

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, August 17, 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 (by phone)
Henry "Red" Jentz	Supervisor
Mindi Gilpin	Supervisor

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel
Danielle Adams	Evergreen Lifestyles Management
Lori Conrad	Evergreen Lifestyles Management
Joe Cornelison	GreenPointe Developers

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

Ms. Connie Philips, 85032 Williston Court, stated two things I wanted to bring up. We had an announcement sent out to us regarding parking, which is fine. There was a piece of it that was missing regarding designating areas around the fire hydrants and the turns, and I couldn't remember if we had designated that we were going to do that. The only reason I bring it up is to see if we need to tweak it.

Mr. Laughlin asked you said the HOA sent that?

Ms. Philips responded no, we had talked about putting together no parking zones and I know the HOA is supposed to monitor that, but I didn't know if you all had made a decision if you were going to designate the areas other than the map that is on the HOA supplement for parking.

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Mr. Kern stated the CDD adopted a parking policy that had restricted parking in certain areas, primarily proximity to stop signs adjacent to fire hydrants. There's a map that exists and the HOA has the authority to enforce those policies on the CDD roadways. We did discuss doing some sort of markings or identifying signage and those kinds of things and I think it was this Board's previous decision to not pursue that currently, but to consider it in the future if parking continues to be an issue. Obviously, there is a fairly significant expense associated with painting curbs and putting signs up and then of course we have all those aesthetically spread out through the community, which might not be preferred.

Ms. Philips stated I just thought it was pretty important to bring up for the financials part, and secondarily, the communication did not include that supplement so many people do not know that it's part of the restrictions, so I just wanted clarification as to what you all were doing.

Mr. Kern stated if there's another notice that needs to go out with the policy and the exhibit being the plan that was created, I think that would be appropriate certainly.

Mr. Robinson stated I would support that. I think it would probably make sense to highlight the link that the HOA sent that has the update to the CCRs that was put out I think about a year ago and in that link is also the diagram of the community with the no parking areas.

Mr. Kern stated I would ask Daniel and Lori to work together on a uniform consistent message to the community for that policy.

Ms. Philips stated we've had a property, 85255 Champlain Drive that was listed by Zillow as a broker/realtor and the land was let go and the grass grew like two feet. We reached out a couple of times to the HOA to no resolve and we've brought up the issue of new exchanges of housing before so I know that might come up on her reports, but I might not be here so I wanted to address that issue and concern because it's a broker situation so there wasn't anybody to really reach out to.

Mr. Kern stated somebody still owns the land and you certainly followed the right process. The HOA would be the one to notify and they can follow up with that person.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing a New Supervisor to Fill Vacancy

Mr. Laughlin directed the Board to copies of resumes from candidates interested in filling the vacancy included in the agenda package and stated some of the candidates are here and some are not. Bradley Thomas is on the phone.

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Mr. Kern stated we typically like to invite anybody that would like to introduce themselves and give us a little background on why you'd like to join the Board.

Mr. Thomas stated first I want to apologize for not being there in person. I had all intentions. My son unfortunately was diagnosed with COVID over the weekend so here I am, but thank you to all the Board members for allowing me to speak today as well as supporting staff. My board experience started in 2016 with Wounded Warrior Project as you see on my resume, up until present. It all started long before that. My father was in the Navy for 24 years. Long story short, I've lived in a bunch of different states and even a few different countries. I lived in Europe for three years and right out of high school I jumped into the Marine Corp, so once again I never really stayed in one place for too long. I moved around quite a bit until I was medically retired after I was injured in combat in Afghanistan. After I left service that is when my career with Wounded Warrior Project began and really learning how boards work. I'm a man of action. I've lived all over the world and all over different states and never really called anywhere home. That's actually an uncomfortable question I get sometimes when people ask, where are you from. Well, that's a long story, I don't really know where I'm from, but I've got a good answer now. Fernandina Beach is my home. I was awarded a mortgage free home for my actions in Afghanistan and subsequently, my actions with my own non-profit Able Veterans Outdoors, which you'll see on my resume as well. With that being said, I really just hope that the Board and everybody involved understands my intentions for wanting to be on the CDD board is I finally have a home and finally have a place to raise my family and my grandchildren hopefully. I live in a new area of Amelia Walk, I'm in the newest phase. I'm not sure that there is a large representation of us out here but serving on the Board would be an honor and I would really plan to spend a long time on that Board. That's why I think I'm one of the best qualified. I just want to thank the Board and the supporting staff. I know it's thankless work, but I thank you and I appreciate the time.

Mr. Kern stated thank you for your interest. We really appreciate your service to the country and your interest in joining this Board. I think you'd be a fine candidate.

Mr. Jentz asked how do you feel about raising people's taxes?

Mr. Thomas responded I prefer we solve our own problems and don't have to raise taxes, because we typically raise taxes when we can't solve our own problems, but I could talk for an hour about that.

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Mr. Laughlin stated the next person interested is Mr. Swan.

Mr. David Swan stated I have 27 years of law enforcement experience at the Bergen County Prosecutor's Office in New Jersey. The reason why I want to join the Board is primarily because of safety and security concerns with nonresidents using our facilities here. I've interacted with Lori on several occasions where I've noticed people who don't live here using the tennis court and pool, so I think I'd bring a unique skill set in terms of my law enforcement experience. I'd like to address some of those issues. For example, the incident that occurred in Village Walk with the potential abduction of a child, there are certain things that can be done, and you don't want to wait until after it happens. There's various law enforcement technology that we can use like license plate readers. The federal agencies like DEA do have license plate readers strategically located throughout the entire country so if we put that license plate into the database and it gets captured along this route, we can send a statement to law enforcement so we can take action. My wife and I moved here February 2020.

Mr. Jentz asked what made you want to decide to move to Florida?

Mr. Swan responded ten years before my retirement several of my partners were looking for condominiums and communities to retire to. I did a Google search of condos in the Florida area and was able to locate Stoney Creek Condominiums and we moved down in 2010, right before the market crashed.

Mr. Robinson asked we have speeding issues with Majestic Walk Boulevard and have involved law enforcement in the past. What would be your suggestions or recommendations on how to deal with that?

Mr. Swan stated that's going to be tough. In my experience, you're going to have speeders no matter what you do. I understand the Board has contracted with the Sheriff's Department. I think informing the public when you see someone speeding and putting it out in the messaging, it doesn't always work, but you're always going to have that 10% of the population. Signage is one of the important things and you can also use some temporary cameras that the Sheriff's Department has that indicates your speed when you travel inside a certain area with the flashing police radar telling you to slow down.

Mr. Laughlin stated next we have Ms. Judith.

Ms. Judith Apruzzese-Desroches stated I'm new to the neighborhood. We've owned here for three years now. When this opportunity came up it seemed even though I'm pretty new, that

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it could be time to step up and step into what is going on and have an influence in the community. The gentleman asked a question about raising taxes. I'm not adverse to making hard decisions. I served my Connecticut community on the Board of Education for six years and I made decisions all the time where my children wouldn't speak to me afterward, because they were in the best interest in the community, not necessarily the best interest of my sons, so I know how to make those hard decisions. I also have a financial background. I was a controller for a software company for 19 years, so I know about budgets, I know about balancing them, I know about reserves, and I know about the tough decisions that have to be made.

Mr. Kern asked whereabouts in the community do you live?

Ms. Appuzzese-Desroches responded I'm on Majestic Walk Boulevard.

Mr. Laughlin stated next week have Mr. Lane.

Mr. Steve Lane stated I moved here about three years ago. I too live on Majestic Walk. I have done a lot of research on County ordinances, I have talked to the prior Chief, I have had conversations with our commission about having 700 houses and one place in and one place out, but that is not why I'm running. I'm running because I walk around here and there are a lot of people that know me, so I have a lot of touch with people. I too was in law enforcement, so I do have some ideas about speeders. I also was a union official so I helped negotiate contracts and I may not have a master's degree in budgets and stuff like that, but I also ran a warehouse for a school district with 70 schools, so I do know about maintenance, roads and furniture being that I was a working supervisor. I have people's ears and I've seen things and I've seen how long it takes to do something when it shouldn't have taken it that long.

Mr. Laughlin stated lastly, we have Mr. Peters.

Mr. Tommy Peters stated I live off Cherry Creek Drive. I work for Amelia Island Management as a licensed CAM. My license is still active in the State of Florida. I oversaw condominiums. As property manager with Amelia Island Management, I oversaw projects for HOAs, condos, such as Carlton Dunes and Marsh Lakes and a couple of other places. I oversaw budgets and I was heavily involved in the communities and now I'm a youth pastor in church. I work with young people; I have a young family and I thought somebody with my experience in the CAM world as well as working with people might be a good asset to the Board. We've been living here for about six years after moving up from South Florida and I'm just looking to

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expand my experience in the community. I don't like conflict resolution, who actually enjoys it? But I tend to be pretty good at it. I thought I could bring that to the Board.

Mr. Jentz asked if you were selected for the Board a couple of issues that were brought up by some of the outgoing people were do you know the difference between an HOA and the CDD and what the different functions are, and the other one is right now we meet on Tuesday at 2:00 in the afternoon. How is that going to work as far as your time commitment?

Mr. Peters responded I work a lot from home. I couldn't make it in today because both of my kids started school and it's been an adjustment, but I could definitely make adjustments to be present because the general schedule as youth pastor is Wednesday nights, so my days tend to be pretty flexible. I do a lot on the weekends. It can range from funerals to weddings to gatherings and events, so a lot of those things are well known in advance. Tuesday is a day I'm pretty available. From what I understand, there was a property that had a lien and the government stepped in and provided basically a bail out to help the association and the developer has been managing a lot of that and now as the developer is stepping out, there has to be a board filled homeowners to fill those developer spots. Each property has a CDD fee that's being paid on their property taxes so it's a government loan, whereas the HOA is licensed in the State of Florida with the DPBR and you have to register your HOA, you have board members that represent you and you usually have a common space of roads so that's usually the difference. I kind of understand what a CDD is and how it operates in that capacity.

Mr. Kern stated perhaps we could do a general description of the seat and what that opening is and moving forward what the future seats of this Board will be and then additionally, we can provide a little clarity on the difference between the HOA and CDD. If anybody wants to withdraw, feel free to do so. The CDD is a community development district. I always explain it as at its heart, it's a financing mechanism for development. The CDD is a special tax district that allows this district to issue bonds in the form of debt over the assessment areas for the infrastructure improvements. The developer / majority landowner is typically in control of the Board until a certain point in time, I think it's both time and number of residents within the District, so that has now happened and this Board has transitioned to resident control. I remain on the Board representing that majority landowner and at this point we have now three resident members and the fourth seat will be filled by a resident member. Just for a status of where we're at in development, we're essentially done with the primary infrastructure for the whole

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community so from the development standpoint of a Community Development District, those obligations are fairly well satisfied at this time. So, moving forward you can expect that this District now has the responsibility of operating and maintaining all its facilities, which include the amenities, roadways, the common areas, landscaping, etc. Of course, they can make business decisions and operate and maintain the facilities as we move forward, those will be the decisions of this Board. Moving into the future long-term, part of those maintenance obligations become the necessity to fund those capital projects or those operating maintenance projects and so forth so there will be an annual budget that gets reviewed and adopted. This CDD is primarily those functions. There is another group, which is the homeowner's association, the HOA, which has different parameters for turnover to the residents. The HOA is currently managed by Evergreen Lifestyle Management and the board is all landowner or developer members and it's not until I believe 90% of finished homes in the community are occupied by residents when that board begins to transition. We may be able to bring one on at 50% if anyone is interested, which I think we're at now. So, the HOA has a whole different set of responsibilities. They have actually been engaged by this District to provide facility maintenance in the form of vendor management, both facility and community, so they're tasked primarily with the field operations of managing the community so that is why they're your primary contact if the grass isn't being mowed or anything like that. The other primary function of the HOA is architectural control. Every time you'd like to make an improvement to your home that affects the exterior of the home, those governing documents through the HOA outline that you have to follow the process and meet the standards of the community and the HOA is the one that manages that and enforces those guidelines. They also are tasked with the compliance of those guidelines and therefore if a resident's home is not being maintained, they would be the point of contact there. There are several other things the HOA can function as. It can have resident groups/clubs. The CDD and HOA interact quite a bit so sometimes that is a more efficient way if you are interested more in the lifestyle of the community to serve through the HOA. If your interest is more in the facilities that the CDD owns and operates and maintains, then this board is probably a better position. There are different assessments and fees for both. The HOA's are minimal because it doesn't pay for all the maintenance. The CDD pays for all of that. With the CDD fees you have two different fees assessed to your lot, which is primarily a principal and interest payment towards the debt, which is a 30-year amortized loan essentially and can be paid down at any point. It stays at the

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same assessment level until it's paid off. The other component is a general fund component that goes annually and that is per our budgets that get adopted every year. That one is always subject to change because assessments can go up if this Board elects it.

Ms. Kilinski stated just one more thing. The folks that are elected are public officials for all purposes so very much like your city or county, they're subject to Sunshine Law, which means they can't talk about matters that may come before the Board between each other, which is a big distinction. A lot of times residents are frustrated by the fact that a couple of your resident board members can't meet with you to discuss any issues and they can't outside of a public meeting. They're subject to public records, but also subject to Chapter 112 so conflicts of interest and those type of things apply to any issue that comes before the Board. They also have to file financial disclosures. They're not full disclosures like a city or county commissioner does. The legislature hasn't found it necessary for special district board members to do that because there are financial statements of interest that have to be filed annually as well. So, there are some fairly large distinctions as compared to an HOA board member.

Mr. Kern asked Daniel, do you have anything as far as the actual seat that is available and the term?

Mr. Laughlin responded yes. This is seat one, which has a term to November 2022. We have three seats that will expire next year. We have Gregg's seat coming up for election, which will be the last landowner's seat and that will transition over to resident. We have the seat that is currently vacant coming up for election, and then we have Supervisor Robinson's seat term expiring in November 2022, which is seat four. Supervisor Gilpin's and Supervisor Jentz's seat terms expire in November 2024. Every two years two or three seats go up for election.

Mr. Kern stated this one, the opening was created by a vacancy. This Board appoints that board member. As these seats come up for reelection, you'll see those come up on your ballot at the polling elections for your district and you'll be able to vote on future supervisors and it sounds like there are several seats that will become available in the next election cycle.

Mr. Laughlin stated yes. There will be a period in June of 2022 where you can put in an application to qualify with the County and then you would be listed on the ballot. If you're the only one that applies for that seat, then you will not be on the ballot because you will automatically get the seat, but if two or more people put in for the same seat then it will be on the

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same ballot when you go to vote during the election in November. We will send out an e-blast in June to remind people of the qualifying period.

Mr. Kern stated for the Board's benefit, what is the timeline on this? Do we need to appoint somebody today?

Ms. Kilinski responded you have 90 days.

Mr. Kern stated so we're 30 days into a 90-day period of when we actually need to fill this vacancy. I'd like to allow the resident board members to make these decisions for yourselves on behalf of the other residents. I'm happy to weigh in on my position too, but I'll generally follow suit for what you guys think is appropriate. Just know that we don't have to make a decision today if you're on the fence one way or the other.

Ms. Gilpin stated I don't know the process of how exactly this works.

Mr. Laughlin stated it's really just making a motion. There could be board discussion, but one board member can make a motion to appoint a person and if it gets seconded and the majority vote then they would be appointed.

Mr. Robinson stated we've done this in the past when we had two vacancies to fill and one of the board members would make a nomination. I'm here remote today in the mountains of New York so I'll leave the motion to you, but I'm prepared to vote.

Mr. Jentz stated last time we made the decision fairly quickly. This time we have a lot more candidates so what would be the recommendation in your experience?

Ms. Kilinski stated last week we had an open seat for a St. Johns County District, and they had 10 candidates for that seat and they ended up having the same struggle, so what they ended up doing was nominating two and taking a toll of who the top two were and ranked their number one. There's no right or wrong way to do it, it's really how you want to approach it.

Mr. Kern stated from my position we're much more accustomed to appointed landowner representative seats and those are typically much easier decisions because we generally have candidates in mind for those. This is one of those scenarios where this community is transitioning, and I do think it should be decisions made in the best interest of the residents. Typically, what I would do is make a motion to appoint who I felt and state my case. If the Board supported it, we would go that direction. I think all of the candidates are more than well qualified. The other thing to look at is maybe trying to find a skill set or background that compliments the rest of the board members. Experience in law enforcement, experience in our

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military shows certain values and personality traits. They are always, in my opinion, productive on boards. There is a commitment that is made to this board, and we can't function without board members. There are certainly characteristics there that would benefit this Board. The CAM experience that Mr. Peters has I think is very applicable. While it's on the HOA side, there is certainly a lot of distinctions between HOA and CDDs and just general community management experience and issues like compliance and those kinds of things might go a long way with the background there. And then just general personalities, and what the interest is in being on a board. You have to keep in mind what the goals of this board are. With all that said, I don't have a tendency to lean towards any one candidate right now.

Mr. Jentz stated we do have a lot of qualified candidates. The first thing though is I've spoken to two people at length over the course of my residence here and with that being said, I would like to encourage everybody here to apply again for the next position and also to consider the same feedback as I was given as far as being open to serving on the HOA board as well. It's really important. With that being said, because I've worked with Brad Thomas, I would make a motion that he serve as the next board member.

On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor appointing Mr. Bradley Thomas to fill the vacancy was approved.

B. Oath of Office for Newly Appointed Supervisor

Mr. Laughlin noted he would administer the oath at the next meeting as Mr. Thomas was not physically in attendance. Mr. Kern encouraged the remaining candidates to apply again as seats become available.

C. Consideration of Resolution 2021-06, Designating Officers

Mr. Laughlin stated currently we have Supervisor Kern as the Chairman, Supervisor Harbison was the Vice Chairman, Supervisors Gilpin, Robinson and Jentz are Assistant Secretaries and from my office for document signing purposes we have James Perry as Assistant Secretary and Treasurer, myself as Secretary and Assistant Treasurer, James Oliver as Assistant Secretary and Ernesto Torres as Assistant Secretary. The main discussion would be who you'd like to be Vice Chairman.

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Mr. Jentz stated I'd like to nominate Jeff. He's served longer than Mindi and myself.

On MOTION by Mr. Jentz seconded by Mr. Kern with all in favor designating Supervisor Robinson as Vice Chairman was approved.

Mr. Laughlin stated I'll read out the list of new titles and the Board can make a motion to approve that. Supervisor Kern is Chairman, Supervisor Robinson is Vice Chair, Supervisors Gilpin, Jentz and Thomas will be Assistant Secretaries and then we will keep the same officers from my office; James Perry as Assistant Secretary and Treasurer, myself as Secretary and Assistant Treasurer, James Oliver as Assistant Secretary, Ernesto Torres as Assistant Secretary and I wanted to add our other district manager Marilee Giles from my office as Assistant Secretary.

On MOTION by Mr. Kern seconded by Mr. Jentz with all in favor Resolution 2021-06, designating officers as listed above was approved.

FOURTH ORDER OF BUSINESS

Ratification of Transfer of Legal Counsel to KE Law Group

Mr. Laughlin stated we have Jennifer Kilinski here from KE Law Group.

Ms. Kilinski stated the Board will see in your agenda package the joint letter sent by Hopping Green and Sams notifying you all that seven of us have left Hopping and joined KE Law Group. There are seven attorneys, two paralegals and two assistant staff primarily focused on representing special districts. We currently have about 170 special districts onboarded with us doing very similar work to what we did before. Our goal is continuing to be efficient and be more local. We have three of us that are generally located in Jacksonville now doing primarily Jacksonville-based work. I personally am also doing Amelia Concourse and Heron Isles on the same day so I will be able to be a lot more efficient in terms of being here and it will be a lot more cost efficient for you all as well, I think. The fee agreement that is in there is representative of the fees that you were paying before. The one exception is we also have contract attorney positions, which are a little less expensive than associate level lawyers and the goal is for routine matters like routine agreements and resolutions that you see would be billed at paralegal or contract lawyer rate rather than having the partner-level do those documents, with proper oversight.

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Mr. Laughlin stated because of Florida Bar Law we had approved Jennifer to remain as the attorney. The options currently for the Board are to ratify this and we would stay with KE Law, we could also do alternative #2, which would be to transfer and keep Hopping Green & Sams or lastly, we could go out for bid.

Mr. Kern stated I obviously signed it because I'm a supporter of what you've done with KE Law. Jennifer has been involved with this project for a long time and it's fairly customary with the historical knowledge and background to go ahead and transfer this over. I also like a little bit more efficiency and more competitive rate and more local service.

On MOTION by Mr. Kern seconded by Ms. Gilpin with all in favor transferring legal counsel services to KE Law Group was ratified.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the July 20, 2021 Board of Supervisors Meeting

There were no comments on the minutes.

On MOTION by Mr. Jentz seconded by Ms. Gilpin with all in favor the minutes of the July 20, 2021 meeting were approved.

SIXTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2020 Audit Report

Mr. Laughlin stated I just have a couple of things I want to read into the record. On page two under opinion it says, "In our opinion the basic financial statements referred to above present fairly in all material respects the financial position of the governmental activities in each major fund as of September 30, 2020, and respective changes in financial position in the budgetary comparison for the general fund for the year then ended in conformity with accounting principles generally accepted in the United States of America." On the bottom of page 32, halfway through the last paragraph it says, "Given these limitations, during our audit we did not find any deficiencies in internal control that we consider to be a material weakness." Lastly, on page 36, last paragraph it says, "In our opinion, Amelia Walk Community Development District complied in all material respects with the aforementioned requirements during the year ended September 30, 2020", so it was a clean audit.

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On MOTION by Ms. Gilpin seconded by Mr. Jentz with all in favor the Fiscal Year 2020 audit report was accepted.

SEVENTH ORDER OF BUSINESS**Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget**

Mr. Kern asked is this the same as what we approved in the past? There are no material changes?

Mr. Laughlin responded yes; this is the same as the approved budget.

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

Mr. Laughlin stated this budget was approved back in June. There is a projected increase and the main reason for that increase is new phases are coming online, so there are extra landscape maintenance and pond maintenance needed. We also have added a line for speed control to potentially help with the speeding issues. Landscape maintenance typically goes up each year. We have a three-year fee agreement and this year's fees are included in the budget. Lastly, with the developer essentially being done by next year, the funding agreement that we currently have with the developer will no longer be used.

Mr. Dean Dixson, 85130 Fall River Parkway, stated you just mentioned something you've done to address the speed issues. You're not putting speed bumps in?

Mr. Laughlin responded we've discussed hiring off-duty officers, so we have worked that in and they would just radar the roads. It wouldn't be speed bumps. Anything that alters traffic needs to go through the County so there is a long process for that. This is a zero-sum budget so any money that is not spent transfers over to the next year to help with future assessments.

Mr. Robinson stated we looked at a bunch of things. Some of them were expensive, but majority of the staff who are far more experienced with this and a lot of residents, including myself, felt that if you're going to speed, you're going to speed and signage, speed bumps or stop signs aren't going to address it but speed control through law enforcement would be a good deterrent. We put some in the budget but prior to this Michael was calling law enforcement and they would come in, but this would allow us to have them on consistently at random times.

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Mr. Keith Johnson, 85146 Fall River Parkway, stated I guess I'm a little confused. We hire an officer to issue tickets. Does that mean the fines collected come back to the CDD?

Mr. Laughlin responded no.

Mr. Johnson asked why aren't the fees collected from the speeding tickets offsetting the wages for the officers who do that? Why would we use our funds to establish an officer in here?

Mr. Laughlin responded because it's an issue that has brought in multiple resident complaints over the years. We've tried other methods. A previous amenity manager would contact them, and they would come out here when they had available time, which was very rarely.

Mr. Johnson asked so we have to pay the police to come?

Ms. Conrad responded it's more of a deterrent.

Mr. Laughlin responded it's an off-duty officer.

Mr. Johnson asked but they have the right and privileges to issue tickets?

Mr. Laughlin responded correct.

Mr. Johnson asked and those fees go back to the County?

Mr. Laughlin responded correct it would be just like a normal speeding ticket.

Mr. Johnson stated that doesn't make financial sense to me.

Mr. Kern stated none of it is in place. We're not currently hiring them, it's just an option that has been explored.

Mr. Johnson stated that was cited as one of the reasons why the assessments are going up.

Mr. Kern stated it's \$12,000 of the total \$790,000 so that is probably a small part of it.

Mr. Johnson stated it's \$10 of it at least.

Mr. Kern stated yes. That was contemplated for a solution. It hasn't been approved by the Board for what that solution will be yet.

Mr. Jentz asked wouldn't that be a conflict of interest if the Sheriff were issuing tickets to help pay its own wages?

Mr. Johnson stated that's how it is.

Ms. Kilinski stated the reason that a lot of Districts use it, is it's a lot cheaper than hiring independent law enforcement security because it requires a higher level contract so you're essentially taking part of the existing police force and saying we want it here, which they would not easily do without you paying them.

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Mr. Johnson stated I agree, but I don't understand how they're able to collect fines that go to the County.

Ms. Kilinski stated because if we weren't paying for them to be here, they would be issuing tickets to somebody else outside of the community. The idea is you are redirecting part of the police force here rather than being somewhere else.

Mr. Laughlin stated we also don't own our roads either and I imagine that is part of it.

Mr. Kern stated we don't have to do it, but it's a solution to one of our problems.

Mr. Steven Lane, 85014 Majestic Walk Boulevard, stated in my experience from California, we could do what they were saying, but the money goes to the County. We are County. County employees issue tickets, the money goes to them. I'm not familiar with Nassau County's procedures and the procedures that I was familiar with, they had to do a traffic survey of this area like they're doing right now on the Concourse with those little machines before the County deputies could issue radar tickets here, because if somebody went to court and found out there was not a survey done here, the ticket out be thrown out so as the deterrent factor, like that thing that was put at the very end of Majestic Walk, which several officers were laughing because it's way over there, another thing is signs have to be posted. Correct me if I'm wrong, but between this turnaround and Fall River, there is no speed limit sign on Majestic Walk Boulevard. There is one in what I would say is Phase 1, and that is how a lot of us understand and comprehend it so as I understand from the feedback that I got from walking around that there was money budgeted to have off-duty police officers. If a person is off-duty, and I know a lot of times in Nassau County the deputies are allowed to bring the vehicles home, like the guy in Phase 1, having that car parked is supposed to be a deterrent factor. Does it? No. So, there are apples and oranges here and like I said, I'm not familiar with Nassau County, but in order for us to enact what you guys have proposed you might want to look into that and see what the Sheriff is willing to do or not do.

Mr. Laughlin stated yes, those are things we would look into. Again, this is just money there in case we want to take this route.

Mr. Lane stated I was on Champlain coming here and this huge sod truck came around the corner and he may have been doing 25 or 26, but everybody was saying slow down and when those big tires come a foot away from your door.

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A resident stated if we're having problems with contractors, we should be addressing those with the builders.

Mr. Laughlin stated we would work all this out. With the money for the upcoming year we want to have it because if it came up, we wouldn't have the money available if it weren't approved at this time.

Ms. Connie Philips, 85032 Williston Court, stated I'd just like clarification on the expenditure list where there are management fees and then field management fees.

Mr. Laughlin stated the management fees under administrative are for my company, GMS. We do all of the record keeping, accounting, etc. Then you have your field management company, which is Evergreen's onsite people. We have Lori here and the people in the office. They oversee the landscape contracts and things that happen onsite.

Ms. Philips asked that's separate and apart from the attendant fee?

Mr. Laughlin responded yes. That's typically to have another person here to help out.

Ms. Cooney, 85220 Champlain, stated you stated the increase of \$163 was for landscaping because of the new phases.

Mr. Laughlin stated partially. There is an increase in landscaping costs.

Ms. Cooney stated I don't understand that. There should be enough homes there to take care of that.

Mr. Laughlin stated the assessments are the same from day one for each parcel. Whether it be an acre of land that is owned by a landowner, or a home that is owned by a homeowner, they are assessed. So, at this point, a developer has essentially been paying that amount. As the homes are sold, the payment goes from the developer to the homeowner essentially. So even though there is a new phase, there's not more money coming in.

Mr. Kern stated you can see in the budget detail at the bottom there is a number of units listed. So, while the budget has increased by \$190,000 for additional expenses, the units that those are assessed over has also increased to 749 units, so everybody is paying an equal fair share.

Mr. Laughlin stated and in the past, that difference would have been paid by the developer. The developer was paying directly instead of through County tax roll.

Ms. Cooney stated so you said landscaping is one part of that increase. I've been a part of the CDD for years and I've never had a maintenance part increase.

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Mr. Laughlin stated that was a big part of it; about \$18,000. There are small increases throughout, by the main reasoning is there was a developer funding agreement where the developer was funding any excess expenses over what was approved. With this upcoming year, the developer will be gone so that agreement is no longer there to absorb any extra expenses so now that this is set this way it would continue. I can't guarantee anything, but I don't foresee such a large increase in the future.

A resident stated this is the second increase in four years. I've been here since 2008. My CDD fee has gone up 30-33% in four years.

Mr. Laughlin stated yes and you'll those numbers are in here at the bottom of the budget. You can see the figures back to Fiscal Year 2018.

Mr. Kern stated in 2018 you were at \$695 per unit, and now we're just now finally coming up to \$1,134. There are two philosophies. You start the budget really high, where you think it's going to be at build out from the beginning and there's a surplus of cash and it requires less developer funding. The other philosophy is to hold those down by subsidizing this budget with developer funding, which is what we had done for the last decade or so and you're just now seeing this budget come to a more market equivalent of what to expect. If you go around to almost any district at build out, for amenities of this size and this size district, this is comparable. I would just say that the district is just now becoming a self-sustaining budget at full turnover for the community.

A resident stated maybe it was there. I'm just wondering if that was spelled out in the terms and conditions we got from the CDD back in 2008.

Mr. Kern stated certainly. There are several funding agreements every year that get adopted.

Mr. Laughlin stated unfortunately the CDD doesn't handle individual home sales, so it would be up to the realtor to reach out to us to get that information, which they don't always do.

Mr. Kern stated it's certainly in all the District files.

Mr. Doug Jones, 85393 Fall River Parkway stated if I remember correctly, part of the increase is for excavation for the ponds for the erosion. Is that correct?

Mr. Laughlin responded no. There is an increase in the lake maintenance costs, but that is because there are going to be new ponds to be maintained with the new phase. It's essentially algae control.

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Mr. Jones stated I thought there was some erosion control that was being done and it was going to be something like \$48,000 worth.

Mr. Kern stated that is being done under capital projects with the construction funds so it's separate from the general fund budget.

Mr. Jones asked when was that originally estimated? When were they done by the contractor?

Mr. Kern responded they've been under construction for probably 18 months and I think it's underway now where they're finishing that work.

Mr. Jones asked so it's an additional expense for them to go back and do the erosion control, which they are responsible for from the beginning? I'm just wondering why the community is having to pay for something the contractor did that they're now having to go back and redo.

Mr. Kern stated I'm very familiar with this. Two things. The contractor is done with the pond and the pond had been sitting for a long time. The erosion control that was in place was insufficient and didn't hold up. The wind was eroding the pond banks, etc. There's a lot of different reasons why that can happen. The capital project / construction funds are generally provided by the issuance of bonds, which establish your principal and interest assessment amount, which will not change. The reality of bonds is they don't cover all of the costs of these projects so there is another developer funding agreement in place where the developer, who I represent, covers any additional costs. This district has been out of construction funds for quite some time so this cost is directly passed through to me to pay for this bill, so I certainly tried to get the contractor to cover it. Between the District Engineer, myself and the contractor, it was determined it wasn't their fault so GreenPointe is paying for those repairs so when the homebuilder takes over and the District takes over, they will be where they need to be for maintenance.

On MOTION by Ms. Gilpin seconded by Mr. Kern with all in favor the public hearing was closed.

A. Consideration of Resolution 2021-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022

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On MOTION by Ms. Gilpin seconded by Mr. Kern with all in favor the public hearing was closed.

EIGHTH ORDER OF BUSINESS

Public Hearing Regarding Fiscal Year 2022 O&M Assessments

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

Mr. Laughlin stated this public hearing is related to resolution 2021-08, which is imposing special assessments and certifying an assessment roll for Fiscal Year 2022. Essentially, it's to have the assessments go through the County.

Ms. Kilinski stated this is the resolution that will actually levy the assessments for the budget that was just adopted.

On MOTION by Ms. Gilpin seconded by Mr. Kern with all in favor the public hearing was closed.

A. Consideration of Resolution 2021-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022

On MOTION by Mr. Kern seconded by Mr. Robinson with all in favor Resolution 2021-05, authorizing, confirming and approving the acceptance of property and improvements was approved.

NINTH ORDER OF BUSINESS

Consideration of Policy Regarding Fishing

Mr. Laughlin stated we've discussed this policy the last few meetings.

Ms. Kilinski stated this is consistent with the last policy you saw. I'm obviously open to suggestions pertaining to the policy. It's not adopted by rule, so to the extent it doesn't work and we need to revisit it meeting to meeting or quarterly, you're always welcome to change it. This is intended to capture much of what you spoke about at the last couple of meetings regarding the fishing issue. We've also attached a map and what we've tried to do was indicate in red areas of ponds accessed in the common areas, so they don't go behind folk's houses. We frequently have discussion and challenges with people fishing and then entering behind people's backyards and even though the district may own the pond banks in terms of an easement or ownership up to a

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certain point, it still doesn't feel good when you have strangers in your backyard. Because we talked about alligators previously, a lot of times the reporting of alligators is misunderstood. If you call the FWC about an alligator, they come and destroy it and remove it. Letting folks know that is the case, it's not that they get removed to some greener pasture often makes people think about it before they call. If it's a true nuisance obviously we want those alligators removed, but a lot of folks get very upset when other people call and realize that the alligator is being destroyed so I've included the FWC policy in here just to let you all see what we've done at some other districts to make sure folks know what that entails. One other quick note on enforcement, the enforcement provisions of this policy are always challenging. Unless you have onsite staff that knows who is a resident and who is a non-resident, it's difficult to say so and so is a non-resident and we go ask them for their resident identification card and then I can call and trespass them, or I can ask them to be taken away or leave the property, so we will need to get somewhat creative with staff on the way we enforce this policy. Obviously, as residents if you have somebody in your backyard that isn't supposed to be there, you're always welcome to call law enforcement. There is trespassing, and the way that we trespass them and the police get comfortable with enforcing that is we have a policy that says people can't be in other people's backyards. The red area is the only area they are allowed to be in. If it's your own backyard, obviously you can fish from your own backyard, but if anybody else is in your backyard you can always call the police if you're afraid of that interaction.

Mr. Kern stated in other districts we have similar policies where there is no fishing and with the signage, in my experience it gives the authorities the authority to enforce our policy and our rules. Even in other districts where we have engaged with off-duty sheriff's deputies, they're able to do things, not just speeding, but enforce our policies and enforce these rules under their county umbrella. Just a general comment for enforcement, and also maybe to add that discussion of off-duty sheriff's deputies at a future date if we're going to consider that.

Mr. Steven Lane stated we had an incident a while back where I did call Nassau County. Somebody was shooting geese with a pellet gun and the deputy was very sympathetic and he also made a reference about fishing, but he said that I should direct that to our HOA. He said if it was definitely something that was criminally dangerous, then by all means call, but then he said something about the lake and that area is a common area, so people technically could walk

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around there and around your backyard. It's not your backyard, but it's a common area around the lake?

Mr. Laughlin stated that's what this clarifies so now that we have this outlined, when they come, we can show them this policy and say that's not true, they can't be here.

Ms. Kilinski stated oftentimes the police force are not educated on the difference between public and private. We hear our roads are private all the time and they're not, they're public roads. I've worked with Daniel at other districts where we need to get a point person at the sheriff's office, so they understand what a CDD is and understand what our policies are and if there are instances where we need to call them, they have the knowledge to be able to come and enforce it.

Mr. Steven Lane having dealt with this on the west coast, that county declared it public private property so law enforcement could issue tickets or do something, whereas if it was just private property, they would say our hands are tied. Would that be some kind of legal thing we could look into.

Mr. Laughlin stated that's what this will do.

Mr. Robinson stated what I'd like to do is have this policy draft along with the diagram published to solicit resident input because I look at the map that came with it and there are certainly a number of properties that people are going to have close proximity to, if not adjacent to, with fishing. I think it would behoove us to contact the sales offices as well as all current residents and have further discussion on it at the September meeting.

Mr. Kern stated I would support continuing the item in general. I am noticing now that the map, a lot the bold areas that are supposed to highlight pond banks available aren't even on pond banks.

Mr. Laughlin stated it looks better in color. I don't think that is red on the color version, it's just darker. We can continue this.

Mr. Keith Johnson asked was there a budget for how much additional signage is going to be for this?

Mr. Laughlin responded I believe we have signs already and it's a minimal amount. We have certain line items we can use each year like repair and replacements that are there to capture those costs.

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Mr. Jimmy Meadows, 85202 Majestic Walk Boulevard, stated this has always kind of confused me the past 13 years, the roads in here are they public?

Ms. Kilinski responded they're all owned by the County.

Mr. Laughlin stated we maintain them, but they are public roads. Of all of my districts, this is the only one in Nassau County that does it this way now. They do this for all communities going forward. Amelia Concourse next door was one of the last communities in 2006 to be accepted. Typically, in other counties, the developer will build the roads and then they turn them over to the County, but Nassau County is not doing that.

Ms. Kilinski stated it's still considered public roads so because they were built with public funds, they have to be open. Speed control and stuff like that is still subject to County regulations.

Mr. Meadows asked but if a sinkhole opens in the middle of them, we have to pay for it?

Ms. Kilinski stated right.

Mr. Meadows stated if we're a unit of government and they're public roads, it seems like the County should have responsibility for maintenance of the roads and if they don't pay for the maintenance of it, we should be allowed to put speed bumps on the roads.

Ms. Kilinski stated they're still subject to jurisdiction of the State. I understand, believe me.

Mr. Meadows stated you could assess us each \$2,000 next year to repave all of the roads, but we can't have any say over what goes on the roads.

Ms. Kilinski stated you can go through permitting and get speed bumps if the County was to warrant it, but that is a State statute.

Mr. Laughlin stated we're going to continue the fishing policy discussion.

Mr. Robinson stated I would like to have it published via email, so we get some public comment. I know it's on the agenda, but is it on the website for the general public?

Mr. Laughlin responded yes, the agenda package is on the District website and available for everyone to review and this map is included. We can also send out an e-blast before the next meeting.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Enhancements

Mr. Laughlin stated yesterday we received some proposals for landscape enhancements.

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Mr. Cornelison stated this is for the landscaping for the common areas and lift station in the final phases. One proposal is from Tree Amigos, and one is from Trim All. I'd like to recommend Trim All. They're a little on the cheaper side and they're already out here doing maintenance.

Mr. Robinson asked what budget is this coming out of?

Mr. Kern responded this is a capital project so it would be funded by the construction funds, which again if you look at the financials, we don't have any, so the developer will be completing this.

Mr. Robinson stated just to make a comment, and this has nothing to do with this particular project, when I saw the quotes, my eyes popped out, but I saw the diagram. Any time any member of staff or even a resident wants to propose something, it's always best to have the quote associated with a site plan. We ask our homeowners to do that for the architectural review board, so I'd like to see that as standard moving forward so we know where it's going. This is a great diagram, so it's much appreciated.

On MOTION by Mr. Jentz seconded by Ms. Gilpin with all in favor Trim All's proposal in the amount of \$50,999,65 was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kilinski had nothing to report.

Mr. Jentz asked will we continue to get the monthly or weekly newsletters about what is going on in Tallahassee?

Ms. Kilinski responded the legislative updates? Yes.

B. District Engineer – Ratification of Requisition No. 84

Mr. Laughlin stated requisition 84 is payable to OnSight Industries in the amount of \$16,210 and this will also be funded out of the construction funds, not the general fund.

Mr. Kern asked what is this for? The mailboxes?

Mr. Robinson responded I think it's the second half of the mailboxes in Phase 5.

Mr. Laughlin stated yes.

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On MOTION by Mr. Kern seconded by Ms. Gilpin with all in favor Requisition number 84 was ratified.

Mr. Laughlin asked is there anything the Board would like me to discuss with the engineer?

Mr. Kern responded yes. I'm wondering if he has any plans to attend these meetings. This is the second or third one in a row.

Mr. Laughlin stated once the community gets built out the engineer typically doesn't attend unless there's a specific item, but I can reach out to him to ask him to come more.

Mr. Kern stated there were some concerns with the storm drain potentially not flowing the way it should be. Joe has more details he can provide you, but I'd like to make sure we're following up. He was supposed to come out and evaluate what the issue might be and what a recommendation might be.

Mr. Laughlin stated I'll get with him on that if you can send me the information and I'll mention he should come to the next meeting to discuss that.

Mr. Robinson stated in addition to that, we had the report that he did last year and just recently a few months ago. There are some things I think that probably need to be addressed in this coming fiscal year whether we budgeted for it or not before the costs of repair go up.

Mr. Laughlin stated I'll reach out to him about attending next month's meeting.

C. District Manager - Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022

Mr. Laughlin stated this is the same as it's been in the past, which is the third Tuesday of each month at 2:00 p.m. This is something we're required to approve by law. We can change any of these dates, we can cancel meetings and we can add meetings, but we need a schedule approved and posted to the website.

On MOTION by Ms. Gilpin seconded by Mr. Kern with all in favor the Fiscal Year 2022 meeting schedule was approved as presented.

D. Community Manager

1. Report

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Ms. Adams stated the gym has been placed on an approved maintenance contract. I know we're leasing it to own so we do have to maintain the equipment. The light pole was repaired on the corner of Majestic Walk. The no trespassing / no solicitation sign on Cherry Creek has been moved further back off the curb. The mailbox keys for Phase 5 have been received. The roof leak at the amenity center over the office has been repaired. The pond fishing regulations still need to be completed, which we talked about today. Backflow testing is on schedule, but they have not given us a date for that yet. The landscape silt fencing needs to be removed, but I saw in the proposal that it is \$585 to remove that. I thought that was kind of high. I drove around with Skylar with Trim All and we talked about the oaks that need to be replanted because they're falling out. At this point I don't know that they're even going to stick. I told them they're still under warranty for a year, so he's going to be stuck replacing them if he doesn't get them in the ground this week so hopefully it will be done. He's also giving me a proposal for 55 pine trees to install. I told him to scratch that. He's going to give me a proposal for some wax myrtles and some viburnum in that area. That's over near Champlain around the preserve area.

Mr. Laughlin asked whose property is it?

Ms. Adams responded it's a preserve; it's ours.

Mr. Laughlin stated they would be responsible for repairing that. We will circle back to that.

Ms. Adams stated there is a possible leak in the men's room at the gym. It may be an irrigation line that we're looking into. We have golf carts that are parking on the lawns now in the morning so that could have something to do with it. Attached you'll see some quotes to clean up the canopies and the tennis courts. Whoever we pick, I would like to get a price to have them pressure wash the pool deck.

Ms. Conrad asked can you have them come back rather than paying to have it done again?

Mr. Laughlin stated if the vendor did not do a satisfactory job, then yes.

Ms. Adams stated we will call them back. Right now we have those proposals to clean up the tennis courts and the canopies. PowerWash Pro came in at \$1,700, Cliff came in at \$1,200 and ServicMaster was ridiculous at \$2,500. I've worked with PowerWash Pro before and they did a pretty good job.

Mr. Laughlin asked do you have a recommendation?

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Ms. Adams responded I would say PowerWash Pro.

Mr. Kern stated my comment would be if we weren't happy with Cliff Gaines service in the past I wouldn't continue to engage in future work with them. If for some reason he comes back and satisfies that and is able to perform the work and save the \$500, I think that would be appropriate too, but maybe for the purposes of this we could approve a not to exceed amount for this work in the amount of \$1,700 for PowerWash Pro and allow staff to work with the vendors and determine the best vendor to do the work.

On MOTION by Mr. Kern seconded by Ms. Gilpin with all in favor pressure washing services at an amount not to exceed \$1,700 was approved with staff authorized to select the vendor.
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Ms. Adams stated we're in the middle of obtaining quotes to upgrade the internet. We've got five pending amenity center events.

2. Proposal for Planting 55 Pine Trees to Re-Establish Natural Easement

This item was tabled.

3. Pressure Washing Quotes

This item was discussed above.

4. Quote for Fitness Equipment Repairs

Ms. Conrad stated this quote is for the repair of the equipment that is needed today. Of course we have the maintenance contract and they will now come in on a regular basis and make any repairs that are required.

Mr. Laughlin asked is our warranty up then?

Ms. Conrad responded they said the warranty was up. I don't know if it benefits to get another company, because they're the maintenance company, to have someone else come in to get another quote.

Ms. Laughlin responded three quotes is always recommended just for competitive pricing. It's also how urgent is this. Are these pieces of equipment down now?

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Ms. Conrad responded I put caution signs on the treadmills because they go in and out. What happens is the monitors stop working and the hand controls stop working. It's intermittent but the only way to stop the treadmill then is to pull the emergency switch.

Mr. Laughlin stated they should be being used then.

Ms. Conrad stated the one bench's cushion could cause problems.

Mr. Laughlin stated if these repairs need to be made to have the equipment functioning properly, then they need to be made. It's just unfortunate this happened after warranty. I'll double check the warranty. I also want to note they do have taxes in here so that will need to be removed.

On MOTION by Ms. Gilpin seconded by Mr. Kern with all in favor Southeast Fitness Repair's quote in the amount of \$2,423.17 for fitness equipment repairs was approved.

Ms. Gilpin stated I was emailed a question and I had no idea the answer to it. I guess the Three Rivers CDD uses our clubhouse for their meetings and they want to know if we're being reimbursed for that.

Mr. Laughlin responded yes. I believe there's even a higher rate for non-residents.

Mr. Robinson stated I think we charge an additional fee. I have one question. On the landscaping proposal for the 55 pine trees, did we figure out the location?

Mr. Laughlin responded we're skipping over that. She mentioned instead of doing pines she's getting a proposal for wax myrtles and viburnum but I'm going to talk to her about this anyway because it shouldn't be a district expense.

Mr. Robinson asked where is the location?

Ms. Conrad responded the corner of Champlain and Majestic Walk Boulevard.

Ms. Adams stated there's the entrance landscaping and then there is another open patch and then his lawn starts and he had a couple of grass plants installed.

Mr. Laughlin stated we will discuss that.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Audience Comments

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Ms. Gayle Kersten, 85369 Fall River Parkway, stated we are right next to the pump station and there is a big area of grass that was cut out when they were going to put the mailboxes there by mistake and it hasn't been resodded, so we were wondering where we are at with that. There's also a tree down in the same area.

Mr. Laughlin stated we will look into that and make sure that is on track.

Ms. Bonnie Cooney stated I was in the pool the other day and there is some grout that is coming out underneath the top. I didn't know if we have people that look at the pools for maintenance issues, because you don't want water to get behind the tiles and push it off.

Mr. Laughlin responded we do. Things like that we would point out to them so if Daniele could have them look at that next time they're out.

Mr. Kern stated anything you guys are seeing, please feel free to bring it to our attention, but primarily to Evergreen's attention so they can get on it quicker. Don't wait for the meetings.

Mr. David Swan, 85519 Fallen Leaf Drive, stated on behalf of the residents of Fallen Leaf, at least 50% of them, we'd like to request a streetlight be installed by the mailbox kiosk. It's pitch-black dark there and some of the residents who work night shift are afraid to check their mail.

Mr. Laughlin responded I can get with the engineer on whether we have to get with the County to approve adding lights on the roads, or maybe we can just have something small added on our property.

Mr. Kern stated there are two ways to do it. You could go private where the District can pay for electrical service or FPL may actually have infrastructure to be able to provide another streetlight, but then engineer can tell you.

Ms. Mindy, 85133 Majestic Walk Boulevard, stated we're talking about Champlain and Majestic, that area of landscaping. Right across at the end of Majestic where that huge green AT&T container is, it's like an atom bomb went off over there. There are trees down and stuff all over the place.

Ms. Conrad asked at the roundabout?

Ms. Mindy responded right at the roundabout if you're coming down Majestic. It's a mess. I guess a storm hit it and they've fallen over but they kind of look like they've been cut some more. It looks bad. I don't have to drive by it because I'm just before that, but I walk my dog around there and every time I walk by it gets worse.

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Mr. Laughlin asked Ms. Adams to look at the area and stated it is being addressed, but we will keep looking into that.

Mr. Peter Hill, 85332 Champlain, stated I'm recovering from two broken ribs and a broken wrist after being chased by a dog that was off his leash and I've heard through the Facebook page of other people actually being bitten by the dogs. My accident occurred because I tried to stop to quick and I crashed. You put in your newsletter all the reminders about not to speed, but I think you also need to put something in there about keeping dogs on leashes.

Mr. Laughlin stated definitely. We will send that out with the next e-blast.

Ms. Gayle Kersten stated we're next to the pump station and there's an area between where the other houses were built. Is that an open area for fishing per say?

Mr. Laughlin responded I'd have to look but I don't think so. That is most likely an easement for maintenance of the ponds. I'll give you my card afterwards and you can send me an email.

Mr. Robinson asked is that question about the area between Phase 4 and Phase 3?

Mr. Kern responded no; I think it's the Phase 4 lift station.

Mr. Robinson stated I happen to have the site map up. There is an easement on the site map off lot 109, I think.

Mr. Doug Jones stated in regard to the maintenance that we've talked about, I know we talked about the down tree. Is there scheduled maintenance over there? I don't know if it's hit and miss, but even the grass on that pumping station is dead and its weeds. It looks like there's lack of care and maintenance to it. I know it gets mowed occasionally but when you drive down Majestic, and you see everything else manicured and getting taken care of it looks like it hasn't been part of their focus yet.

Mr. Kern stated it certainly should be. I think it's part of their contract to maintain those areas, so anything that you're noticing, Evergreen can get with the vendor.

Mr. Laughlin stated we do rely on some residents to let us know those things because we do have a contract with them and if they're not doing their job then we can put them on notice.

Mr. Brian Leerey, 85622 Fall River Parkway, stated last meeting it was discussed about soliciting community feedback concerning the Phase 4 mailbox location. I'm just wondering if there's any progress on that.

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Mr. Laughlin stated no, not at this time. I don't believe the Board directed us to get feedback.

Ms. Adams asked are the mailboxes now moved to where they're going to be?

Mr. Kern responded they're in place. I have suggested before they were approved to get resident feedback on that location. I thought I asked the HOA and District Manager to work on some sort of resident survey, specifically for feedback from the residents that the location affects.

Ms. Conrad stated I have some additional feedback too because we did talk about that and the distinction between what we're calling a resident, and what we're calling a purchaser with a sales agreement. I looked into it. Technically, there is no way for me to reach out to people who have bought a house but haven't closed. The records that we get and the permission that we get to email them is actually from the closing documents, so they're not technically residents yet. I talked to the sales offices to see if there was some way we could reach out to these people when they sell a house and they said absolutely there was no way they could communicate that and I can't actually involve them in the website, because they're not really residents, so there's no way that I know of to reach out to them until they close. If they've closed, yes, we can make a better effort at getting an e-blast out specifically on that topic.

Mr. Kern stated I think even if it's the residents that are there and it's a sample, understanding the challenges with future and under contract home buyers, we can get some feedback. I would still be interested in understanding feedback from what we can collect.

Ms. Conrad stated the only other option that understood from our last discussion would be possibly putting them back where they were. There's no third option.

Mr. Kern asked are there any further questions or comments?

Mr. Brian Leerey stated just a further comment, which would be similar to what was just discussed concerning the fish policy. As mentioned by one of the board members, I think it just makes sense to make sure if we adequate time to give that to people and publish it in a way short of just the agenda so everybody who might have interest in it gets to see that. I think it's a similar situation to that, and I just wanted to also add there has been some talk about the school bus stops. I know that has nothing to do with this, but one of the outcomes of that was forming a committee to discuss things like that, that affect residents that may be very specific, and you might want different viewpoints than just the board members going forward. Just a thought because it seemed to be an effective outcome of that discussion.

August 17, 2021

Amelia Walk CDD

THIRTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

FOURTEENTH 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 \$55,702.98.

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


FIFTEENTH ORDER OF BUSINESS


Next Scheduled Meeting – September 21, 2021 at 2:00 p.m. at the Amelia Walk Amenity Center

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:

 B48FC211DC1144D...
 Secretary/Assistant Secretary

DocuSigned by:

 D120ABE80FCF441...
 Chairman/Vice Chairman