder and I went back to the post office and talked to Paul Batista, who was at that time the acting post master general. He told me that post office does not handle this area. All of that goes to the district manager in Jacksonville. He called the district manager and the district manager was kind enough to call me and came to my house the following Monday and we talked for about 45 minutes. He said basically it's the developer's job to inform him as to

where these boxes should be placed and he either accepts it or denies it. Normally I'm assuming since they don't come out they pretty much accept it but in talking to him he agreed that if the developer can move these things that is fine with him. He understood my situation. When you look out my front door the boxes are there. I walk down three houses to get my mail. We have nine houses on our street. One side of the street opposite the mailbox, yet the mailbox down here serves the nine people walk to the mailbox. It's that simple. So they've taken an area with a cul-de-sac of 36 or 38 homes and they've jumped over our mailbox and put one in front of my house. This to me is asinine.

Mr. Kern stated you're absolutely correct, it's a developer related item. I understand you talked to Liam recently. I'm also with the developer obviously so I'm happy to talk to you after the meeting in fairness of everybody's time.

Mr. Carl Shain, 85055 Cherry Creek, stated the amenity center was closed for three months so how did we spend 84% of our budget on an amenity attendant? How did we spend over 114% of our budget on cable and telephone for the amenity center? I've maybe seen Jen here four times in the whole year; just a thought there. As far as parking is concerned, I would recommend not putting yellow down because of having to continually repainting the curbs but at least a sign so you can take a picture of the car parked illegally and have something to back yourself up.

Mr. Jeff Robinson stated I have a couple of questions that are all related to what's going on across the street. Does the developer, GreenPointe, own the street from Amelia Concourse up to the entrance?

Mr. Kern stated the CDD owns all of the streets.

Mr. Jeff Robinson asked but you don't own village number two, which is part of Hampton Lakes PUD for this area?

Mr. Kern stated no. Village Walk community is within the Hampton Lakes PUD.

Mr. Jeff Robinson stated yeah that's Village one. Village two is what I think is retail across the street. My question is in the last week they started flagging everything. Do we know what's going on there and why there are flags out?

Mr. Taylor stated it's a continuation of the residential development. The strip in front of Amelia Concourse is a retail strip. The wooded area is about a 5-acre tract.

Mr. Jeff Robinson stated so that's going to be more residential going in basically right across the street. Our CDD has nothing to do with that?

Mr. Taylor stated correct.

Mr. Buddy Price stated at the last meeting I asked about the fence between Village Walk and our subdivision and it was said that they ordered the fence but got the wrong one and were waiting for the new one to come in. I haven't seen the fence yet and it looks to me like they're planting trees and they have no intention of putting a fence in.

Mr. Taylor stated the fence will be there.

Mr. Buddy Price stated okay just stay on top of that and make sure they put it in. A lot of people are starting to move in there so we ought to have a fence. On the amenity center, it would be nice if we had hours for when you're going to be here Bob so have some set times so people know exactly when you'll be here. Also try to stagger some time in there where maybe in the late afternoon sometime one day a week or something where people getting off work can stop by as well. Knowing when you're going to be there would be a big help.

Mr. Johnson stated I'll do an email blast.

Mr. Buddy Price stated next on the amenity center, now that we have these side gate entrances where people can ride their bikes up to go to the pool it would be nice if we had a bike rack over by the side. I think it was talked about five or six meetings ago maybe but if the CDD would consider installing a bike rack over there that would be nice. Lastly, we're paying \$2,940 a month for an amenity center attendant according to the budget so the amenity center having been closed for approximately one third of the year we would not have had a need for an amenity attendant. That's approximately \$12,000 that we would not have paid and right now we're showing \$5,000 left to pay for the rest of the year so somebody needs to look into that. Clearly we didn't need an amenity attendant for the three or four months that the amenity center was closed and that money needs to be reimbursed back to the CDD. Did John ever get sworn in?

Mr. Laughlin stated yes I swore him in before the meeting.

Mr. Buddy Price stated I emailed Jen about this. There was a tree from the green belt that fell and damaged my fence. I asked Jen who to contact with the CDD about insurance for paying to get the fence fixed and she said I don't think we do that and I haven't heard anything back on that. That is CDD land and their tree fell on my property. If my tree fell on someone



else's house you would expect me to pay for it so if there is something in writing I would certainly like to see it. If that won't work can I get a piece of fence up here on Berryessa and just do the replacement myself, because there are some nice pieces of fence sitting next to that container up there that would fit perfectly in that hole.

Mr. Johnson stated just forward me that email please.

A resident asked who is here from my HOA?

Mr. Laughlin stated we spoke about this at the beginning of the meeting. Bob Johnson will be here in the interim until someone else is found.

**TENTH ORDER OF BUSINESS                      Financial Reports**

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

Mr. Laughlin stated we are showing 100% collected on the assessment receipts schedule. The check register is for \$64,220.86.

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

**ELEVENTH ORDER OF BUSINESS                      Next Scheduled Meeting**

Mr. Laughlin stated our next meeting is scheduled for September 17, 2019 at 2:00 here at the amenity center.

**TWELFTH ORDER OF BUSINESS                      Adjournment**

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman