

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, September 17, 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 (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**

**Approval of the Minutes of the August 20, 2019 Meeting**

Mr. Murphy stated on page 16, seventh paragraph down, I believe the amount should be \$2,940.

Mr. Laughlin stated we will have that fixed.

On MOTION by Mr. Taylor seconded by Mr. Kern with all in favor the Minutes of the August 20, 2019 meeting were approved as revised.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-15, Setting a Public Hearing Date to Adopt Amended and Restated Rules of Procedure**

Mr. Walters stated I think we may have mentioned this at our prior meeting but we have our rules of procedure in place. They deal with all sorts of operational issues of the District from audit selection to procurement to board meetings and everything else and about 85% of that is based on statute and 15% is best practices learned over the years working with districts. About every three or four years we like to go back and update our rules of procedure and make sure we're updated to the current statutes. Every year in session there are changes to the statutes that govern district operations so whenever we go through the process of revising these rules we have to hold a public hearing so that's the step we're looking for today is just to set that hearing. We're not asking for consideration of the revisions today, but as you can see, pursuant to the resolution, to go ahead and start that process we have to advertise that twice in the newspaper and then we will come back at a subsequent board meeting and have the public hearing to consider the final adoption of those rules. There's a memorandum there that outlines the major changes, not every last little nitpick, and then if you go back towards the back you'll see an actual redline that shows word for word changes with respect to the rules. At a subsequent board meeting we will come back with the final package and if you have any questions feel free to reach out to me.

Mr. Taylor asked could you tell me how many pages the memo is? I don't see a redlined version.

Mr. Laughlin stated I have a hard copy here.

Mr. Walters stated the full rules packet is about 67 pages. The memo is just a short two or three page document that discusses the major changes and where it comes from.

Mr. Murphy asked is now a time to ask some questions about some of the language?

Mr. Walters stated you can now. Again, this will come back for final consideration by the board. It may be easier to have a phone call to go through any specific questions you may have and I'm happy to do that whenever you like but if there's a particular question you have right now I'm happy to look at it.

Mr. Murphy stated no we will take it offline.

Mr. Laughlin asked is the next meeting enough notice time?

Mr. Walters stated no we would need two meetings out because we have to do 28 and 29 days and that's a pretty short turnaround for a meeting. If we looked at the November meeting I think that would be our best bet.

On MOTION by Mr. Taylor seconded by Mr. Murphy with all in favor resolution 2019-15, setting a public hearing date for November 19, 2019 at 2:00 p.m. to adopt amended and restated rules of procedure.

**FIFTH ORDER OF BUSINESS**

**Discussion on Installing Infrastructure at Bus Stops**

Mr. Murphy stated as you recall at the last meeting one of the residents brought up a concern about the bus stop at Majestic Circle and she had mentioned maybe a bike rack or something. I wanted to expand upon that having lived here and driving in the morning where the existing main bus stop is at Majestic Circle. There are lots of children there and it's very dark and very unsafe so I'm suggesting we might want to consider putting some lighting to illuminate that area so that it's not so dangerous. In addition to that I'm trying to determine if there are going to be subsequent bus stops in phase 4A, 4B or phase 5 so for planning purposes we could recognize that and perhaps put some lightning to avoid a catastrophe because it is very dark.

Mr. Laughlin stated ultimately the safety falls on the school district to make sure the bus stops are safe. I don't know if the district handles the lightning.

Mr. Taylor stated the school board probably has a pretty high input on the location of the pick up points based on their routing. I don't know about the lightning. That may be the developer or CDD.

Mr. Laughlin stated I'll have to look into that. It might be FPL. I'm not sure if we're able to put in a light.

Mr. Taylor asked is there just one bus stop today?

Mr. Murphy stated currently I believe the main bus stop is at Majestic Circle where Champlain meets right there and I'm presuming we're going to sell lots of homes and there will be more bus stops.

Mr. Taylor stated there most likely would be. That's the trend I see in most neighborhoods with the school board. I don't know when they come out and evaluate the sites.

We could coordinate with them. We are interacting with the school board on another matter on another project so I'll take lead on that to inquire about that.

Mr. Kern stated if we're going to make improvements we want to make sure it's going to stay there.

Mr. Lewis stated just so everyone is aware there are multiple pick-ups at that site: the elementary school, high school and middle school and they get picked up at different times and even different places. I think in every case it hits the circle as a bus stop, but there are other bus stops in the community besides the circle.

Mr. Walters stated Mike can work with the school board and we can see what the future plans are and make decisions based on that.

Mr. Taylor stated I'll report back at the next meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal for Office Furniture**

Mr. Kern stated this is just kind of a follow up to our amenity renovations. We bought a whole new furniture package for the facility and honestly I thought we were going to keep the old office furniture but that didn't happen so we apparently don't have any office furniture. This is just a proposal for a basic desk, chair and visitor's chair. The total is \$1,420 installed. It's the same company that has furnished the rest of the building.

Mr. Laughlin stated it looks like the total is \$1,800.

Mr. Kern stated oh that's the deposit. You're right. So the total is \$1,800 and the deposit is \$1,420.

On MOTION by Mr. Taylor seconded by Mr. Lewis with all in favor the proposal for office furniture was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being none, the next item followed.

**B. District Engineer**

**1. Ratification of Requisition Nos. 20-22 (Area 3B 2018) and 53-56 (2018A)**

Mr. McCranie stated we have a ratification request for requisition numbers 20 through 22 and 53 through 56. Just a reminder, the ones up for ratification are the ones that have been

paid between meetings so we are asking for ratification of their approval. Gregg, I think you got my email yesterday about 53.

Mr. Kern stated we still can approve and process the requisitions. Anything that ultimately will be deficit funding a funding request will be generated and issued to us so I think it's fine to move forward with approval and processing of them.

Mr. Walters stated that's correct.

Mr. McCranie stated all of the requisitions are in your packet and I can answer any questions you might have.

Mr. Taylor asked is there a requisition log for number 53?

Mr. McCranie stated I thought I had sent it. I can tell you that bond funds with the combination of 53, 54, 55 and 56 are now used up for 2018A for units 3 and 4A.

Mr. Taylor asked we're completed with our funds?

Mr. McCranie stated completed with the bond funds that the trustee has.

Mr. Kern stated the bond funds for that account have been depleted.

Mr. Taylor asked is it developer funded then?

Mr. Kern stated correct. The balance of that project to completion will be deficit funded by the developer. To answer the processing question I think you continue with the split that has been established processing requisitions as-is and the trustees essentially will be doing a funding request to the developer.

Mr. McCranie stated perfect so everything that is going to be for phase 4A moving forward will still go through this process but then it's deficit funding by the developer.

Mr. Kern stated yes.

Mr. Taylor asked what percent complete is that contract with Earthworks?

Mr. Kern stated that bond series for phase 3 is 100% complete obviously.

Mr. McCranie stated the balance to finish overall for 4A and 4B is \$1.7 million so it's 70.1% of that number is remaining for 4A.

Mr. Kern stated that's the split. 4A has 70% and 4B has 30%.

Mr. McCranie stated it's not exactly that number but it's very close. 69.3% if I recall or maybe 71.3%.

Mr. Kern stated based on the assessment areas of the bond.

Mr. McCranie stated yes.

Mr. Taylor asked so you have another requisition here proposed for 4B?

Mr. McCranie stated yes. The requisitions to be ratified are 20 through 22 and for consideration is 23 through 25 but first I'm asking for ratification of 20 through 22 and 53 through 56.

Mr. Murphy stated it may be an error but the issue is that this number is different from the \$486,560.

Mr. McCranie stated yes it's supposed to be \$482,560, which is now as the requisition goes to the trustee will be changed to \$124,467.86, which is going to be funded by the bond and the remainder will be deficit funding. I will make the correction to that one page.

On MOTION by Mr. Kern seconded by Mr. Taylor with all in favor requisition numbers 20-22 and 53-56 were ratified.

## **2. Consideration of Requisition Nos. 23-25 (2018)**

Mr. McCranie stated now I have three requisitions for consideration. Number 23 is to Marand Builders for \$38,831.35 for the renovations of the amenity center. That is the final payment. Number 24 is to Signtalk Graphix for wayfinding signs. We've paid them 50% so this is the final payment. Number 25 is to Nassau County for \$3,600 for the preconstruction meeting for phase 5 construction.

Mr. Kern stated not phase 5, phase 4B I believe.

Mr. McCranie stated no the preconstruction meeting is for phase 5.

Mr. Kern stated I would just like to look at that. Basically what happened is we had paid a phase 4 single inspection fee but we need to pay two since there is a 4A and 4B so this one I believe is for 4B. Do we have a copy of the invoice?

Mr. Laughlin stated yes it says Amelia Walk Hampton Lakes phase 4 split.

Mr. McCranie stated okay we will be doing one next month for phase 5.

Mr. Taylor asked was there sensitivity with timing on phase 5?

Mr. McCranie stated no I don't have the invoice for phase 5 yet because long story short it's like pulling teeth to get the county to set up an actual meeting and then give us the invoice for it so we're going through that process. It's not slowing us down.

Mr. Kern stated the county will allow you to do the silt fence, the layout and the clearing before you have preconstruction meeting. Prior to that meeting you have to have your inspections prepaid so there is time.

Mr. McCranie stated next month you'll see another one of these.

On MOTION by Mr. Taylor seconded by Mr. Murphy with all in favor requisition numbers 23-25 were approved.
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**C. District Manager**

There being none, the next item followed.

**D. Community Manager - Report**

Mr. Johnson stated hurricane prep went really well and we thank all of the residents for their patience. We had everything tied down when we were heading into the holiday weekend. Fortunately we didn't take the brunt of the storm, which was obviously a good thing, but it was a good exercise for us none the less and Dan with engineering, I appreciate the help checking all the storm drains and halting all pumping activity just to prep for the storm so I think everything went well.

Some items completed in the last month were gym air handler repairs and the cable box in there replaced as well, some trimming of the dates on the palm trees at the pool area to prevent those from falling in the pool and also to clean up the pool deck. A couple other things of note are we added a skimmer and two new rescue boueys at the pool king of coming off the renovation project. We replaced the damaged tennis court gate that was coming off its hinges. So just a lot of little things in and around the amenity area and then within the last week since I submitted my report we had a dead elm tree at the Majestic Walk Circle that we removed because obviously they have the school bus stop there. We also had the damaged soccer goal post removed today. That was beyond the repair and it would be a huge liability if we tried to repair it so we now have the one functioning goal on the field as of right now. A couple of things we're working on still is the landscape and the sign repairs at the entry island. The landscaping is scheduled to be done this Friday. Those are repairs from the accident that we had there that we mentioned last month. We will get a new 'keep right' sign there shortly thereafter.

As far as bids and proposals, we're currently working on putting together a scope of work for the maintenance of the ponds and fountains out here. We have a couple of different companies doing that now so we want to make sure we get a couple bids on that to consolidate and have one company handle all of that so we're in the process now. I had a meeting with a company earlier today to provide our second of the three proposals that we're trying to get.

Moving along, we actually put out an email blast yesterday with a couple of events that I'm excited about coming up. We have our Oktoberfest event scheduled for Sunday, September 29<sup>th</sup> in the afternoon and Lindsey, our lifestyle director with Evergreen, has some really cool vendors. We have a German band and I believe it's a lunch truck called Wurstbusters so it has German-theme offerings. Then we have a garage sale in conjunction with North Hampton scheduled for October 5<sup>th</sup>, which is a Saturday, from 8:00 a.m. to 2:00 p.m.

Mr. Taylor stated another thing that you and I accomplished last month was we did an audit of the HOA website and I think it's all current today.

Mr. Johnson stated Jack and I were talking about that. We updated a lot of documents on the website and even added the most up to date map of the community that shows the new phases, added all of the financials for the last few months and just made a lot of changes to add my name and the FAQ page in particular to which a couple of things have changed with some of our builders and things like that here so the HOA site should be fully up to speed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

**Supervisors' Requests**

Mr. Murphy stated in previous meetings a question was brought up about the amenity attendant and the monies associated with that and I was just wondering if there's an explanation of where that money may have gone that's budgeted for the entire year. It looks like \$35,280 was budgeted and he asked the question about with the amenity center being closed for a number of months, what was that money allocated for and in one of the spreadsheets and document it shows all of it being paid out except for September and that's the statement of revenues and expenditures for the general fund.

Mr. Johnson stated I can speak to our schedule. Obviously we didn't have an office here while the renovation was going on so she wasn't onsite but when Jen was here she was available for appointments and she lived close by so she would still get to the site multiple



times a week and obviously we do a lot of things on the back end through e-mail communications and all of those things. I've been here the last month or so and I've been here every Tuesday and Friday so at least twice a week and then available by phone so I've met with a lot of different residents and I've had our maintenance guy up here multiple times so we're taking care of everything while we're waiting for the office to be ready so while we may not be onsite five days a week I'm certainly available to meet by appointment and we've been doing things through phone calls and e-mail.

Mr. Murphy asked so would it be fair to say that the amenity attendant is you folks providing answers and a resource for community members if they have questions and whether you're physically present or not that's what we're paying for?

Mr. Johnson stated yes and I would also add our maintenance manager has been up here a lot too to fill in gaps if I have to be at other meetings and things.

Mr. Kern stated I would add to that Evergreen played a significant role in the renovations themselves. There's a lot of work in the preparation and then during the process between key fob access, cleaning out all of the old stuff and staging the new stuff they played a heavy role in a lot of that. We as the board don't have the time so we took advantage of Evergreen Management for a lot of that onsite supervision coordination.

Mr. Murphy stated I'd also like to bring up the option of the community garden again. When we surveyed our residents a number of years ago there was a prioritization of objectives, this one being number one. It has been funded and it has been accomplished and it's great. I would like to resurrect the concept of the community garden potentially in the last phase giving time for the developer and architect to put some rendering together. Mike, we've talked about this before. I'm hoping that's something we can consider as a board and make available to our residents as an extra amenity for them.

Mr. Lewis stated I'd like to bring up a separate issue and that is some thing we talked about in the last couple of meetings pertaining to installation of mailboxes on Berryessa. Those mailboxes are put in a position where the homeowners that will be using those mailboxes are at least a quarter to three-quarters of a mile away from those boxes. In addition they provide a very unsightly location to some of the homeowners, some of which are here today and I met with Dale and Deanna Lewis and I understand their concern and I share their concern, but more so that if we don't do something to move those mailboxes all of those people that move in to

the new area are going to complain and they will be at this board meeting and it's going to be a longstanding sore issue. I would like to see them moved into that development so that the people moving in there are able to get better access to those boxes without getting into their car and having to drive to the boxes. That's my concern and recommendation.

Mr. Taylor stated I know you had expressed a concern to the board members at previous meetings. As we repeatedly mentioned the location of these is between the postmaster and we facilitate what their requirements are. In years past in my experience in developing 35 years most homes had their own individual mailboxes. Segue to 2018-2019 they've now implemented a gang box scenario so we have to cluster these mailboxes and that's the new standard from the postmaster specifications. In terms of the location I know Gregg has repeatedly looked into this issue. Moving it is not just as simple as picking up and moving it. The agencies involved have to get the postmaster to approve it, we'd have to get the contractor to move it, we'd have to get easements in place to put the new mailboxes where they go because they have to be in public right of ways they can't just go on private property because this is the U.S. Postal Service so those are big issues that can't be resolved at this meeting. Gregg, I don't know if you have an update from your discussions with Liam who represents the developer but these are noted and understood. We do our best at coordinating future phases because each phase will have either a 16 or 32 count box.

Mr. Kern stated typically 16 is the largest box and most economical box to purchase if you're going to have to put them in a cluster box you try to put them in the most capacity.

Mr. Taylor stated yes so we hear your concerns and I know you're still wanting an answer and you're wanting it moved and I'm looking at the gentleman that brought it before the board, and I don't disagree they have to be looked at but I don't know if we can move the ones that are installed today.

Mr. Dale Lewis, 85584 Berryessa Way, asked so where are we with talking to the post office?

Mr. Taylor stated I have not taken that responsibility. I think Liam and Gregg have been looking into that.

Mr. Kern stated in general we coordinate with the post office to get their confirmation on the locations. Not to say that they tell us you have to put them here, but there is a conscious effort to look at the plan as a whole and find locations to best serve the community that meets

the post office guidelines. I will say in my experience there is typically no perfect spot. If you ask the post office they'd say just put them all at the amenity center and then we have one spot to stop and it cuts down on all of our comps. Then everything is in the front of the community so nothing is close to the houses. We try to look for common areas that are not going to be on somebody's property and in somebody's front yard so you try to look for some areas that are available that the District owns so you're not burdening any one resident with all of the traffic.

Mr. Taylor stated the challenges you have is those areas in the future that are under development by AV or Taylor Morrison those lands are platted, it's a legal plat that's been recorded and if we have the option to move it we have to figure out where it could be done publicly. You can't just put it on someone's lot line or you would have to get the adjacent residents to join in and accept this change. I would think the attorney could answer this more clearly but I think going forward it's a little easier to deal with because it hasn't been determined by either the postmaster or our request to get these installed but the one that is existing in question is in a common area controlled by the CDD and in a common space that is en route to this neighborhood. Yes, it is in front of your house.

Mr. Dale Lewis stated that's right. That's 36 stops every day, plus the mailman.

Mr. Taylor asked where would you suggest we put it?

Mr. Dale Lewis stated you can break them up. I was told these three boxes had to stay together but the post office says that not the case. You've got 12 houses, you put on in between the 12 houses. You got another 12 houses you put another in between those 12 houses so people have access to walk to their mailboxes.

Mr. Taylor stated but it has to be on someone's property.

Mr. Dale Lewis stated they're on someone's property already on Williston on the cul-de-sac. I'll be here every month until this is resolved one way or the other.

Mr. Kern stated you bring up an interesting point and I'd like to revisit that comment with the post office because to Mike's point back in the day you used to just be able to do single service mailboxes and that's what you see in phase one. In phase two when the post office first started this new practice of trying to cut down on their costs they said you have to do cluster boxes and we said okay, we will do units of 12 or 16 and we will just put in the center and the six or eight houses around it will go there and then you move down another 16 lots. Recently they've changed that to say no, you can't do a bunch of singles spread out of

these clusters you have to actually try and group as many of those together so it's interesting that they may have told you differently because I could revisit that.

Mr. Dale Lewis stated they would be Andre Bridges. He's the one that told me that. I don't have it recorded or have an e-mail. He told me and my wife was present.

Mr. Taylor stated I would suggest we will get staff to assist us in this because they can help memorialize the directives from the postmaster. If we get something in writing and can get him on record saying what his design guidelines are.

Mr. Dale Lewis stated by now you should know what they are.

Mr. Taylor stated well what he just said went from single services to 12 to 16 and they change.

Mr. Dale Lewis stated I have a post between my house and my neighbor's house and how many mailboxes does it have on it? They went from a single mailbox initially to a double mailbox.

Mr. Taylor asked on your property?

Mr. Dale Lewis stated on everybody's property and that cuts down the stop by half right there but now I've got a post and how many mailboxes are sitting on that post? One; my neighbor has a box. I don't even have a box on my side. That's how ironic this whole thing is. I left town two weeks ago and I came back and went to the post office and they tell me my mail is on the mail truck. The mail lady arrives, she drives around and she stops and I go to check my mail and I have one envelope in my box. That's two days how that I haven't even gotten any mail and my mail has been held for 14 days. That's not your problem but this whole scenario seems like it's snowballing.

Mr. Taylor stated we will have to end this discussion and table it until afterwards but I will say we as a CDD board understand on record you want it moved. We will have the staff and the developer coordinate with the postmaster and get an assertive answer and present it as soon as we can get that. It might be by the next board meeting and it might be the following but once we go on record of what that issue is it's going to rest at that level because we don't control the postmaster.

Mr. Dale Lewis asked who is the postmaster?

Mr. Taylor stated I don't know the name but that's who approves the location of these sites.

Mr. Dale Lewis asked and that's out of where, Fernandina?

Mr. Taylor stated I don't handle that issue.

Mr. Kern stated Liam and I do all of the coordination. Andre is ultimately the one who approves the locations.

Mr. Dale Lewis stated he's supposedly the district manager of the Jacksonville branch.

Mr. Taylor stated so that's the action we will move forward with and come back to you.

Mr. Dale Lewis stated I will come to every meeting.

Mr. Taylor stated that's fine. You will have your three minutes. At some point we can't go beyond what we are able to do.

Mr. Dale Lewis stated I understand that. It's just the fact that we've lived here for two years and this thing crops up across the street from us two years after the fact. That's not being a good neighbor on your part.

Mr. Murphy stated I would like to raise a question. The clearing that's been done as we come into our new Amelia Walk, could we try to determine what type of border, boundary, fencing, tree planting, whatever may be done to lessen what has been done? Is there some way we can find out and communicate to our residents it's not always going to look like that and there is a plan, or maybe there isn't a plan but I know everybody that drives in our entrance is going what the heck happened here and I understand development but I'd like to communicate if it is or isn't the end result.

Mr. Taylor stated it is not the end result. There is yet to be homes built, fencing detail, landscaping, ponds and I think the District Engineer might have record of something. These plans are public record so you can go online and see what's happening and we can give you more insight. I don't have that memorized today to tell you but we are sensitive to maintaining a tree barrier. What was left here was contemplated in the design. What abuts it are a cul-de-sac and a few ponds so you're going to have some natural lakes that you're going to see coming in. Let's let it get a little further along and we can communicate at the next meeting what the plans call for. It's hard to visualize it from a 2D scale and we can talk about the developer's intent after the public meeting. I'll be happy to do that.

Mr. Kern stated I'll add that I've seen the plan and I do know that at least along the Majestic Walk Boulevard anything that is visible for is there is a minimum of a 10-foot buffer area up to 30-foot in some areas adjacent to the lake and adjacent to the homes. Now whether

that be what they were able to keep from the existing growth or it's supplemented landscape buffers we will have to identify all that but there was a conscious effort to preserve that corridor view.

Mr. Murphy asked is it fair to say we have limited control over what is done over there, or could there be dialogue?

Mr. Taylor stated the developer, which is GreenPointe Holdings, reviewed the plans when they were submitted for approval so we had insight to what was going on. We are not developing that piece of property. We sold that property a couple of years ago and it is being developed on behalf of another builder.

Mr. Lewis stated this is going to be my last board meeting as I am resigning from the board. I want to thank all of you on the board for welcoming me and helping me to get up to speed and having the ability to field through all of these documents. It's a lot of work and I have a much greater appreciation for the work you all do.

The board thanked Mr. Lewis for his service.

#### **Audience Comments**

Mr. Paul Geiger, 85493 Berryessa Way, stated a year ago in October I came to the meeting and I brought up the intersection at Calumet and Berryessa that the road was sinking and the concrete on the curb was bad. Dan was out there and I talked to the contractor and they said when \_\_\_\_\_ [inaudible] was done they were going to come over and fix it. Then in May I was back here again and stated the same thing, that it had not been done, and that the temporary repairs that was done to the curb in front of my driveway were falling apart and weren't working and they needed to be fixed permanently. Nothing has been done since that time period and nothing has been done to the intersection. Right now the depression in the intersection has increased by four inches and dropped another three-quarters of an inch. It's going to get to the point it's going to be a sinkhole if they don't get it fixed and I'd like to know what is going to be done or at what point is something going to be done with the drainage area in front of my driveway.

Mr. Kern stated I've had discussions with Earthworks as a site contractor for phase 4. We TV'd the storm system there to confirm if there were actual structural issues with the storm

pipe and drainage underneath the roadway. I thought the conclusion of that study was that there was not an issue there so we had to put a plan in place.

Mr. McCranie stated yes I don't think we found a leak. That's not to say that there's not something going on there. At one point Earthworks was going to be doing the work but then it didn't match the schedule that we needed it to because we were trying to get phase 3 completed. I'll have further conversations with you, Liam and Earthworks and can report back next month because at some point we still need to do that work; I totally agree. That intersection and the curbing that's broken need to be repaired.

Mr. Paul Geiger asked what about in front of my driveway?

Mr. McCranie stated I'll have to look at that.

Mr. Taylor asked you're talking about the curb in front of your driveway?

Mr. Paul Geiger stated I have pictures of it from where it was temporarily fixed. Now that stuff is gone and it's cracking more.

Mr. Taylor asked who did the temporary repair?

Mr. McCranie stated Earthworks. There are cracks in the concrete and last year I think they put epoxy in there and I think now that epoxy is starting to pop off.

Mr. Taylor asked I think what you're asking for Mr. Geiger is a plan of action?

Mr. Paul Geiger stated I want to know what's going to happen because it's just going to keep deteriorating.

Mr. Taylor stated okay there's a time it might make more sense to do it and it might not be immediate. As long as it's on record of what's going on I think that's what you're looking for.

Mr. Paul Geiger stated well I got it in October and May but I was told I was going to hear something back and I never did.

Mr. Taylor stated we owe you that answer. The answer might be there's still a lot of development and heavy trucks going up and down that intersection and it might be prudent to wait until all of that heavy traffic does all of the damage it's going to do. That's just my layman's' view looking at this right now. I will challenge staff to keep this on the agenda.

Mr. Kern stated Dan, you and I will follow up with Earthworks and make that a priority for them. I know they're going to be at least in that similar scope of work between 4B and 4A here soon so we can try to take advantage of them being onsite already.

Mr. Taylor stated some of it is sequencing of time with other work that's being done similar to what needs to be done.

Mr. Paul Geiger stated okay and the parking at the intersection. We were going to paint the curbs.

Mr. Kern stated we hadn't committed to painting the curbs yet. That was down the road if we felt it was necessary but the parking restriction plan is in place and the HOA has the ability to enforce it so if you're having any issues or concerns with people parking where they shouldn't be Bob is your man.

Mr. Carl Shane, 85055 Cherry Creek Drive, asked does the parking plan coincide with the laws?

Mr. McCranie stated yes.

Mr. Carl Shane stated I'm wondering if someone on this board can tell me why we have soccer field?

Mr. Taylor stated we didn't initially develop the neighborhood, that's GreenPointe. We acquired the development and it was here when we acquired it.

Mr. Carl Shane asked what do I have to do to petition to get a basketball court?

Mr. Taylor stated you just make a public comment, it will be taken under advisement and then we will evaluate in the next budget cycle.

Mr. Carl Shane stated okay I would like to propose we build a basketball court in this community because right now I know of at least 30 families that would be very happy if you put a basketball court here. I've heard from a former worker here from Evergreen that the reason they didn't put on here originally is because they didn't want undesirables in the neighborhood. I'm not going to judge people but there were about 30 people out there on Sunday evening playing soccer and none of them spoke English because I walked over to talk to them and none of them lived here. That's what we get when we have a soccer field. We also have a group of people with one resident that lives here that plays flag football on Saturday morning. If we can do that I don't understand why we can't have these kids play basketball in a community spot instead of playing in the driveway and the ball rolls into the street.

Mr. Taylor stated in other neighborhoods they take one of the tennis courts and convert it to a basketball half court. Is that a plan that would be acceptable?

Mr. Carl Shane stated I think that would be fine.



Mr. Taylor stated I think it's a fair point. There's community involvement. Maybe we can talk to staff. If we're going to bring the garden back up we need to bring all of the amenity ideas. It's all a matter of what you residents would like this board to vote on and include in the next budget cycle.

Mr. Laughlin stated it will cost money so it's something we will have to plan for.

Mr. Carl Shane stated I understand and I know it's not going to happen in the next six months to a year it might be further down the road but there are more kids coming into this area.

Ms. Barbara Cooney, 85220 Champlain Drive, stated you're talking about the budget. So how many new homes are they building in the new phases total?

Mr. Kern stated that's a difficult question but the total community would be 749. There are new homes being built and new phases being developed so between those two.

Ms. Barbara Cooney stated my point is we're all going to be using the amenity center. I don't have any little children, but I know in other communities they have a little kiddie splash park or something because what's going to happen one day is you have someone that brings their toddler in the pool and they have an accident and they have to shut the pool down. This happened over Labor Day weekend so if you're doing your list of things that you might desire if we could have a kiddie splash park or some sort of a pool for the children out here so we can keep them away from the adult pool. It's too bad we didn't think about it when the new phases of the pool were started because maybe we could have done something then and it would've been cheaper.

Mr. Dale Lewis stated this is a petition we have started today. Next month at the next meeting I will give you folks a copy of it with signatures. I've got 18 signatures right now. This petition is in reference to the placement of three mailboxes, which contain 36 individual mail slots directly across the street from 85584 Berryessa Way. These three mailboxes are to serve phase 2. There are already mailboxes that serve phase one on Berryessa Way. The placement of these additional mailboxes will create more traffic and safety issues that can be eliminated by placing these boxes in a more convenient and logical place that will serve the residents of phase two on Berryessa Way and Banbury Court in a more efficient manner. We are asking GreenPointe, LLC and USPS Jacksonville District to move the boxes. Then it says at the end, "By signing your name and address you agree these mailboxes should be moved."

I'll give you a copy of this at the next meeting and I can guarantee there will be over 100 names on this list.

Mr. Dick Myers, 85220 Berryessa Way, stated the clearance coming on the left, I'm not sure that you said what developer is in there now or is that not of public record yet?

Mr. Taylor stated it's the same developer developing the other section on the right. The developer is Greg Matovina of Matovina & Company. I don't know who he has the lots sold to.

Mr. Dick Myers asked the Octoberfest event, was that October 29<sup>th</sup> or September 29<sup>th</sup>?  
Mr. Johnson stated September 29<sup>th</sup>.

**NINTH 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 \$38,615.92.

Mr. Kern stated a couple things stood out to me on the check register that I wanted clarity on. Community Controls 25 key fobs, are those funded through the CDD O&M and/or does the HOA supplement that at all?

Mr. Laughlin stated no. I'm sure it's something that could be an option. I have districts where they do work together but it is CDD property.

Mr. Kern stated so you guys are purchasing those through the CDD but then if a resident just needs an additional or loses a couple fees they pay a fee for that replacement fob?

Mr. Johnson stated \_\_\_\_\_ [inaudible].

Mr. Kern stated I suspect these are for expansion when we get more residents so they get a key fob. I just want to make sure if we're ordering additional key fobs the HOA I think gets a fee for additional key fobs. The district O&M ought to be compensated for it if we're purchasing them; just a thought.

Mr. Laughlin stated it's something we could definitely discuss with the HOA.

Mr. Johnson stated that makes sense. I'll have to look into that.

Mr. Kern stated the second comment is on Martex Services landscape management. For August I didn't think we had them under contract any longer.

Mr. Johnson stated Martex does our janitorial.

Mr. Kern asked and they're still doing janitorial?

Mr. Johnson stated yes.

Mr. Laughlin stated we can include the backups to the check register so I'll request the accountant to do that from now on so you can see exactly what is being charged.

Mr. Taylor stated it might be posting to Martex Services Landscape Management the vendor name. Just make sure it's janitorial.

Mr. Murphy asked were they doing both previously?

Mr. Kern stated previously yeah and then we went to a new landscape maintenance vendor. I didn't see the janitorial comment on there.

Mr. Laughlin stated that's the line item it's coded to in the GL.

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

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting**

Mr. Laughlin stated our next meeting is scheduled for October 15, 2019 at 2:00 here at the amenity center.

**ELEVENTH 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