

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, March 16, 2021 at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

Gregg Kern	Chairman
Jeff Robinson	Supervisor
Henry "Red" Jentz	Supervisor
Mindi Gilpin	Supervisor

Also present were:

Daniel Laughlin	District Manager
Carl Edred	District Counsel by telephone
Dan McCranie	District Engineer
Michael Molineaux	Evergreen Lifestyles Management
Chris Hedden	Taylor Morrison

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 2:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Minutes**

**A. Approval of Minutes of the February 16, 2021 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor the Minutes of the February 16, 2021 meeting were approved as presented.
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**B. Acceptance of the Minutes of the February 16, 2021 Audit Committee Meeting**

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the Minutes of the February 16, 2021 audit committee meeting were accepted.

*Mr. Kern joined the meeting at this time.*

**FOURTH ORDER OF BUSINESS                      Consideration of Updated Proposal for Phase 5a/5b Cluster Mailboxes**

Mr. Kern stated this is just a follow through from the last meeting. The new location for phase 5 was approved so accordingly, the vendor updated the pricing as there is some additional concrete and those kinds of things.

Mr. Robinson asked do you know why the cost went up on the units themselves?

Mr. Kern responded the cost of materials. It's been 60 days since the previous proposal and like most things nowadays, metal and aluminum are other materials that are increasing almost daily.

On MOTION by Mr. Robinson seconded by Ms. Gilpin with all in favor the updated proposal for phase 5a/5b cluster mailboxes was approved.

Mr. Kern stated there is an agreement that District Counsel has drafted so we will attach this as an exhibit and then circulate that for signatures.

**FIFTH ORDER OF BUSINESS                      Discussion of Additional Parking on Fallen Leaf Drive**

Mr. Hedden stated I have a plat of the proposed area, which is just past the cluster boxes on Fallen Leaf Drive. It's all green space between lot 90 and lot 91. The existing sidewalk stops short of where it needs to be at our property boundary to attach to the sidewalk that we poured. It will eliminate at least five cars from being parked on the side because lot 90 has eight licensed drivers and they have eight cars, which is also causing a concern to the guy across the street, and I believe lot 74. Also, since we lost a very good homeowner up on Majestic Walk, we were going to do a memorial plaque for his airborne service for that parking area. I'm just waiting on permission from you guys to move forward with this.

Mr. Kern stated just some background for those of you that don't know, Chris is with Taylor Morrison obviously, so he's primarily involved in the home construction side of it. The development has certain obligations for common areas, and they tie in the sidewalks in front of homes and properties. Last time I brought this to the Board's attention I had little detail on it and we just discussed it generally, but some of the conversation at the last meeting was where is it at, what was the intended use, and obviously financial considerations on who is going to be taking care of that if it's something we are interested in but I think what you're looking for today is to gauge the Board's interest and if we'd be agreeable to allowing that space that the District owns to have some other form of improvements if it's parking and what those type of parameters would be.

Mr. Hedden stated currently, considering the sidewalk the developer provides doesn't come all the way down to where it needs to, it's kind of a bonus that it's a little bit of a money saver for you guys, but I've also talked to a couple of other managers to consider making a donation toward material and labor and also the grading, which will be done by CB Murphy, the guy that does all of our driveway and lot grades; so we're exploring avenues for funding.

Mr. Kern stated for full transparency, if the engineering plans have sidewalk in common areas, our site contractor is supposed to install it when they build that phase and this happens from time to time that there are sections that they don't quite extend far enough and those kinds of things, so for all intents and purposes, if we don't go this route, we should complete the sidewalk. It would be something that we would go back to the site contractor and let them know a section of sidewalk was missed.

Mr. Hedden stated if I remember correctly, it's somewhere around 78-feet.

Mr. Jentz asked is that part of the original contract with this company?

Mr. Kern responded presumably. If it was on the engineering plans. Obviously that phase has been accepted by the County.

Mr. Robinson asked so if a parking lot area was to go in there it would be available to all?

Mr. Hedden responded yes, first come, first serve. I certainly wouldn't put a sign up that says, "For lot 90 and their eight drivers".

Ms. Gilpin stated it just seems silly. How big is that area?

Mr. Hedden responded we're probably looking from the back of the curb, so roughly 12 or 13-feet deep and then four or six spaces so 60-feet wide.

Mr. Robinson stated so about the depth of a garage for one-car parking.

Mr. Hedden stated basically, yes. If you go out here to the parking lot and look at four to six parking spaces, that's basically the size that I'm proposing, and we would do it in pavers so it would be cutting down the dirt and then pavers put down and it would be made just exactly the way the sidewalk have to be made to pass ADA approval.

Mr. Molineaux asked are you looking to do nose-in parking or parallel parking?

Mr. Hedden responded nose-in.

Mr. Jentz asked why are the materials being donated?

Mr. Hedden responded the guy that lives down the street from me that was next door to the gentleman that was airborne that we wanted to do a memorial plaque for is one of the managers for the company that will be donating materials.

Ms. Connie Philip, 85032 Williston stated I appreciate that the Board is considering this difficult situation with regard to one owner and trying to find an answer for that. To me, it's seemingly very unfair to the rest of the community that has that same need but doesn't have availability to squeeze in parking lots periodically through our community. That was a failure to accommodate these types of situations and I speak to that because I know there is another house in the community that has eight or nine vehicles that are constantly chained around their house. Their neighbors have complained or moved out and that situation is still there because there is no spot to put six additional parking spaces in that cul-de-sac. I don't think the Board should be considering it and if you do consider this, perhaps phase four and phase five should have those same considerations over there because that issue is available to all of us if you have a bridal shower or a baby shower. It's a total community issue.

Mr. Kern stated there are things to consider like what type of curb is there. Is it high-back, is it Miami curb? It's probably Miami if I had to guess. For those that aren't familiar with those terms, Miami is the kind you can drive over and is what is in front of most of the driveways, instead of the high-back that you'll see in other areas like Majestic Walk, so there's no modifications to the curb and I say that because our concern might be once you get into the curb then you get into the asphalt then you get into CDD improvements obviously. The other thing is you will have to maintain ADA compliance with the sidewalk and those kinds of

things. I can't recall if Nassau makes the sidewalks go through the paver driveways or if you just have to meet your cross slope.

Mr. Hedden stated not in this development. They just go up to the edge of each driveway.

Mr. Kern stated so the pavers can be continuous, and then the sidewalks would come up to it.

Mr. Hedden stated you have to maintain no more than 2% fall throughout the area that would be a sidewalk.

Mr. Kern stated presumably all that would be adhered to in the design. The only other concern I would have is that we confirm with the engineer that we have the space there. That exhibit is not to scale, but you'll notice just outside of the right of way it looks to maybe a conservation easement and I don't know if that's recorded if we can stay within the right of way. The other things to consider would be utilities and any other conflicts such as right of way permitting. If this is something the District is going to support, I think we want to ensure that any of those permits are being acquired and it's approved through the County and any other conflicts that the engineer might be able to identify.

Mr. McCranie stated I'd like to see scaled drawings with materials and exactly where you're trying to put it so I can review all of that and then I can give my recommendations to the Board based on engineering stuff.

Mr. Kern stated I think those are just general comments to if this Board is interested in considering it, then we could take the next steps in design and permitting.

Mr. Robinson stated it's kind of hard to comment without seeing it to scale and is it a \$100 item or \$100,000 item. I know pavers are not cheap. It's probably several thousand dollars just in pavers.

Mr. Kern stated I think that goes back to some direction we could provide, or some feedback would be we're not interested in paying any more, or we would be interested in contributing. Ultimately that would probably decide which direction Chris decides to move forward with.

Ms. Gilpin stated I see what she's saying where it's going to turn into a permanent driveway for this particular house. Why would anybody else want to contribute?

Mr. Hedden stated to be clear, I'm not asking for any money from you guys, I'm just asking for permission to proceed with it. Financial responsibility is going to be taken care of.

Ms. Gilpin stated okay. When you first said it, I thought that's a great idea for those parties, but then they're going to be first come, first serve so do I have to check with them if I have a baby shower and need to use the parking spaces.

Mr. Robinson asked is there not room where the mailboxes are in that half circle? I know there are wetlands back there.

Mr. Hedden responded the best I recall is it's not very far behind the sidewalk that runs around that little bump out that it drops off and it's not a very significant drop off, but we are getting into a wetland area. Really the only thing that is pushing this in my mind is our entire "Taylor Morrison loves the customer" agenda, which is helping this guy out in the lot across the street with backing out of his driveway and helping these guys out with getting the cars off the street and the safety concern. Like you said, if there's a baby shower it's a two- or three-hour event versus a 14-year lifespan of people living here. As far as the financial portion, we're looking into donations and use some of the customer initiative that we have to fund the rest of it.

Mr. Jentz asked is there a process to sell this land to them and have them responsible for the entire project and have to go through the ARB to get this done?

Mr. Laughlin stated that is another question too is the maintenance of it going forward.

Mr. Kern stated maintenance is a great point.

Mr. Jentz asked we'd have to agree to a price, and everybody would have to vote on whether to sell the land, right? There would be closing costs they would have to bear. It's much cleaner from our perspective.

Resident Connie Philip stated I'm a commercial underwriter, so I'm seeing I've got this wonderful little parking spot, and anybody is going to be able to use it. If it is pavers and pavers lift and get cockeyed and somebody steps out, it's a community exposure. People could put boats there and golf carts. It could become a little party area.

Mr. Laughlin stated it could be that way with the sidewalk there too though.

Mr. Kern stated all architectural control would still apply. That is in the governing documents of the HOA, so I don't think it becomes a boat storage lot or anything of that nature. Maintenance is certainly a consideration, but I don't know that this adds to our liability

concern. Obviously, we have a significant number of facilities that the CDD owns and maintains, and we have to have insurance and those kinds of things that apply.

Ms. Connie Philip asked will the area be spot checked?

Mr. Kern responded yes it will be something that has to be monitored under the maintenance programs. I don't know if there's anything Chris has considered for long-term maintenance. Paver work and stuff like that isn't a huge cost I don't think but if that's something you'd like them to consider additional funding it's something this Board could talk about.

Mr. Jentz stated I think it would be much cleaner if they purchased the land and it was all on them rather than us if they're willing to. If they're serious about this, why wouldn't they just be willing to buy the land. Maybe they should make a proposal to buy the land and do the ARB and all of that other stuff as their lot. Then the tax assessments are on them for the improvements and everything else.

Mr. Hedden asked you mean the homeowner?

Mr. Jentz responded yes.

Mr. Hedden stated I didn't even mention it to them or speak to them.

Mr. Jentz stated I didn't think you did. I just think it would be cleaner.

Mr. Kern stated there are a couple of things on that. I don't think the intent of the architectural guidelines is to allow for homeowners to additional land to build parking lots so I don't know that I would encourage setting a precedent of, can I buy that land and we can build a parking lot?

Mr. Jentz stated I agree with you there.

Ms. Gilpin stated I thought when you were saying, have them buy it, you were talking about having the builder buy it since they have this customer service initiative. Then you have the homeowner in charge of taking care of it.

Mr. Laughlin stated if the homeowner buys it then I'm sure no one else can park there.

Mr. Robinson asked are they a permanent resident?

Mr. Hedden responded yes, they're here all the time.

Mr. Jentz stated I think it would just be cleaner from a liability and everything standpoint.

Mr. Kern stated I've never tried to sell a section of CDD property within a right of way.

Mr. Jentz stated if they're serious about it, they can make a proposal to buy it and we can always say no to that too.

Mr. Robinson asked is the issue with the owner across the street not being able to back out of their driveway with cars parked on the street?

Mr. Molineaux stated the previous owner had concerns and the current owner has inherited the same concerns.

Mr. Kern stated so the current condition, just to confirm, is that they have eight or nine vehicles and they park on the street?

Mr. Hedden responded when they're all home they have at least five parked in the street.

Mr. Jentz stated there's no law against that.

Mr. Hedden stated no, there's not. I was just trying to alleviate a safety concern and put up a memorial for our former homeowner that we lost. If it doesn't work, then we just squash it and move on.

Mr. Kern stated if I were the homeowner and you said you can buy it, I'd say we will just keep parking on the street I suppose. I think what Chris has presented is potentially a better scenario for not just that resident, but all residents in the community that have to dodge around five or six vehicles all the time.

Mr. Jentz stated there's a little bit of a round out up here. Why don't they park there? It's only 100 yards.

Mr. Hedden responded as soon as start having cars parked on the curb around those cluster mailboxes it's just going to be another argument that Michael is going to be listening to from a different aspect, but the same issue.

Mr. Kern stated I would assume people do park in the little knuckle areas when it's available.

Mr. Molineaux stated it's very rare, but I have seen it.

Mr. Kern stated I do see that in other districts where you designate a parking area in front of a mailbox or pull-off and then it just becomes overflow parking so nobody can actually use it when they go to get their mail.

Mr. Jentz stated there's no law or homeowner rule against that either.

Mr. Laughlin stated this place has a no parking sign there, so you wouldn't want to park there.

Mr. Robinson stated the HOA does have parking restrictions in their recent amendment with a diagram of where parking is restricted.

Mr. Kern stated and I've done it in other districts where you actually intentionally restrict parking in front of the mailboxes. It becomes a monitoring nightmare and to actually enforce it 24/7 is difficult. Overnight long-term stuff is easier but those are just considerations to think about when you say just park around the mailboxes. I guess it's up to us if it's something we want to consider and Chris should get more details, or if we're not interested at all. All of the other things and considerations being true, I think it's something we should consider. That's just my view.

Ms. Gilpin stated there's nothing wrong with looking into anything. That's fine with me.

Mr. Robinson stated at this point it's not a yes or a no, we need more information.

Mr. Jentz stated they should be looking at the options. They should be looking at buying versus asking for this or doing the work themselves or however it's going to get done. From a project management standpoint, they have an end goal in mind, and they should come with several options and solutions that we can review.

Ms. Connie Philips stated the college kids will get married and leave.

Mr. Kern stated that's a fair point. Long term, things change. People grow up and people move, so maybe long term it does become more of a community benefit than intentional for that homeowner. Could it be moved further down the road to be more of a community benefit and not necessarily right next to their house? The rules and the enforcement of that would be on us.

Mr. Robinson stated I'm familiar with the street and there's a bit of a distance before the homes towards the end of the cul-de-sac, it's a little closer to the homes toward the front, but you have to have more than four vehicles per household.

Mr. Laughlin stated it sounds like the Board is in favor of getting more information.

Mr. Kern stated I just think it's fair to provide some insight. It's a lot of time and effort to run down these designs and options and ultimately if we are saying you have to buy the land from us, then the considerations come back into our court if there are costs associated with

doing a survey and title and deed and all that kind of stuff and what are we going to ask for it? They can make an offer, but what do we really want out of it? We could ask for general interest. I think this is perfect type of item for resident members of this Board to take the lead on, because really this affects you guys more than it does me because I don't live here. In some scenarios with this type of request we will go out and poll the neighborhood to see how much interest there is there in it and maybe it's just that street or maybe it's the whole neighborhood. If we go do this and day one it goes in and all 40 other homeowners come back and say, why did you do that?

Mr. Jentz stated you know there's going to be people on the other streets wanting the same thing done.

Mr. Kern stated maybe it does set a little bit of a precedence and I hear you, if we can't do it for everybody, then maybe you do it for nobody, but at the same time, they're coming with some solutions to what our considerations would be. Potentially you will consider it in other areas if someone says they wouldn't mind paying for it.

Mr. Laughlin stated I think that will make a difference with the cost because there would be people that would say it's unfair if the CDD put that in for them, but if the homebuilder is paying for it and we're just allowing it you can't really say that.

Mr. Eldred stated if I could just add, for the District to expend any funds it has to be for public access and couldn't be just for private use so there could be that consideration as well.

Mr. Laughlin stated yes, it will be for everybody.

Mr. Kern stated uniquely, this is being proposed for generally a public purpose, it's not being restricted for use by only a certain resident, but it's also not being funded by the District. It's being proposed at public use but being privately funded.

Mr. Hedden stated it just so happens that we have a nice patch of land there that what I'm proposing can go on and it happens to be next to the issue.

Mr. Laughlin stated typically polling-wise, if you don't have information almost every time the first question will be what is the cost? So, if we can just say if it's at no cost to the residents, what is your interest.

Mr. Kern asked is there an interest to do a poll? I think that's a fair idea.

Ms. Gilpin stated I think it's a good idea.

Mr. Kern stated I don't know if it should be that street, immediate neighbors, or the whole community.

Mr. Robinson stated I would do at least the street.

Mr. Kern asked is that something you guys could handle, or would you like to ask Chris to do that polling? We can ask District staff to work on that.

Mr. Laughlin responded I've only ever done polls of the whole community and usually it's an e-blast or sometimes we use a mailing service where they send a card with their comments.

Mr. Kern stated Evergreen has done polls for me in other communities, probably even this one when we were doing the renovation so perhaps Michael can help us facilitate polling just that street.

Mr. Molineaux stated yes, that's fine.

Mr. Hedden stated there are about 18 people that live there currently.

Mr. Laughlin stated we will get more information for the next meeting and we will keep this item on the agenda for discussion next month.

Mr. Hedden stated so pricing, polling results, pricing for pavers and concrete?

Mr. Kern responded if you could refine the design a little more, I think that would be helpful.

Mr. Laughlin stated whatever you have we will have the engineer look at to make sure it's fine on that end.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Eldred stated I don't have anything to report, other than just to note that you should be receiving a publication that we send out weekly called *Capital Conversations*, which gives you an update on some of the bills that are being filed and lobbied through the legislative session that may impact the District. There are the usual suspects such as the usual ethics bills, public records bills, etc. but as I always say, it's still very early in the process and a lot can change so lots of these bills will come up and die pretty quickly and others will start to gain some traction and we will see that more towards the end of the session so I will continue to

give you an update at the next meeting but if you have any questions regarding the bills that you see in the *Capital Conversations* publication, then certainly feel free to reach out to me.

**B. District Engineer**

Mr. McCranie stated last month you asked me to check on the delay between the red and green lights at the intersection with Amelia Concourse. I haven't gotten any response back from the County, so I will continue to follow up on that. Last month I sent an email to Duval Asphalt to ask for a proposal for fixing potholes and still haven't received anything so I've already sent a reminder to please get me a proposal and as soon as I get it, I will forward it on to Daniel.

Mr. McCranie continued. I just filled out a requisition and I don't think there's any rush on it, it's actually payable to me, so I can wait until next month and it will be on the agenda for approval at that point.

Mr. Jentz asked is there anyone else we can get a proposal from besides Duval Asphalt?

Mr. McCranie responded not really. Duval Asphalt is the only company I've dealt with in this region. If someone else has construction experience with another asphalt company okay, but I don't. Almost everybody uses Duval Asphalt and of course that's why they're busy, but they also do a very good job.

Mr. Kern stated Duval Asphalt is one of the biggest asphalt vendors in town and to Dan's point they do quality work. They are probably busier than everybody else, which is very busy. In my experience with things like this, you're just going to get a slower response. We could potentially go to some site contractors, but you're going to pay them a premium because they're going to go get another asphalt crew.

**C. District Manager**

There being nothing to report, the next item followed.

**D. Community Manager**

**1. Report**

Mr. Molineaux stated it's been another quiet month. We've completed some grinding of sidewalks down Cherry Creek Drive and just regular maintenance of the community. We are collecting proposals to pressure wash the community center and the surrounding sidewalks.

## **2. Proposal for Stocking the Lakes with Fish**

We brought in a bid. A number of people have said they would like to see fish in the ponds, and not for the purpose of catching them but for the purpose of mosquito fish and fish that will eat algae in the ponds. There is an attached proposal from our lake maintenance company. It's to provide us with 37,000 mosquito fish at \$0.10 a piece.

Mr. Robinson asked is this just for the lakes in phases one, two and three and nothing in phase four and five?

Mr. Molineaux responded for the time being. There is a report on the benefits of having fish in the lakes, which is attached to the proposal.

Mr. Jentz asked is 37,000 the recommendation?

Mr. Molineaux responded yes from the pond company about the size of the ponds and how many fish are going to be going into each because they're not going to just throw 3,700 in each pond. They're going to put a smaller number in some ponds and then when we get to number 10, there is going to be a much larger number. This year was particularly difficult with algae and I'm assured that having fish in the ponds will certainly help with that.

Mr. Laughlin stated they do and if there's ever any midge problems they help with that.

Mr. Kern asked what is a midge?

Mr. Laughlin responded it's a little fly similar to a mosquito that bite.

Ms. Gilpin stated no-see-ums.

Mr. Molineaux stated this has actually been an ongoing discussion for several months, but the water has been too cold to accommodate the fish, which is why we brought it to your attention now because we could actually get this done in two weeks.

Mr. Kern asked so this is the recommended time, going into summer?

Mr. Molineaux stated it is. The fish would die immediately if we put them in very cold water.

Mr. Kern asked do we know they're going to survive and continue on? Is this an annual thing where we have to keep putting more in and they just die off?

Mr. Jentz stated I did some reading on the particular fish and they survive in 33 degree water and it's never going to get that cold, but to your point, is there some way we can monitor whether this is doing any good or not because we're probably going to need more fish eventually.

Ms. Gilpin asked won't they make new fish themselves?

Mr. Laughlin responded they will.

Mr. Jentz stated I'd like to know that they had the desired effects and I don't know how to measure that. It sounds like we're going to throw ourselves at the mercy of the contractor to say they worked.

Mr. Kern stated feedback from the residents is another way. We could send a notice to ask them to let us know if it's any better.

Mr. Jentz stated right, I think if we're going to do it we should ask for feedback throughout the year. There are also probably bait fish or other fish that are out there. When I first moved in people were adding bass and they were catching them and bringing them in so if they eat the algae they're going to kill themselves because they're not going to have a place to hide. I'm all for catching bass in the pond if it gets back to that discussion.

Mr. Kern stated maybe we could feed the bass and get them a little plumped up.

Mr. Robinson stated every time they're stocking, it has to be renewed every ten years or so.

Mr. Laughlin stated yes, it's not super common. I've only ever had it happen once or twice where it was a huge temperature change and it got really cold and they all died, but it's only happened once in five years.

Mr. Jentz stated it sounds like they recommended the right fish according to everything I read independently.

Mr. Robinson stated from an expense point in reviewing the budget it looks like we seem to be well under the budget.

Mr. Laughlin stated it fluctuates a lot. We're still kind of early in the budget season but we're on a good track right now and we don't have anything big planned.

Mr. Kern stated we have a contract with the pond maintenance vendor, so is that on budget? We can forecast if there is any excess in that budget line.

Mr. Laughlin stated I think the budget right now is just for the monthly amount, but we do have budget season coming up so we can consider that.

Mr. Robinson stated we're over budget on the lake maintenance because when the budget was set we were doing eight or nine and we added some lakes to the contract and the price went up but overall there are other places where we haven't sent so we're under budget.

Mr. Kern stated yes, you have a \$2,300 overage projected for lake maintenance.

Mr. Jentz asked do we have a budget for pest control because this is really cutting back on the bugs

Mr. Laughlin stated I think that just falls under facility maintenance. We have Nader's here, right?

Mr. Molineaux responded yes, we have Nader's.

Mr. Kern stated the overall projected variance is under by \$67,000.

Mr. Laughlin stated there will be things like irrigation is always a huge one in the summer, but that variance right now is month-to-date as far as we are into the budget season. If we want, in the next couple of months we will start having the budget as a discussion item and before we approve and adopt it we can discuss adding that as another line item, or adding it onto the lake maintenance line in the future. It looks like we're going to have to increase that line anyways.

Mr. Kern stated if it's something we want to do, we probably need a motion.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the proposal for stocking the lakes with fish was approved.

**SEVENTH ORDER OF BUSINESS                      Supervisors' Requests and Audience Comments**

Mr. Robinson stated I wanted to bring up the discussion we had at the last meeting on the phase four amenity center parking lot CBUs. There was an error on the phase four text. It said 11 units were going to CBU location #1 and that was incorrect. It's a total of six that are targeted for CBU location #1 in phase four and then CBU location #2 would have the remaining five. The text before was four units, plus the main unit. I spoke to the post office and they pointed out that we don't have any eight units. The reason for that is apparently phase 4B there were 65 units, and they were trying to split them into 4A and 4B. We don't need to do

that, we will just do the units, whatever the addresses are assigned to, otherwise the cost will go up dramatically if they have to re-key everything, which we don't want to do. I haven't seen the proposal yet. I asked them to send it to Daniel and this was literally a couple of hours ago. It will probably be close to the slabs, so I'm guessing somewhere in the neighborhood of \$10,000 but no cost for additional units, just cost for deinstallation and installation and the cost of the slabs. It would be about a seven to ten day hold on the mail during the process and all these people would need to be notified and we could do that by posting letters on the mail units here. The mail would be taken out at the designated day and stored at the post office and of course people could go to the post office to pick up their mail until the relocation is done. That is more for the security of the mail. We will discuss that next meeting but that is about where the cost would probably be.

Mr. Jentz asked phase 5 is the one we're doing?

Mr. Robinson responded phase 5 is done.

Mr. Kern stated now that we have the approval, we're just going to cut them loose. I'm not sure how long until he has them installed.

Mr. Robinson stated lots have been sold but they haven't started building yet.

Mr. Kern stated yes, we're okay there. Phase 4 will be a whole separate proposal to relocate from the amenity center down to Phase 4.

Mr. Robinson stated Michael provided me with the diagram with each unit that is assigned to each address so I will be able to decide which unit goes to which location.

Mr. Kern stated just thinking, you mentioned no houses in unit 5. Unit 4 does have homeowners so they will be affected so back to our thought of should we poll those folks who are actually using those boxes and/or the community as a whole. Is it an issue at the amenity center, would they rather than them down by their house?

Mr. Robinson stated I did an informal poll. I just happened to be hanging out there and about six people came by, obviously all from phase 4 and briefly mentioned that we were thinking about moving them and it turned out one person that would have been right across the street from one of the locations and they said it's not a problem, it's better than coming down here. There are going to be some people that are not happy about it, but I think for the most part people will be.

Mr. Kern stated I for one would support or recommend doing a more formal poll, nothing against the informal methods. Maybe I'm still a little sensitive because this District's residents in the past have had some very strong preferences on mailbox locations so just so they understand wholistically what the interest of the community is, I think it's usually a good idea.

Mr. Robinson stated I don't have a problem with something like that.

Mr. Molineaux stated we probably only have about 20 people that have moved in anyway. I would suggest we do it fairly quickly because there are a bunch of closings taking place very soon.

Mr. Robinson asked what's the average number of closings per month?

Mr. Molineaux stated it fluctuates but talking to the salespeople they've got 30 coming out of the ground. It's just incredible.

Mr. Kern stated I'm just spit balling here, but the other thing that I might be cautious of is setting some sort of precedent because we've had these kinds of requests in the past and ultimately that was one of my main considerations when considering that request. If we set a precedent now that we're willing to move mailboxes, this could become an opportunity for anybody who doesn't like a location of a mailbox to say well everybody using my mailbox doesn't like the location of that one either and it could snowball. That came to mind as we were discussing this because we've taken a position in the past that we couldn't accommodate every single request for preferences on mailbox locations, it just wasn't possible. \$10,000 now, if we're going to accommodate all those requests could snowball.

Mr. Molineaux asked Jeff, did you discuss with the current builders as to what their feeling is towards any new buyers because currently, they don't have mailboxes in the street and perhaps by the time they close they might.

Mr. Robinson responded I have not discussed this with the builders, but I had planned to.

Mr. Kern stated valid point that homes that are under construction who planned to move in should probably be included in that poll.

Mr. Laughlin stated we will do a poll for now and get the resident's thoughts.

Mr. Kern stated and we will get more details in the proposal at the next meeting.

Mr. Kern stated just as a matter of update, we've been talking about the cost share with Village Walk. Daniel has put together some rough numbers on the cost to then be reallocated to share with Village Walk so I'm reviewing those now. It may be appropriate to go ahead and circulate to the Board members.

Mr. Laughlin stated I just wasn't sure if we wanted to refine them. I think the road maintenance could be a little less, but it was hard to judge.

Mr. Kern stated Dan may be able to help us with that if you want to send it to him for the road numbers. They might need some updating. I know in the past Dan had given us a square foot or linear foot of road, a projected useful life and cost of milling and resurfacing. They could be making a contribution to our road reserves, those kinds of things but just as a matter of an update, those things are still in process.

#### **Audience Comments**

Resident Connie Philips stated the other items I know we've talked about is speed controls. I just happened to be at a golf community, and they had a speed thing where you went up and had pavers where I guess the golf carts go across and that was much smoother than a speed bump.

Mr. Laughlin stated those are speed tables, but I believe they're the most expensive.

Mr. Robinson stated it is sort of like what we have out in the transition as you leave this area going to where the sales offices are. It's a little bit of a paver walkway.

Mr. Laughlin stated we would have to get a traffic study done and that's how you start that whole process.

Ms. Philips asked where are we with the speeding thing then?

Mr. Laughlin responded I just figured we were going to have the police come in. There's not much we can do because the police have to be the ones to enforce it. I looked at off-duty officers. It's \$30 an hour for an off-duty officer and then supervisors are \$35 an hour but that is only if there are five or more officers on site and it's a two-hour minimum.

Ms. Philips asked do those officers have to go to court? If they're off-duty once they give a ticket.

Mr. Laughlin stated that's a good question. I would imagine so. If you get a ticket you have to be able to defend it. I'm not sure how that would work.

Ms. Philips stated I would be up for that.

Mr. Robinson stated the only consideration I would have is the Florida law on residential area defaults to 30 mph unless otherwise posted and then the otherwise posted gets a little grey in the way the law is written. If it's a half-mile or a mile, or it's a major intersection or roundabout, they have examples but there's nothing hard. We have one speed limit sign of 25mph on Majestic Walk heading in this direction and we have one in the other direction but it's down by Cherry Creek, so you almost travel two-thirds of the length of Majestic Walk before you see a speed limit sign. If was coming out of phase 4 and I was a non-resident and I got a speeding ticket if I was going over 35mph, it wouldn't be an issue but if it was like 31mph I could say the speed limit is 30mph, where's the 5mph grace. They always say they won't give a ticket unless it's over 5mph over the posted speed limit.

Mr. Kern stated in my experience, we've hired off-duty in other districts and the presence does the most. Just knowing that they could be around the corner slows you down. Sure, they write tickets from time to time. A lot of times, they may be a little more lenient in their enforcement so it might be a warning first off but just thinking they might be there is generally effective. More so than signs or anything else but certainly I would let the law enforcement take charge on what the speed and rules and regulations are.

Ms. Philips stated I know you guys don't listen to Facebook, but there was a big to-do about someone stopping where the bus lets people off and the guy blew the horn and gave the finger to everybody as he went by so apparently people don't know here that you can't pass a school bus either, so I think we have some issues.

Ms. Gilpin stated the buses are equipped with cameras too so when stuff like that happens, they get tagged and they do get reported to the police.

Ms. Philips stated I'm just saying I think we have a serious issue. It's not just speeding.

Mr. Robinson stated I saw that as well. Ignoring the school bus stop signs and strobe lights is a pretty serious moving violation.

Mr. Molineaux stated I shouldn't be shocked by anything. Most people know what vehicles I drive on the property and I get them passing me on Majestic Walk Boulevard.

Ms. Gilpin stated I've gotten passed on this road.

Mr. Laughlin stated in the past I've done it with Clay, St. Johns and Duval counties; you essentially fill out an application and you put the dates and times you would like and then

the officers will pick it up if someone is available so it's not always guaranteed you will get someone for that day, but that's the process for it.

Mr. Kern stated it just becomes a budget consideration at this point.

Mr. Laughlin stated doing it for a little bit just to see how it works shouldn't be too big of an issue, but long-term it would be a budget consideration.

Ms. Philips stated you did mention we have a lot in the budget.

Mr. Laughlin stated as of now, but we don't want to say that's all the spending money yet because you never know what can happen.

Mr. Kern stated we were in a deficit last year and we didn't increase the budget going into this year, so presumably there won't be a big variance.

Mr. Laughlin stated also, we will probably end up calling them just to see if we can get officers out here. Sometimes you can request it and they will just add it as part of their route while they're working on shift.

Mr. Molineaux stated I have that conversation with them almost on a weekly basis and the challenge they have is Nassau County is growing rapidly and their police force is not.

Mr. Laughlin stated if you want to pursue this now, I can bring a schedule next meeting, or we could think of best days or times.

Mr. Molineaux stated Mr. Harbison called me to say that the police were on property last week and they were pulling people over and giving them tickets. It was really effective for the rest of the homeowners.

Mr. Robinson asked they just came in on their own that time?

Mr. Molineaux responded I ask them to come every week it's just that they have a shortage.

Mr. Kern stated Michael asking is obviously a good step. I think the other thing that a resident base could do is attend a County Commission meeting or some of these public meetings and make your voice heard and a lot of times that's what it takes. It's the old adage, the squeaky wheel gets the grease. If you're bringing it to light and telling the County that there is a serious problem, then they will probably reallocate some resources.

Mr. Laughlin stated even a group of emails to your County Commissioner.

Mr. Robinson stated there's also a technique that is on a number of websites is to have a police car parked on the street. Even if we have a resident that parks in a driveway that's visible from the street on both sides.

Mr. Molineaux stated unfortunately one of the ones that we have lives on Fallen Leaf and hardly anybody goes down there.

**EIGHTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS                      Financial Reports**

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

Mr. Laughlin stated we are showing about 70% collected for O&M assessments. The check register totals \$30,357.70.

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

**TENTH ORDER OF BUSINESS                      Next Scheduled Meeting – April 20, 2021 at 2:00 p.m. at the Amelia Walk Amenity Center (Audit Committee and Board of Supervisors)**

Mr. Laughlin stated we should have the proposal in for the auditors for the next meeting and essentially, we will have the score sheet and we can go either way where one score sheet can be accepted whether it be staff or it can be a motion to accept one board member's score, or all of the board members can score the proposals themselves and we can average the score.

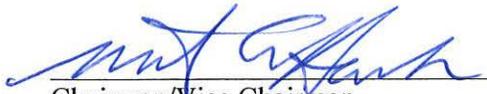
**ELEVENTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Mr. Jentz seconded by Ms. Gilpin with all in favor the meeting was adjourned.

March 16, 2021

Amelia Walk CDD

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman