

**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, October 19, 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 (by phone)
Jeff Robinson	Vice Chairman
Henry "Red" Jentz	Supervisor
Mindi Gilpin	Supervisor
Bradley Thomas	Supervisor

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel
Dan McCranie	District Engineer
Danielle Adams	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 none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 17, 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 August 17, 2021 meeting were approved.

FOURTH ORDER OF BUSINESS

Ratification of Updated Agreement with Trim All for Landscape and Irrigation Maintenance Services

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Mr. Laughlin stated this addendum to the landscape agreement is something we've been working on for a while and it's finally been finalized. This is to add maintenance for new phases coming along, so this should get us to where we're going to be from here on out because we don't have much else going on.

On MOTION by Ms. Gilpin seconded by Mr. Jentz with all in favor the updated Trim All landscape and irrigation maintenance services agreement was ratified.
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Mr. Laughlin stated I should mention too that this is in line with our budget.

FIFTH ORDER OF BUSINESS

Consideration of Policy Regarding Fishing

Mr. Laughlin stated we've talked about this over the past few meetings. There's a map included in here. We had asked for some feedback from residents, and I think you guys got some.

Ms. Adams stated some of the ponds can be accessed from the back of homes. Even though you enter through a common area, you're able to walk around the pond behind somebody's house and a lot of people don't want that, so we have to have fishing in ponds that are not accessed at the back of people's homes.

Mr. Laughlin stated we won't know how much of an issue it is until we go, but because this has been adopted, now the homeowners can call for trespassing. That was the issue we were having before, is people were going back there and the police weren't doing anything, so whether we adopt it this way with all these ponds and there is still an issue and they're not able to stop it, then maybe we can remove some ponds and have just common area ponds but as of now, it's up the Board.

Mr. Robinson stated the flip side of that comment is if I wanted to fish out of my backyard.

Ms. Adams stated that would be different because that is your home.

Mr. Laughlin stated this is more just access points. It says you can only fish from pond banks identified.

Ms. Kilinski stated this is an issue at pretty much any district that has larger stormwater ponds. The policies are primarily enforced by residents monitoring, so the likelihood of anyone calling on themselves when they are fishing in their own backyard is not really a risk. What

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happens, especially with kids, is people find kids in their backyard and some people find that really offensive – you can imagine the children start in their own backyard and if you have an eight- or ten-year-old who is fishing, they don't see a line in the sand and they follow the fish around and outside of their property lines. So, the question is do we want to specify that you can fish in your own backyard, recognizing that it's never an issue in your own backyard. Nobody is calling to trespass on you if you're in your own backyard. It's when people start meandering around the ponds or you have outsiders doing it that it becomes an issue – it is definitely easier to identify a violation when there is no fishing in your backyard because anyone you see not in a designated area that is fishing is then violating the rules. It is really a policy decision of the Board.

Mr. Robinson stated I'm fine with the way it's written.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the fishing policy was approved.

Ms. Kilinski asked are we going to put the colored map on the website?

Mr. Laughlin responded we can post the whole policy with the colored map.

Ms. Kilinski stated it's not related to the fishing policy, but you all had discussed the nuisance alligator piece. I just put that information in there for you to review. That's the FWC rules and I think I may have mentioned at a previous meeting that once folks realize if you see a two-foot gator and call them in as a nuisance, the gator is then destroyed, they tend to call less. Sometimes it's just community education. You're going to see gators in Florida ponds all of the time.

Mr. Laughlin asked do we need a separate motion for that?

Ms. Kilinski responded no, unless you all want to. This is the FWC regulations. Unless you all don't want to let folks know what those are, I would suggest you put this with it.

Mr. Laughlin stated I can put it on the website with this policy.

SIXTH ORDER OF BUSINESS

Ratification of Engagement Letter with DMHB for Audit Services

Mr. Laughlin stated this is the company that the audit committee, which was the Board, selected through the RFP process, so this is just a bookkeeping item.

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On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor the audit engagement letter with DMHB was ratified.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-01,
Approving a Change in Registered Agent and
Registered Office**

Mr. Laughlin stated the current registered agent is previous counsel, Hopping Green & Sams' office in Tallahassee. We're discussing moving towards having the District Managers of the districts be the registered agents. A lot of things that get sent to the registered agent are things the District Manager handles anyway so they end up sending them to us, so this won't have any effect on District business.

Ms. Kilinski stated most of the documentation we get are reports for the district that we have to mail back to the District Manager.

On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor Resolution 2022-01, approving a change in registered agent and registered office to Daniel Laughlin and GMS's office was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-02,
Waiving a Portion of Rule 1.3 Relating to
Regular Meeting Notices**

Ms. Kilinski stated this district has adopted rules of procedure, which is essentially how the District functions from a legal and statutory perspective. One of those rules require a seven-day published notice of all of your regular board meetings. Statutorily you're required to adopt an annual meeting schedule, which you do. That is published on your website. In addition to that, this rule that is in your current rules of procedure requires a seven-day published notice in the newspaper. Things have changed a lot. Some cities and counties are required to publish those seven day or reasonable notices, but you statutorily are not. People usually aren't looking in the classified ads to see when the Amelia Walk meeting is coming up. They're looking at your website or maybe a community board. This would waive that requirement until we go back through our rulemaking procedure, which is kind of expensive and unnecessary at this point. It will save you a little bit of money.

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Mr. Robinson asked so you don't have to advertise in the newspaper?

Ms. Kilinski responded right. We will still have to publish public hearings because that is statutorily required, but your regular meetings you would just rely on the annual meeting notice.

On MOTION by Mr. Jentz seconded by Ms. Gilpin with all in favor Resolution 2022-02, waiving a portion of Rule 1.3 relating to regular meeting notices was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel – Memo Regarding Stormwater Needs Analysis

Ms. Kilinski stated you all were getting legislative updates with this last legislative session and one of the big changes for cities, counties and special districts that passed this legislative session was a requirement for stormwater and wastewater needs analysis. The idea is that every five years you would do a needs analysis for the following 20 years for both stormwater and wastewater management. You don't have wastewater facilities that you own and operate, most districts don't, but you do have stormwater facilities. I think I told you at your last meeting that we were waiting on OEDR, which is the agency that was charged with promulgating rules, regulations and procedures for what that report would look like. They had put those out maybe 10 days ago so that memo you saw was a supplement to the previous memo that fleshed out what the reporting requirements are going to be. We sent that to Dan so he had an idea of what the report would require and coming up under the next agenda item is a work authorization for those reports. I wanted to put that in there so you all understood what the report template would look like. It's a lot of reporting and it's a lot of information, but they're not hiding the ball, which is what we were concerned about is that they would say you don't have the right report and you have to redo it. We know exactly what has to be reported. If you clicked on any of those links, the template that they're requiring is quite lengthy, but luckily you only have to do it once every five years.

Mr. Kern joined the meeting at this time.

B. District Engineer

1. Work Authorization for Stormwater Needs Analysis

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Mr. McCranie stated my first item is the work authorization that Jennifer just spoke of. I've estimated how many hours should be needed to complete the report. There are eight parts to it and then there is going to be coordination with Jennifer. I have estimated 35 hours total to do all that work at my current hourly rate of \$150 per hour.

On MOTION by Mr. Jentz seconded by Ms. Gilpin with all in favor the Work Authorization for McCranie & Associates to provide a stormwater needs analysis report was approved.

The following item was taken out of order of the agenda.

3. Ratification of Requisition No. 85

Mr. McCranie stated this requisition for work approved already is in the amount of \$25,499.84 made payable to Trim All Lawn Service.

Mr. Laughlin stated this invoice was brought to the Board and approved. This is paid with construction funds, which is funded by GreenPointe at this point. It's been executed already.

On MOTION by Ms. Gilpin seconded by Mr. Robinson with all in favor Requisition No. 35 was ratified.

2. Discussion on Phase 1 Roads

Mr. Laughlin stated I think it's time to start discussing a plan for the Phase 1 roads because it's going to be an expensive and long process. I've been getting emails on questionable spots in the roads.

Mr. Robinson stated we all received an email a month or so ago, just prior to our September meeting, which didn't take place because of quorum, about the roads. Most of it wasn't something I completely understood. There is a more pending issue with a pothole. I took a picture of it. It's dead center in the middle of the road in the roundabout as you would be exiting onto Champlain. I don't know how we can get that fixed.

Mr. McCranie stated in the past those types of things, what our management company has been able to do is find somebody to come out and do cold patches and things like that. That's going to be my recommendation until we're ready to redo all of Phase 1 roads. We've been

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talking about needing to do it because it's near it's end of its life. I would recommend a cold patch right now.

Mr. Laughlin stated maybe take a look at it just to make sure it's not something else underlying.

Mr. McCranie stated I'll double check. It's not in line with any of our storm systems but I'll verify one last time to make sure there's no underground utilities underneath.

Mr. Laughlin stated if you could get more than one bid, that would be good, although I'm sure Duval would be the best. We'd like to get this done before the next meeting I'm assuming. Or should we just bring proposals back? What do you think a cost for that would be?

Mr. McCranie responded it's \$500 or less. I think there's a minimum charge for them to come out and do it. If you give Ms. Adams \$600 max, I think that would do it.

Mr. Jentz stated if we're going to have them come out, if you could maybe drive around really quick and make sure there's nothing else that needs to be addressed.

Mr. Laughlin stated maybe a higher not to exceed amount, just in case.

On MOTION by Ms. Gilpin seconded by Mr. Jentz with all in favor road repair work in an amount not to exceed \$1,000 was approved.

Mr. McCranie stated if we're going to start talking about the whole process of milling and resurfacing of the Phase 1 roads, and in some areas, it's going to be reconstruction because we've got these dips. Through the years there were two major areas and one minor area that we did reconstruct and with those we took out the lime rock and put in crushed crete if I recall. It was maybe five years ago or so. Some of these areas we have a higher water table upstream that then comes through and saturates the lime rock. That saturation sends those weave holes of lime rock and that's what you see is seeping through the asphalt. It's held up pretty well for this many years for that condition. A lot of that got fixed when the subdivision in Amelia Concourse Phase 3 was constructed because it used to be a huge wetland over there that was higher in elevation and then it seeped all the way through. With that, plus all the swale that was done in the trail road has made the drainage system in Phase 1 much better. Now we get one or two specific spot locations.

Mr. Robinson asked the ones on Majestic that we talked about?

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Mr. McCranie responded yes. The owners of one or two of those properties were here last month and I was able to talk to them and explain what I thought was going on. What I believe is going on is when the homebuilder built the house, the lot grades may not have been perfect. So then they put in roof drains. Those roof drains go into a pipe system that comes to an inlet that then pops out of the ground. All of the water goes underground, comes back and then pops through and flows from that one inlet. So that inlet does not take water, it sends water out into their yard, then over the sidewalk, over the driveway, into the drainage system which we own. The true solution with that is to directly pipe all of that water into the storm system. I think they should come and ask for your approval and then we should grant it, because I think it'll make the system better.

Mr. Laughlin stated that's probably going to be happening. He calls me about once a week. He was planning on calling in today, but he decided to have a full plan ready to go to bring to the Board.

Mr. McCranie stated that will stop a lot of the staining on the sidewalk, in the guy's driveway and stop some of the mushiness in the grass and everything. It's not going to make everything perfect. Some people's backyards might still have some lower spots, but all in all you're not going to have a point discharge flowing over and creating erosion problems. The overall system is getting better and now we have a few areas in which the road goes up and down and it certainly did not help us through the construction of Phases 3, 4 and 5; all of the phases that we were hauling dirt out. We had a lot of use up and down these roads, so they've gotten more than their share of a normal subdivision's road life. What I would recommend is we get some geotechnical borings in some of those areas to figure out the cause of failure to make sure it's just over-compaction and to see the thickness of the lime rock. In the areas that have a higher water table than we want, then we would reconstruct and put crushed crete instead of lime rock in smaller areas through the bulk of Phase 1 that are in pretty good shape, especially not on Majestic Walk Boulevard. If I recall, those are an inch and a half of asphalt so we will probably mill of a full inch, keep a half of an inch of existing asphalt and then come back and repave that same one inch. That would bring them back up to standards. We can't add more because you have to tie back into your existing curb lines, we can't have less, and you don't want mill work because you don't want to get into the lime rock because then you start getting into reworking lime rock.

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Mr. Laughlin asked in your opinion do you think it's a good time now to start looking into that or do you think it's too early still?

Mr. McCranie responded I think we can still get two or three more years. If we start getting more of these potholes, then that's going to be an indicator. I would still keep patching and then reevaluate in six months. Once we say go, it will be another six months before we would actually construct. We would test, we would put the plan out there and we would get bids to mill and resurface.

Mr. Laughlin stated I'm sure that would have to go through the RFP process too.

Ms. Kilinski asked do you have any idea on a range of costs?

Mr. Laughlin stated I want to say it was like \$400,000 or \$500,000.

Mr. Robinson stated say we decide we're going to go two years; we probably don't have enough in the reserve funds, so we need maybe another \$100,000 in this budget here. We already have a little less than \$100,000 so if we need \$400,000, we're going to need a couple more years of reserve funds.

Mr. Laughlin stated we either have to do that, or a special assessment of some sort.

Mr. Robinson stated which I'm trying to avoid.

Mr. McCranie stated I'd also try to avoid piecemealing it and only doing half of Phase 1, but if there are budgetary restraints then I would do Majestic Walk Boulevard as one special project, and then we might do the rest of Phase 1 maybe when we do Phase 2. Phase 1 Majestic Boulevard gets the bulk of all of the traffic. There have been different emails concerned about the drainage system, when you look into an inlet and you look about a foot and a half deep, there will always be water because of the water table itself and the pond and outfall and just how the whole system works. Right now, the pond system, and I'll be able to tell you after this other study because we will go more into detail with the evaluation of it, but the water in those inlets is where it's supposed to be and where it has been for 17 years.

Mr. Jentz stated I think it's to our benefit to delay resurfacing of the roads as long as we can to build up our reserves, and also, the longer we delay it, the less traffic there will be for construction after we fix it. I think we should point out to people that this is a strategic decision. We're not going to fix it today because it's going to get screwed up faster and we're also waiting on the reserves to build.

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Mr. Laughlin stated I just want to make sure we're staying ahead of it enough to where we're not scrambling.

Mr. McCranie stated we will want a six-month head start.

Mr. Laughlin stated maybe we can do another check in six months or a year.

Mr. McCranie stated even failure is not catastrophic. Failure is still slow. It's not like it just falls into the ground. There will be pothole after pothole.

C. District Manager

Mr. Laughlin stated we're going to be switching to iPads. These booklets are very expensive and cost a lot of money to ship them, so I will have iPads for all of my districts. I will charge them and load the agenda package on them. You will still get the agenda package ahead of time through email and then the iPads would be here for you at the meeting, and I would just take them back with me after the meeting. They are set up so there are tabs, and you can jump to each agenda item. This will help cut down on printing costs and also when we have revisions to the agenda a day or two before the meeting, those can be included in the agenda package as opposed to having print outs. I had planned to have them already, but Apple is now only allowing orders of two Apple products a month so we can only buy two per month with our business account with them. We're trying to find a way around that. Hopefully next month we will have them.

A. Community Manager – Monthly Report

Ms. Adams stated projects completed include a light pole that was repaired and replaced, the Cherry Creek no trespassing sign was moved, and the mailbox keys for Phase 5 were received after the last meeting. We talked about the pond fishing regulations. The landscape fencing was removed at Fallen River. Some of the landscape issues have been resolved, but not all of them so we're still working on that. An irrigation line was repaired at the amenity center, but I think the head popped off again. We're still getting complaints about street parking. The storm drain over at 85287 Majestic is clogged. I think the engineer looked at it and then they decided the gutters may have been tied into the storm drain.

Mr. McCranie stated they're not clogged. If this is the inlet top, so this is the road elevation and you look at the water right there, it doesn't mean it's clogged.

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Ms. Adams stated we got a report that it wasn't clogged, but we weren't sure if the gutters were tying into it from the neighbor.

Mr. McCranie stated they aren't.

Ms. Adams continued with her report. We do have CEC Committee that has reached out to me so they are going to start doing hearings.

Mr. Laughlin asked what is that?

Ms. Adams responded enforcement committee for violations.

Mr. Laughlin stated that would be an HOA thing so we don't need to discuss that here.

Ms. Adams stated we do have some changes. We now have Sandy here Monday through Friday from 9:00 to 5:00. Right now on Tuesdays she's at our Jacksonville office for training so she's here Monday, Wednesday, Thursday and Friday for right now. We do have a new regional manager. I found out one thing is that they never pressured washed the facility, so Cliff reached out to me and said he had never done that.

Mr. Laughlin asked did he get payment for it?

Ms. Adams responded no, he never did pay me for it. I have him getting bids to go ahead and do the canopies at the tennis courts and the pool deck.

Mr. Jentz stated we had a quote for that.

Ms. Adams stated we did, but he never did it.

Mr. Laughlin stated I think it was for the pool deck so we wanted to add the canopies.

Mr. Robinson asked what were the comments on street parking?

Ms. Adams responded people are complaining that there is just a lot of street parking going on, especially overnight.

Mr. Laughlin stated we adopted the parking policy and there are spots where they can and can't.

Mr. Robinson stated there are certain areas they are not allowed to park at all. That's in the CC&Rs.

Mr. Laughlin stated either way, it would have to be the police that would have to enforce that and ticket them.

Mr. Robinson asked is it 5 people or 100 people? I'm just curious.

Ms. Adams responded it's a common thing. We're not here at night to police anything.

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

Supervisor Requests

Mr. Robinson stated there's vast confusion amongst our residents as to what the responsibilities of the HOA and the CDD are. Primarily it results in the property manager. Just as an example, everybody thought that the Octoberfest was an HOA event and it turns out it's not, it's a CDD event. The CDD has to approve it and pay for it. It's just very confusing to have property managers be involved in the HOA and the CDD. One way of dealing with that is to have two separate companies; one that is doing the property management for the CDD and one for the HOA. So I'd like to make a motion to direct Daniel and staff to develop a request for proposals.

Mr. Robinson motioned to authorize staff to issue an RFP for amenity and onsite management services. Mr. Jentz seconded the motion.

Mr. Jentz stated I think we need to just develop a scope for both of them and who is going to do what.

Mr. Laughlin stated as of now this is authorization to issue it. We could just create an RFP and bring it to the next meeting for review and talk with Evergreen about it and from there we can issue that. We don't really need a motion for that, just direction. We will have something in the next agenda.

Mr. Kern stated it sounds like we're interested in doing a request for proposals for like a field operations manager?

Mr. Robinson stated basically what Evergreen or the property manager does for the CDD, versus what they do for the HOA. There are a lot of grey areas. I would say the whole thing is a grey area for the average resident, me included.

Mr. Kern asked is that the main objective is just to make it clear? If a different company is providing that service, then it is a clear distinction of who is doing what?

Mr. Robinson responded yes.

Mr. Kern stated just a thought, a lot of times we end up utilizing the HOA management company as a field operations management company because there are a lot of efficiencies gained in having the amenity attendant or the field operations management provided by a single

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company. Sometimes it's almost clearer. There's no confusion on who to go to because you just go to one person and they should be able to address all of the concerns, but it certainly can't hurt to solicit proposals. The scope of work should already be outlined in our agreements with Evergreen.

Mr. Laughlin stated we will look at that and see if there's anything.

Ms. Kilinski stated the other thing we have done from time to time is a CDD/HOA 101. We've got presentations we've put together. Whatever you want to do, if you want to get a new company or not, having an information session for residents that spells out what a CDD is, what your assessment means, what an HOA is, what that assessment means, how they work together and if you have an issue for pond maintenance which one do you call. Doing those about once a year as you have new residents and having that PowerPoint presentation available on the website often cuts down on some of that confusion as well. We can bring a sample one to your next meeting in conjunction with all of this.

Mr. Robinson stated I've been developing one, mostly in my head and it keeps changing.

Mr. Kern stated we've done organizational charts too. Just a simple one sheet chart that goes in welcome packets with contact information can help direct inquiries to the right spot as well.

Ms. Kilinski stated for sure and even when you have two companies, there is still confusion over which board someone goes to.

Mr. Robinson stated an example is on Saturday during the yard sale, somebody two houses down was talking to one of the neighbors and she came by my wife and said someone told her she runs up the HOA and she had an ARB issue and we explained it.

Ms. Adams stated we can put something on the HOA list too.

Mr. Jentz stated it would be helpful to just have the scope.

Mr. Laughlin stated we will have that. We will see if there's anything we can clean up.

Mr. Robinson stated I know you sent me an email that the HOA letters went out for the revised letter. Hopefully that will help. We are still getting queries on that. I haven't seen it yet.

Mr. Laughlin stated they will probably arrive today or tomorrow. We sent a letter telling people they had to move their fences because they're in easements and they got delivered the next day.

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Audience Comments

A resident at 85165 Fall River Parkway stated I've been here not even four months and I'm glad you started talking about what you were just talking about, because I have no clue who I'm supposed to talk to about concerns I have about some issues living here. I have been all through my welcome packet and I can assure you there was nothing in there that told me to go to AmeliaWalkCDD.com where I find all sorts of information like when you're having meetings. I know nothing about the homeowner's association, I have no idea if this is the right place for me to be so if you could please tell me I'd appreciate it. My first question is about the mailboxes. Am I in the right place for that?

Mr. Laughlin responded the CDD through the construction installed the mailboxes, but we do not manage the keys. The CDD board did decide on placement. It was a mixture of the CDD and the postmaster general because the post office will only authorize certain areas, there are certain criteria that have to be met and the company that installed them worked to get the permits and all the approvals that are needed.

The resident stated I've never lived in a place where I have to go over six-tenths of a mile round trip to get to my mailbox. I don't think I should have to drive to the mailbox or go for a very long walk. The mailboxes for where Brad and I live are in the Richmond section.

Mr. Laughlin asked which Phase is this?

Mr. Robinson responded Phase 4.

Mr. Laughlin stated they were at the amenity center.

The resident stated right, so they are a little closer now, but is there no plan to move them? There are other places they can be moved.

Mr. Laughlin responded not at this time. Like I said, there are certain places we can put them by the post office's code, but it also has to be CDD owned land, so there's very few areas we can put them. Supervisor Robinson did a lot of looking into that.

Mr. Robinson stated there were two locations that we looked at. Initially we were going to split them, not quite half and half, but there was a section down by River Birch and then the other half was where they all are right now. We opted not to do that because it would have been somewhere in the neighborhood of a seven-to-ten-day delay. Once we started the relocation the post office would have taken the mail out and stored it at the post office and you would have had to drive to the post office to get your mail. We would have had to re-key an unknown number of

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keys, and we would have to readdress all the units. Unfortunately, there was no clean way of putting them with the Lennar Homes there.

Mr. Laughlin stated I believe they require the whole Phase to stay in one location.

Mr. Robinson stated no, the post office was okay with two locations.

A resident stated River Birch and Fall River would be a perfect place. You're going to get a lot of people complaining about where they are.

Mr. Laughlin stated we had a lot. This happened in Phase 3 as well. You'll notice there are mailboxes in Phase 1 and then smaller clusters. The post office has changed it over time to where they no longer allow individual mailboxes anymore. I believe Phase 3 was the first Phase where we had to pick a location and it was put in a District-owned common area on a preserve and the residents that lived there came for months and wanted it moved. We had them at the amenity center and different residents came and wanted them moved. Pretty much every move we have made, someone has wanted to change it.

The resident stated I would be willing to not have my mail for seven days in order for the mailboxes to be on River Birch and Fall River. It's just a real pain and now I'm going to have to live with that forever. Next is trash issues. Am I in the right place for that?

Mr. Laughlin responded no; you hire your own trash company.

The resident stated I'm not talking about trash pickup; I'm talking about trash in the ponds and on the streets.

Mr. Laughlin stated then yes. The lake maintenance company comes about twice a month and will pick trash up.

The resident stated I've been here almost four months and I've only seen them clean out that pond once.

Mr. Laughlin stated they do it every time they come. I get reports and they will see them come out and talk to them.

The resident stated there's a lot of trash in the ponds. There's also trash on the street on Majestic Walk between Champlain and Fall River on the River Birch side of the road.

Mr. Laughlin asked is it resident trash or construction trash?

The resident responded it's not construction trash. It's probably workers that are leaving trash there. I see empty drink containers from fast food restaurants. There's a bag of dog poop that's been there for months. Is nobody in charge of picking up trash?

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Mr. Laughlin responded no, the CDD does not handle that.

The resident asked so who does that? Who do I talk to? Who is in charge of the HOA?

Mr. Laughlin responded the HOA would be Evergreen. Any code and restriction issues are handled by the HOA. The CDD does not have any enforcement capabilities.

The resident stated this was never in my welcome packet. I don't know who to contact.

Mr. Laughlin stated I'll give you my card after this meeting and you can contact me with any CDD questions. The easiest way to explain it is the CDD manages common areas, and the HOA handles individual properties. So, the CDD manages the amenity center, the ponds, landscaping throughout, the stormwater system, the entrance area, and in this case roads. The HOA handles any type of things with your codes and covenants and if you're doing some type of improvement to your home. They also handle parking here. The HOA can fine and put liens on homes and whatnot. The CDD can only suspend people from the amenity center if they violate the amenity center policies.

The resident asked so how do I contact Evergreen?

Mr. Laughlin responded they're here five days a week. I'll give you my card and we can talk offline, and I'll try to clarify things for you.

Mr. Robinson stated with all of the trash that is here on the street, sometimes the wind blows things around. What we did about that is got on top of the builder, in that case it was Taylor Morrison, the project manager, to get a dumpster. We even had a hurricane once and the street was covered.

The resident stated one other thing, most of the people here have no clue who they're supposed to talk to. If I hadn't been talking to a neighbor, I would have never known that I should go to this website and sign up to get emails. I got an email the other day about people leaving their trash cans out and that they shouldn't do that, but nobody got it because they don't know they're supposed to sign up and it actually is a problem because there are trash cans out all the time.

Mr. Laughlin stated that would be an HOA item.

Mr. Robinson stated the root cause, and we've talked about this briefly, is it was very clear to me when I purchased, we got the packet and we spent almost an hour discussing the HOA site and the CDD site. It's definitely not happening on resales. They may be getting the CC&Rs.

October 19, 2021

Amelia Walk CDD

Mr. Laughlin stated there's no requirement for CDD information. You can see there's an assessment on there so you should do your due diligence and research what you're being charged for.

Mr. Robinson stated normally when you buy a property, you sign the CC&Rs. Otherwise, if not, they're not enforcing them. If that's not happening on resale, and I can see the resale not getting a welcome packet.

A resident stated everybody that moves in should get a welcome packet.

Ms. Gilpin stated I was a resale, and it took a few months to get mine.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

B. Assessment Receipts Schedule

C. Approval of Check Registers

1. August / September

Mr. Laughlin stated the August and September check register totals \$68,766.53.

On MOTION by Ms. Gilpin seconded by Mr. Jentz with all in favor the August / September check register was approved.

2. September / October

Mr. Laughlin stated the September and October check register totals \$57,270.86.

On MOTION by Mr. Jentz seconded by Ms. Gilpin with all in favor the September / October check register was approved.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – November 16, 2021 at 2:00 p.m. at the Amelia Walk Amenity Center

FOURTEENTH ORDER OF BUSINESS Adjournment

October 19, 2021

Amelia Walk CDD

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

DocuSigned by:

Daniel Laughlin

Secretary/Assistant Secretary

DocuSigned by:

Gregg Kern

Chairman/Vice Chairman