

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, May 18, 2021 at 2:00 p.m. 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 Eldred	District Counsel
Michael Molineaux	Evergreen Lifestyles Management
Lori Conrad	Evergreen Lifestyles Management

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

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Minutes

A. Approval of Minutes of the April 20, 2021 Board of Supervisors Meeting

There were no comments on the minutes.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the Minutes of the April 20, 2021 Board of Supervisors meeting were approved as presented.
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B. Acceptance of Minutes of the April 20, 2021 Audit Committee Meeting

There were no comments on the minutes.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the Minutes of the April 20, 2021 Audit Committee meeting were accepted as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04,
Approving the Proposed Budget for Fiscal
Year 2022 and Setting a Public Hearing
Date for Adoption**

Mr. Laughlin stated the public hearing would be scheduled for August 17, 2021.

Mr. Kern stated we're actually not considering this resolution for approval.

Mr. Laughlin stated we will discuss it now and if we want to table it, we can.

Mr. Kern stated we essentially have to approve a budget by June 15th, which is our next scheduled meeting date. We could do it today, but once you do that you lock in your budget at a cap, so over the next couple of months we can reduce the budget to when we get to the adoption date in August for the public hearing, we just can't increase anything.

Mr. Laughlin stated yes, so whatever we approve right now is the threshold. If an increase is approved, letters will be sent to the residents and then we will hold the public hearing and then from there until adoption of the budget we can lower the amount, but we can't increase it. It's more the overall revenues and expenditures that we're worried about, not so much the individual line items; those will get moved around throughout the year. We can also do budget amendments if needed. It's pretty common that some line items will go over the budgeted amount and others will be under, so you just move money around at that point.

Mr. Kern stated so we can go one of two ways. A general discussion and then leave the approval of the budget until the next meeting and I think we could set the hearing date at that next meeting too. I guess primarily to answer that question, is everyone available for the June 15th meeting?

The board members in attendance responded that they were available.

Mr. Kern stated so we could punt the approval, but I think we should have a general discussion of it regardless.

Mr. Laughlin stated the main items I'm thinking of are landscaping and lake maintenance and I've spoken to those vendors a little bit for the new phases that are coming on.

Mr. Kern stated yes, I think in this proposed budget we carried constant, which obviously isn't going to be practical within the 2022 budget year we should expect we're going to have additional common areas to maintain from a landscape standpoint. Also, the irrigation water is constant as well so we're going to have to account for that and then the pond maintenance as well.

Mr. Robinson stated this budget has phases one through four included so we will need to add phase five. If we don't have a quote on that, we should get one and put that in. At some point during this coming fiscal year, we're going to want to do pond maintenance on phase five.

Mr. Kern stated we should already, really.

Mr. Robinson stated so let's get it started in October.

Mr. Kern stated well to the extent we need the service, we should probably start it anyways, but at a minimum we will have a number to build into this budget for the next fiscal year. Michael and I can work together on landscape maintenance. It will generally be a projection with some feedback from our maintenance vendor and water usage is kind of the same. Until we really get it in the ground and know, it's going to be tough for us to project that.

Mr. Robinson asked in regard to irrigation, are we allowed to drill our own well if we wanted to do that?

Mr. Laughlin responded I think we're allowed to, it's just the cost effectiveness of it. One well won't cover everything.

Mr. Kern stated I don't know if we are or not. We've explored that in the past, and I can't remember what happened. I think our engineer suggested you can.

Mr. Robinson stated I mean there's no law preventing it? I noticed we get charged commercial rates for our irrigation water.

Mr. Kern stated it is potable water. I will say I've explored it several times in several districts. There are some permitting requirements, both with the County and the water management district. A lot of times it's not as simple as a single homeowner who might just want to drop one for their lawn. When we're talking about irrigating significant areas, then they start looking at the locations of the wells and the draw down on the water table so a lot of times you have to put them next to a pond and then you have to use the well to recharge the

pond and pump out of the pond so there are some parameters those agencies will make us comply with.

Mr. Laughlin stated I believe we've also discussed in the past pumping from the ponds, which I don't believe we were allowed to do here.

Mr. Kern stated that is what is known as a consumptive use permit through the water management district, which has a lot of parameters as well.

Mr. Robinson stated I think they do it over there, because I saw signs that say do not drink the irrigation water.

Mr. Kern stated I think they actually have reclaimed water, which is provided by JEA, we just don't have the reclaim system in this community. Either one of those are not potable water so you have the signs, but the well thing is something I've explored several times. Each one ends up costing anywhere from \$30,000 to \$50,000 to install, not to mention the conversion of any existing irrigation to tie into that system and then there's routine maintenance so it's an initial cost that theoretically reduces your operating costs. What the return on that investment is, we need a deeper analysis. That water bill is always something that has kind of bothered me.

Mr. Laughlin stated that line was one that was bumped up for this budget a little bit.

Mr. Kern stated I guess that would be contract services in the field. I think the primary comments are the landscape and fertilization maintenance.

Mr. Laughlin stated yes, I'm not sure why that decreased. I think the accountant used it to balance out other monies, but that will have to be brought back up.

Mr. Kern stated we should confirm what is in the existing agreement.

Mr. Laughlin stated that is the existing agreement.

Mr. Kern asked the \$110,000?

Mr. Laughlin responded yes.

Mr. Kern stated maybe they're billed heavier in the summer months.

Mr. Laughlin stated it's possible. Usually they're even, but it is possible. I don't know why we're so low on that line right now. Lake maintenance she has it going way up as of now.

Mr. Kern stated well we're projected now at \$20,000. Typically, that is an agreement.

Mr. Laughlin stated well that is the carp too and she probably saw that in there. The agreement right now is for \$15,000. What is in there for 2021 is for two phases so the \$18,336 is the correct amount with phases one through four.

Mr. Kern stated right, so we need to add phase five. Michael is going to help us with both the landscaping and lake maintenance. I just had a question what the refuse is.

Mr. Laughlin responded trash.

Mr. Molineaux stated it's Republic.

Mr. Robinson asked what is the lease under amenity center?

Mr. Laughlin responded it's for the gym equipment.

Mr. Kern asked do you have in the narrative the explanation for the term of that lease? I think that's a helpful thing to track.

Mr. Laughlin responded no, it's not in here.

Mr. Kern stated the lease is three years I believe.

Mr. Robinson stated I think it's a good idea to put that in there.

Mr. Kern stated it will drop off eventually, we just need to carry it until the end of that term.

Mr. Robinson asked do we own it after the lease expires?

Mr. Laughlin responded yes.

Mr. Kern asked do you have the breakdown of the management company for field contract services?

Mr. Laughlin responded no; it would just be something in the contract. It just says they've contracted with Evergreen for supervision of onsite management.

Mr. Kern stated it's different from the management fees in administration.

Mr. Laughlin stated that is GMS.

Mr. Kern stated there is \$30,000 proposed for repairs and maintenance line item. We're projecting \$13,500 now. The other thing I thought when I saw this one, was we do generally have a capital reserves account that we fund for maintenance and repairs.

Mr. Laughlin stated the repairs and maintenance line item is more for smaller day to day repairs, such as repairing a sign. Big things like pool resurfacing or buying a new capital asset are what the capital reserves are typically for. We may be trending low right now on the

repairs and maintenance line item, but that doesn't mean in the next three months we won't have a bunch of stuff that has to be fixed. We set that \$40,000 based off of last year.

Mr. Kern stated we've come down \$10,000 already.

Mr. Laughlin stated I would imagine there would be a lot less repairs now that the amenity center has been redone.

Mr. Kern stated there's also a facility maintenance line that includes the lease. I don't know if there's anything else.

Mr. Laughlin stated facility maintenance is typically more janitorial type stuff.

Mr. Robinson asked have we checked the insurance? I know homeowner's insurance is going substantially higher. In some cases, 20% or 30% higher.

Mr. Laughlin responded we work with EGIS, they're a very specialized insurance agency that covers special districts. This is a good price.

Mr. Molineaux stated in regard to pond maintenance, is there any consideration for the pump replacement?

Mr. Laughlin responded no. Typically the lake maintenance line item is just for the contractual service price. Things like that would go under repairs and replacements.

Mr. Kern stated we do have a separate line for fountain maintenance. That's routine.

Mr. Laughlin stated right, that's probably based off the contract.

Mr. Molineaux stated there is an age where I'm sure eventually they're going to need to be replaced rather than repaired.

Mr. Laughlin stated if it's a large cost, that would be something that capital reserves would cover.

Mr. Kern stated the water and wastewater under utilities, if we're shooting for \$100,000 this year already, we're going to need to project a pretty significant increase probably.

Mr. Laughlin stated water and wastewater is another one that is tough to project just because sometimes you'll pump way more for a few months and nothing for three months. We are actually at \$50,000, so it is going to be more this summer. It's something we're looking into possibly increasing.

Mr. Kern stated I think we definitely need to increase it; I just don't know by how much.

Mr. Robinson stated if you look at last year's July, August and September bills. Add 10% maybe.

Mr. Laughlin stated the main thing is the new areas.

Mr. Kern stated most of phase four is done, there are only a couple of little areas. Phase five has some more areas, but those are going to be a big demand above and beyond our current usage. I would say you could probably add \$25,000 to that line.

Mr. Laughlin stated I'll just try to average June through August for the last couple of years to see if I can get an idea if there is some sort of consistency to how it's increasing.

Mr. Kern stated we also have an amenity attendant on this budget. That's an Evergreen service I believe.

Mr. Laughlin stated yes.

Mr. Kern stated one thing I've been doing in other districts is for special events and holiday decorations, I've been removing those from the CDD and having the HOA fund those type of lifestyle programs or holiday type decorations. I don't know if that's something you guys want to consider. I think the HOA generally has the capacity within their current budget to do that. I don't know what other special events we were accounting for in there.

Mr. Laughlin stated this one is probably the closest relation I have with CDD and HOA. Most of my other ones barely speak with each other and the HOAs have no money and don't do much. If you think that's something that is possible here, that would work.

A resident asked what do you consider special events?

Mr. Laughlin responded some districts will do movie nights or Easter events where there is a bunny hired.

A resident stated so stuff that normally HOAs take care of anyway.

Mr. Kern stated that's the thought behind it.

Mr. Robinson stated I don't have an issue with that.

Mr. Kern stated I would say for purposes of this budget today, we should make the other adjustments, leave these in here and when we go to approve the budget, we can always pull them out.

Mr. Laughlin stated that money can also be used to balance out other lines.

Mr. Robinson stated if there are still some questions or open issues next month you can always put a \$20,000 or \$30,000 number in there to bulk up the number and then pull it down.

Mr. Kern stated really what it does is it all falls to the bottom and ultimately tells us what our assessment levels are going to be, and if we need an increase or not with the budget we're proposing. That brings me all the way back to the top. I think everyone is familiar enough with the capital reserves. This district reserves in the amount of \$100,000 annually for repairs and long-term facility maintenance, roadways, any of that kind of stuff.

Mr. Robinson asked what is that balance? I see the \$100,000.

Mr. Laughlin responded that's it as of now. I think we still have some from this year. We had \$100,000 of it from the last budget, and we used some of it for road repairs when we did that curbing area. The \$100,000 from the year before was used for the pool resurfacing and other items so what we have now is what we put away for fiscal year 2021 and then this will be another \$100,000. I'd like to look into an SBA account and it's one of the few investment methods a district can use since they are public funds. It's a public pool and it actually receives a return. Normally, the money would just sit in a checking account essentially, so the SBA is not a huge money maker, but you could get 3% or 4% return, which is better than nothing so I was going to speak with the accountant about opening that account and then we would hold that capital reserve money in that account.

Mr. Kern stated 3% or 4% is great.

Mr. Laughlin stated I think right now it's at 1% or 2%. The highest I've ever seen is around 4% or 5%.

Mr. Robinson asked is it an annuity or could it fluctuate?

Mr. Laughlin responded I'm sure it could. Theoretically in a market crash it could, but it's one of the only sources that an entity with public funds can use because it's very safe.

Mr. Molineaux asked back to the Christmas decorations, what is the budgeted amount?

Mr. Laughlin responded \$2,000.

Mr. Molineaux stated the HOA could cover it.

Mr. Laughlin stated special events is \$10,000. Decorations and holiday is budgeted at \$2,000.

Mr. Kern asked is the exhibit A, allocation of operating reserves the balance of the account statement for the reserves?

Mr. Laughlin responded yes. Although, I know we don't have \$142,000 carry forward balance. The \$45,000 should be what the excess is and then we will have \$100,000 with this budget.

Mr. Robinson asked is the \$142,000 what we just moved from last year to this year and we've already spent it?

Mr. Laughlin responded in 2020 it was spent. 2020 was the first year that we had any reserves budgeted and then that money was used for some of the refurbishing. This is the second year that we're now putting away \$100,000.

Mr. Kern stated funding for first quarter operating expenses. So, then we were really using that for first quarter. Is that because assessments haven't been collected?

Mr. Laughlin responded it's possible. Usually, we do not get the tax monies until November or December, so we have a month or two into the fiscal year before we start receiving the next fiscal year's money.

Mr. Kern stated and then reserved for capital projects / renewal and replacement, \$287,000.

Mr. Laughlin stated I'll get a breakdown and I'll send it to the Board.

Mr. Robinson asked do we get the money from the County depending on when people pay their taxes or regardless of whether they pay?

Mr. Laughlin responded when they pay their taxes and if it's not paid then there is a tax certificate taken out.

Mr. Robinson stated so if people paid their taxes in March, we might see it this month.

Mr. Laughlin stated we're fully collected as of now.

Mr. Kern stated I just wanted to jump back to the revenues and maybe you can explain some of this. There are maintenance assessments on roll and maintenance assessments off roll. In the past, my understanding was on roll essentially means platted lots in the community.

Mr. Laughlin stated yes and it's also what's reported to the County and that's what it collected through the property taxes.

Mr. Kern asked have we pulled a recent on roll from the County?

Mr. Laughlin responded yes; Sheryl of my office does that every year.

Mr. Kern stated there are 749 platted lots, so I don't think there's any off roll going into 2022.

Mr. Laughlin stated the off roll is just direct assessments.

Mr. Kern asked which would be not for lots?

Mr. Laughlin stated it's related to the lots still, but sometimes the homebuilder or developer that owns those lots, rather than paying the 6% or 7% fee that the County charges, they will just pay the assessments directly to us.

Mr. Kern stated I guess my question going into 2021 is do we need to identify on roll and off roll, acknowledging that we account for the collection discounts down at the bottom.

Mr. Eldred stated typically the budget assessment resolution will address that. I've not seen it yet for this one, but usually it will break down what is on roll and what is off roll and the appropriate rolls will be attached to the resolution. If it turns out there are no off roll assessments, then we can do away with that section.

Mr. Robinson stated with platted lots there's only three statuses. It's either a homeowner owns it and has a house built on it, or the builder or developer hasn't sold the lot yet.

Mr. Kern stated but I believe their assessments are all the same, so I don't know that there's much validity to identifying the on and off. If we're assessing 749 lots and they're all platted, they should be on the roll and I say that because I get back down to the bottom number and we're going to have our total expenditures divided by 749, accounting for some of the discount to get us to our assessment amount.

Mr. Laughlin stated I'll speak to Sheryl about moving those monies on there.

Mr. Robinson asked what are the miscellaneous income sources?

Mr. Laughlin responded an example would be an event where the District receives a share of profit or if there is a soccer league using the fields and the District gets 5%. There are the clubhouse rentals on here. I think we get a cut from Comcast here from an old agreement when they first came in. Basically, income that we were not counting on.

Mr. Robinson asked where do things like property liens come in from people not following the HOA rules?

Mr. Laughlin responded that is not handled by the CDD.

Mr. Kern stated I think we will take the general comments and we will revise the proposed budget.

Mr. Laughlin stated yes, I'll get that done this week and next week and I'll send it out to everybody to let you all review it and you can get back to me with any questions or comments and we will approve it at the next meeting.

FIFTH ORDER OF BUSINESS

Discussion Regarding Request for Parking Area on Fallen Leaf Drive

Mr. Laughlin stated I have yet to hear anything. I don't think there have been any updates on that.

Mr. Kern stated I'd say you can remove it from the agenda unless we hear more.

Mr. Laughlin stated we will do that.

SIXTH ORDER OF BUSINESS

Ratification of Revised Proposal from Onsite Industries for Additional Phase 5A/5B Mailboxes

Mr. Laughlin stated when Onsite received the address listing in, it was discovered a couple more mailbox units were needed, so that is what this proposal is for. We're ratifying it because we were trying to keep it moving for the residents moving in.

Mr. Robinson stated there are a couple of documents that are on the website such as the site map. It's got an incorrect number of units on that. The total adds up to 749, but whatever d/u stands for, I'm assuming developed unit or something like that, says 188. It's actually 193 lots. Here's the catch; you need mailboxes for 202 addresses. Every corner lot has two addresses. One that they use for the homeowner, but they have to allocate both streets.

Mr. Kern stated Nassau County assigns two addresses not knowing which one they're going to use as the front, which I've long argued with them that it's pretty obvious, but that's their standard operating procedure.

Mr. Robinson stated yeah, this is just a quick little map of phase 5. To me it's crazy, but those are the post office rules and they drive the number of mailbox units.

Mr. Kern stated the mailboxes themselves are standard sizes so a lot of times you end up with extra anyway.

Mr. Robinson stated you could have an eight unit, plus a 12.

Mr. Laughlin stated I'll talk to Dan about those files.

Mr. Robinson stated I spoke to them. They've already ordered the stuff.

Mr. Laughlin stated I meant Dan McCranie.

Mr. Kern stated that ought to just come off the website. It's an outdated site plan.

Mr. Robinson stated I went to the engineering site that is probably more accurate.

Mr. Kern stated the plat is the most accurate. Those are recorded with the County. Is that the CDD website or the HOA?

Mr. Robinson responded CDD.

Mr. Kern stated I do have an updated map.

Mr. Laughlin stated it doesn't need to be on there. We typically try to keep it limited to what is required by the Statutes. I'll get with the website administrator.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the revised proposal from Onsite Industries including additional phase 5A/5B mailboxes was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eldred stated the legislative session in Tallahassee is concluded. You all should have received a copy of our *Capital Conversations* summary. In short, there are a couple of executive orders the Governor signed concerning COVID and one which essentially invalidated any local restrictions on businesses and individuals and the other one which invalidated prior emergency orders. At the end of the day, for the District at least, the District is still able to impose those restrictions that it believes are appropriate and we're working with EGIS to really just flush that out along with some other concerns to give some guidance to districts overall as to what that really means. Beyond that, back in March the Governor signed a bill which provides some immunity for entities like districts from COVID-19 related damages. Essentially what it has done is it has provided a high burden for plaintiffs to satisfy if they're bringing any claims against the District for any COVID related damages so that is positive for the District. Last but not least, a bill that has been floated the last few years providing for an allowing for districts to publish all of their public notices online has actually passed. It's not yet been signed into law, but fingers crossed here in the near future we will be bringing you a resolution making the necessary findings if the Board so chooses to move forward with publishing all notices online as opposed to having to do that in the print media.

Mr. Robinson stated that's actually a good resolution. Every time I look at the budget and you see legal advertisement it's about \$400 in a newspaper that I don't think anybody ever reads.

Mr. Eldred stated next we will be hoping to be able to email all of the notices if we're increasing the budget as opposed to having to go through that mail process.

Mr. Kern asked no luck on virtual quorum?

Mr. Eldred responded no. We're back to being in person again.

Mr. Robinson asked and that's live, not over the phone?

Mr. Eldred responded correct. Those were the emergency orders that we were operating under initially, but they have been wiped out and no movement at this point for virtual quorum.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Report on the Number of Registered Voters (758)

Mr. Laughlin stated we have received from the County the number of registered voters. For Amelia Walk there are 758.

D. Community Manager - Report

Mr. Molineaux stated we've had a disciplined month. Most people are aware of what they can and cannot do. Some of the new people are still learning but we've basically been doing routine maintenance of the community. We installed a Knox Box on the haul road at the request of the fire department.

Mr. Robinson asked what is that exactly?

Mr. Molineaux stated it's a box that only the fire department has a key to. There is a padlock on the gate, but the key for that padlock is inside the Knox Box, so they're the only people that can access it.

Mr. Molineaux continued. We had an outbreak of fire ants at the pool area so we got rid of them and we configured some landscaping on Spruce Run. We've completed general monthly maintenance of the ponds and we replaced a monitor on the treadmill in the gym. We do have a loose light fixture in the pool, which is scheduled to be repaired this week. For bids

and proposals, we've been having a hard time trying to get somebody to do basic pressure washing, but we currently have one bid of \$2,300 for pressure washing on the pool deck, the furniture, the buildings, and the sidewalks. That is something we'd like to move forward with. I haven't been able to get competitive bids on this.

Mr. Jentz asked who is the bidder?

Mr. Molineaux responded Cliff James.

Mr. Laughlin stated that's a reasonable price in my experience.

Mr. Molineaux stated he's done other communities for us before and he's a resident here so he knows the community. I would certainly like permission to move forward with that.

Mr. Kern stated it looks to me like there's room in the maintenance budget.

There were no objections from the Board on the pressure washing bid.

Mr. Molineaux stated we've had a request from residents that would like to play tennis. They're concerned that groups from outside the community are using the tennis courts. It's very difficult for us, even though we're based here to tell the difference and what they've suggested is we put maglocks on the gates, which in all honesty is almost impractical. They would run probably \$3,000 a piece.

Mr. Robinson asked is that so they can use a fob key?

Mr. Molineaux stated yes and on the side that faces the pond we have a four foot fence with a gate. I'm not trying to be pessimistic, I'm just trying to be realistic. What is the point in spending \$20,000 just to keep one or two people at bay and if you show up as a resident and somebody is playing, it's very easy to learn where they live just by asking. I brought it to your attention because it's been brought to ours.

Mr. Kern asked do we have signage such as patron use only?

Mr. Laughlin responded there's on at the entrance that says amenities are for residents.

Mr. Kern asked would that provide authority to local authorities to enforce those guidelines? Generally that's a District policy.

Mr. Laughlin responded if they're not residents, it would be trespassing.

Mr. Kern stated it may be extreme, but the most logical solution may be to report an incident that you think a non-resident is utilizing our facilities and the local authorities have the right to ask them to leave.

Mr. Laughlin stated and maybe have a sign that says non-residents are trespassing and will be reported or something of that nature.

Mr. Molineaux stated almost weekly in our update we publish the non-emergency number for Nassau County Sheriff’s Office in the hope residents and owners would take it upon themselves to call in. We’ve seen it by the pool and Village Walk community has increased in size and as you can see, there are probably no intentions of putting a fence up. They’re fencing a lot of their property, but at the end of cul-de-sacs I don’t think they’re planning to do that. It’s just going to require us as the management team and residents to be vigilant. It’s fairly obvious if you see someone climbing over the gate that they don’t have a key and if they don’t have a key fob, then they’re probably not residents. At the very least if they are residents then we need to deter them from that sort of practice.

Mr. Robinson asked so we don’t have any signs on the tennis court gate that says residents only?

Mr. Molineaux stated there are signs I can see from here, but what it says, I couldn’t tell you.

Mr. Robinson stated maybe put a sign up.

EIGHTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Supervisor Requests

Mr. Robinson asked have we moved forward with the relocation of the phase four mailboxes?

Mr. Laughlin responded yes, I just got an email from the vendor today so we’re working on that now and I think he needs the deposit. This is the first transaction we’ve done that hasn’t been done through requisition so I think there may have been a mix up there.

Mr. Robinson stated just as a comment, that will be a very quick move once the pad is complete. They are going to just lift the boxes up with mail in it and relocate them so there will only be a one or two day down period.

Mr. Laughlin stated I will try to get a date when it’s done so Michael can send an e-blast letting residents know.

Mr. Robinson stated then we will have to have a discussion after they relocate it on how to reuse the pad out here. Maybe bike racks? My guess is they sell that stuff.

Mr. Kern stated I believe they do.

Mr. Robinson stated the current bike rack, I think we put it in shortly after we came on the board.

Mr. Molineaux stated the bike rack was not overly expensive. Benches are very expensive.

Mr. Robinson stated you can only get four or five bikes in one bike rack at a time.

Mr. Molineaux stated we rarely see more than that.

Mr. Robinson stated we are also going to be adding close to 300 new residents.

Audience Comments

Resident Connie Philips, 85032 Williston Court, stated we talked about the budget. You had spoken to, or were going to speak to Horton about their contributions for the irrigation water and power so in consideration of the budget, do we have any numbers on that?

Mr. Laughlin stated no. It's also not going to be a huge amount so it will not have a big affect on the budget overall.

Mr. Robinson asked that will be under miscellaneous revenue?

Mr. Laughlin responded yes.

Ms. Connie Philips asked so do we have an agreement that they will be assisting or we're not there yet?

Mr. Laughlin responded we're still working on that.

Ms. Connie Philips stated you guys were talking about the signs and I mentioned earlier that I didn't find any 'no solicitation' signs. There is a 'no trespassing' sign in conjunction with the 'neighborhood watch' sign so I have a couple of concerns with regard to all of that. If we're listing that we have a neighborhood watch, and I understand years ago we did have a neighborhood watch, but we don't have a neighborhood watch program now, so by listing the sign it implies that we have one, number one, and the trespassing sign is there, but no solicitation signs there so maybe banter around what we might or might not want to do. I know we had the discussion that signs are expensive. The reason I bring up the solicitation thing is I had three solicitations at my home this past week, so I know summer is here and people are out there, but I can't say you're not allowed to solicit in here because there is no sign. I also bring up that one of the solicitors was a neighbor so they're not reading the covenants either.

Mr. Kern asked is that a CDD policy or HOA?

Mr. Laughlin responded I would imagine HOA. The solicitation would be for the homeowners.

Mr. Eldred asked do we own the roads?

Mr. Kern responded we do.

Mr. Eldred responded so conceivably we could do that, but usually it is the HOA.

Mr. Kern stated it may already be in our governing documents for the HOA. I don't know how much signage helps relieve the issues.

Ms. Connie Philips stated my aspect is from the liability standpoint. I was a commercial underwriter so what's there is what's there and if you say it's there, it better be there or else you have a liability concern.

Mr. Robinson stated we have two or three signs that say no trespassing / neighborhood watch. I know there is one here. Maybe we should think about replacing those signs with something a little more updated that says no solicitation.

Ms. Connie Philips stated unless we want to start a neighborhood watch.

Mr. Kern stated that was going to be my point and Michael and I actually discussed this recently. I think that's a fabulous thing that the HOA can facilitate, to the point of the residents having a little more authority and control to police themselves with eyes and ears on site is one of the best resources.

Ms. Connie Philips stated which speaks to the issue of tennis courts and all that kind of stuff too.

Mr. Kern stated yes, which I think really just takes resident involvement. Presumably we had one at one point and those committees fade away and people become uninterested. If we have anybody who would like to join or pioneer a neighborhood watch program, the HOA can help facilitate that.

Mr. Molineaux stated we can do that this weekend with the update.

Mr. Kern stated this CDD can consider use of the facilities, can consider allowing for signage and those kind of things and perhaps even some funding, but the HOA can help with that too.

Mr. Robinson stated you do see some unofficial neighborhood watch stuff on the neighborhood Facebook stuff.

Mr. Kern stated establishing an actual committee that has some recording and has some authority, or at least the right contacts can go a long way.

Ms. Connie Philips stated I think the point is well taken because as the community takes over this responsibility, we have to become more involved so if we move in that direction and learn along the way before we get handed off, I think that is a good strategy.

Mr. Kern stated perhaps if it's the governing HOA documents that actually prohibit the soliciting then they would be the more appropriate one to provide the signage, just at the approval of the Board to use District property.

A resident asked would a solicitor be considered a trespasser?

Mr. Laughlin responded maybe when you step on someone's front porch it would be considered trespassing but that's a fine line.

Mr. Kern stated Michael can help you outside of these meetings in coordination with the HOA for no soliciting.

Ms. Connie Philip stated yes, I've gone to him. Everyone was telling me there were solicitation signs and there were not. The other thing is we've talked about the vendors and contractors that are all over the road, especially with the kids this summer, if they could have safety cones on the back of their units when they're parked on our main roads, I think that would be very helpful. There is a number of times where there is a whole line of vehicles in a row and people shoot around them so if they individually had their cones up, it's recognizing you have to go around them. At least the contractors we use that we hire, we could at least mandate it for them, and I think from a liability standpoint that would help. If you're redoing your contracts you might want to consider that because it's an extremely dangerous situation. Michael, did we put the speeding signs down Majestic Walk?

Mr. Molineaux responded I have no idea who did that.

Mr. Robinson stated it looks like the County signs.

Ms. Connie Philips stated it's a speed limit sign that looks like it has a light affixed to it. It's not working and it's 50-feet before a stop sign.

Mr. Molineaux stated it's not the best location and the fact that it's not plugged in doesn't help either.

Mr. Laughlin stated it must have been the County because they're the only ones that have the authority to do that.

Ms. Connie Philip asked any contractor that you hire, such as the pressure washer guy you're going to have validation of insurance, right?

Mr. Laughlin responded yes.

Mr. Robinson stated on the topic of speeding, for the budget we should consider putting in additional funds for hiring the County Sheriffs. That would give us the option of doing that, because that seems to be the only viable thing that helps.

Ms. Connie Philip asked what's the relevance of knowing the number of registered voters?

Mr. Eldred responded it's a statutory requirement that we announce the number of registered voters and part of that is to facilitate the transition because after a certain point you're supposed to transition to a resident board.

Mr. Laughlin stated it's something like four years and 250 voters.

Ms. Connie Philips stated there's a lot of new sales, which is great but we're finding the new people coming in aren't reading the covenants and they're doing weird things they shouldn't be doing, so I don't know if in the process of the sale that we have some sort of information sheet.

Mr. Laughlin stated that's not a District thing, but I would imagine they would be getting that information.

A resident stated I got a big packet, and we were a re-sale.

Mr. Kern stated you can hand them the packet, but whether or not people read it is a whole other challenge.

Mr. Robinson asked on that topic, do we have any re-sales that have any outstanding liens or HOA violations that haven't been addressed?

Mr. Molineaux responded no.

Mr. Kern stated there's only two currently up for sale. I'm pretty sure when a new resident comes into the community, they need to get key fobs and mailbox keys and at that time they maybe get a welcome packet?

Mr. Molineaux stated typically with the re-sales we don't have as much of a connection with them until they wander in and talk to us.

A resident stated when I first moved in, I just went to the website to see what I needed to do.

Mr. Molineaux stated I have no issues with people putting my contact information on the Facebook page.

NINTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

TENTH ORDER OF BUSINESS **Financial Reports**

- A. Balance Sheet & Income Statement**
 - B. Assessment Receipts Schedule**
 - C. Approval of Check Register**
- Mr. Laughlin stated the check register totals \$72,292.76.

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

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – June 15, 2021 at 2:00 p.m. at the Amelia Walk Amenity Center**

TWELFTH ORDER OF BUSINESS **Adjournment**

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


Secretary/Assistant Secretary


Chairman/Vice Chairman