

MINUTES OF MEETING  
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, March 21, 2023 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

Jeff Robinson	Chairman
Henry "Red" Jentz	Vice Chairman
David Swan	Supervisor
Brad Thomas	Supervisor

Also present were:

Daniel Laughlin	District Manager
Dan McCranie	District Engineer
Lauren Gentry	District Counsel
Kelly Mullins	Amenity Manager
Cheryl Graham	Field Operations Manager

The following is a summary of the discussions and actions taken at the March 21, 2023 meeting.

**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 February 21,  
2023 Board of Supervisors Meeting**

There were no comments on the minutes.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the minutes of the February 21, 2023 meeting were approved as presented.
--

**FOURTH ORDER OF BUSINESS**

**Updates on Haul Road Easement Request**

March 21, 2023

Amelia Walk CDD

Ms. Gentry stated Mr. Matovina entered into a cost share agreement with the District where he will bear all of the expenses of the District looking into his request for an easement over the haul road area for the utility infrastructure. He is, at his own cost, getting an appraisal of the value of that easement to the District and he is getting a surveyor to create a metes and bounds description of the specific area that he's requesting, and that will also be required for his appraisal. At this point, there's nothing for the Board to do until we get that information back, likely for your May agenda. We had discussed potentially turning that haul road into a trail area, and that policy is not back before you because I still need to work on the map that identifies those access points that the Board requested, but if that is something you want to move forward with and you'd like to explore the possibility of Mr. Matovina incorporating some of those costs into our negotiations for the easement, I would recommend you authorize staff to look into what costs would be associated with that and we can put a number to it.

Mr. Robinson stated I would certainly like to do that, and as far as the easement or access points, you can work with me on that.

#### **FIFTH ORDER OF BUSINESS**

#### **Update on Phase 1 Roadway Milling and Resurfacing Project**

Mr. McCranie stated I've put together a project manual. As of this Friday I will have all of the plans ready, and the RFP will be ready for advertisement after that. Based upon that timeline, April 7<sup>th</sup> I would have a pre-proposal conference to give them enough time to download the information and determine if they're interested or not. It would be non-mandatory and it would answer any questions contractors would have. April 26<sup>th</sup> would be the deadline for questions and proposals would be due May 3<sup>rd</sup>. The next board meeting after that we would bring the proposals to the Board, answer any questions you have to help you score, and let you score.

#### **SIXTH ORDER OF BUSINESS**

#### **Discussion of Capital Improvement Survey**

Mr. Robinson stated Kelly sent out a survey on capital improvements. Since GMS took over operations and maintenance, we also obtained all the property addresses and email addresses, so we have a pretty good database and we've been doing a lot of work enhancing it, improving its accuracy, as well identifying what Phases each person is in and if they're backed up to a pond or wetlands. Over the last year or two years people have been approaching me with things they'd like to see, so we put a list together and came up with 25 questions that we put out

March 21, 2023

Amelia Walk CDD

by email. We sent out 793 surveys and we received 330 responses, so that's about a 42% response rate. The lighted flagpole adjacent to the amenity center was the top ranked choice, followed by a solar pool heater and solar lights by the Phase 3, 4 and 5 central mailbox units. None of the fountains scored very high. The highest one was in Pond 12 and that came in 13<sup>th</sup>. Dealing with the lighted flagpole and the three solar lights, I know in conversations with Cheryl that she's done this in other communities so I think we can move forward with those immediately at a relatively low cost. As far as the solar pool panels go, that is a high-ticket item, but because of the way it was ranked, I think we need to move forward with consulting Jay Soriano. The next five highest ranked items were pickleball - either a brand-new court or adapting one of the tennis courts, playgrounds, basketball courts and a dog park. I think we need to look at that and have a discussion at a future board meeting.

Mr. Jentz stated I agree with prioritizing the lower ones and the highly desired ones first.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor purchasing solar lights for the mailbox kiosks located at Fallen Leaf and Fall River Parkway at an amount not to exceed \$2,500 was approved.

Ms. Graham was directed to investigate what it would take to install landscaping and lights for the flagpole.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Landscape RFP Notice and Evaluation Criteria**

Mr. Laughlin informed the Board that staff anticipates the landscape contract to be over the formal bidding threshold of \$195,000 when future areas are included, which requires the request for proposals process including noticing the RFP, a public bid opening and scoring proposals. He went over the proposed evaluation criteria, which includes completeness of proposal at 5 points, experience at 25 points, qualifications of key personnel at 25 points, machinery, equipment and manpower at 20 points, and cost at 25 points.

On MOTION by Mr. Robinson seconded by Mr. Swan with all in favor the form of notice and evaluation criteria for a landscape and irrigation maintenance services RFP was approved.

March 21, 2023

Amelia Walk CDD

Ms. Gentry asked to extend the contract for the current landscape vendor until the bidding process is complete and a new vendor can be contracted.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor extending the agreement with Trim All on a month-to-month basis until the bidding process is complete was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals**

**A. Fountain for Pond 6**

Ms. Graham informed the Board there have been problems with the fountain in Pond 6. She presented a proposal from Sitex Aquatics in the amount of \$13,018 to replace the fountain, however she recommended maintaining the current fountain for now as she believes it's more of an issue with the clock system.

This item was tabled.

**B. Pond Maintenance**

Ms. Graham presented proposals from Future Horizons, The Lake Doctors and Solitude Lake Management ranging from \$2,325 to \$2,929 per month. She noted debris removal was requested to be included in the proposals.

On MOTION by Mr. Jentz seconded by Mr. Swan with all in favor the proposal from Solitude Lake Management for lake maintenance services was approved.

**C. Painting of Community Signs**

Ms. Graham is awaiting more proposals for painting the community signs. This item was tabled.

**D. Cleaning, Repair and Painting of Monument Signs**

This item was tabled as the proposals have not yet come in. Ms. Graham has also requested proposals to repair the trellises.

**E. Pressure Washing Services**

March 21, 2023

Amelia Walk CDD

Ms. Graham presented a proposal from Nassau Pressure Wash, LLC totaling \$6,447 and noted she received a late proposal from Blackwelder Pressure Washing totaling around \$11,000. She is awaiting one more proposal.

This item was tabled.

**F. Tennis Court Resurfacing**

Ms. Graham presented four proposals for resurfacing the tennis court from Pro Sealed Asphalt, Armor Courts, Elegant Sport Surfaces, and Taylor Tennis ranging from \$14,000 to \$31,598. She noted Taylor Tennis was referred by the North Hampton community and added that Taylor Tennis has provided an additional quote of \$5,300 to convert one tennis court into four pickleball courts.

Mr. Robinson suggested adding a fob access system to the tennis court if it is painted for pickleball play.

This item was tabled.

**G. Landscape Improvements**

This item was tabled as proposals have not yet come in.

**H. Storage Shed**

Ms. Graham presented quotes for storage sheds ranging from \$2,000 to \$3,755. She added that she can continue to get more quotes and provide more details on the products.

This item was tabled.

**NINTH ORDER OF BUSINESS**

**Discussion of Fiscal Year 2024 Budget**

Mr. Laughlin presented a draft budget for Fiscal Year 2024, noting it does not include an increase in assessments at this time, however landscaping costs and capital costs may need to be increased. The budget is scheduled to be approved in May.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Gentry had nothing further to report.

March 21, 2023

Amelia Walk CDD

Mr. Robinson stated that he has received requests to use the pool for swim lessons.

Ms. Gentry informed the Board if they wanted to allow a licensed and insured vendor to provide swim lessons in the pool, the District could enter into a license agreement to control who is using the facilities and provide protection for the District. Using the District's facilities for commercial purposes is allowed under the current amenity rules, so unless the vendor has a license agreement this use is not permitted.

**B. District Engineer – Discussion of Wetland Report**

Mr. McCranie provided an overview of his evaluation of the wetlands on the edge of the District's property. There does appear to be active beaver activity that would not likely affect the District but may affect North Hampton. If remediation is needed, any removal and digging will need to be done by hand rather than machine with it being an active wetland. It was noted it's not an issue at this point, so remediation can wait.

**C. District Manager**

Mr. Laughlin had nothing further to report.

Mr. Robinson asked if there has been a response from the HOA on the request for a \$50,000 donation to the CDD.

Mr. Laughlin responded that there has been no response.

**D. Amenity Manager – Report**

A copy of the operations report was included in the agenda package for the Board's review.

Ms. Mullins stated that she and Mr. Robinson have been discussing the need for a WIFI extender. Mr. Robinson gave an overview of the purpose for the system and the motion below for approval of the purchase was made.

On MOTION by Mr. Robinson seconded by Mr. Swan with all in favor purchasing a WIFI mesh system for the amenity center at an amount not to exceed \$1,000 was approved.

March 21, 2023

Amelia Walk CDD

Ms. Mullins asked the Board to consider replacing the umbrellas by the pool at a cost of \$60 each or approximately \$1,000 total.

On MOTION by Mr. Thomas seconded by Mr. Robinson with all in favor purchasing new umbrellas for the pool area at an amount not to exceed \$1,000 was approved.

Next, Ms. Mullins asked the Board to consider adding a worker’s comp policy to the insurance coverage to allow for assistance from volunteers for items like Christmas light installation.

On MOTION by Mr. Thomas seconded by Mr. Jentz with all in favor adding worker’s comp coverage to the insurance policy was approved.

**E. Field Operations Manager**

Ms. Graham provided an overview of maintenance items that have taken place since the last meeting. Next, she informed the Board that recent landscaping damage from a car accident will be covered by the driver’s insurance. She also informed the Board that she has been contacted by North Hampton’s HOA regarding cracked sidewalks on Spruce Run. A contractor has walked the area to assess the sidewalks and will provide a quote for repair.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Mailbox Survey Results**

Mr. Robinson stated we did a simple survey with just Phase 4 residents asking if they’re happy with their mailbox location. There were 75 that responded yes, 43 no; so 64% were happy. Of those that responded no, 51% wanted to see them split between the existing location and another location that was approved by Fall River Parkway. I don’t think the post office will even look at doing more than one location per phase. It’s two years later with a different set of rules. There were only three responses that said relocate them on North Field Court. We sent out 136 surveys that went to unique property addresses and we got 86 responses, so a 63% response rate.

March 21, 2023

Amelia Walk CDD

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

Mr. Don DeCanio, 85409 Fall River Parkway, stated on our proposal for the milling and resurfacing project, are we going to be addressing the problems we're having? The road is a roller coaster and with the water problems, I'm concerned we're going to spend all this money milling and we would need to tear it up to address the problems. It's getting worse since I've been here.

Mr. McCranie asked what specific water problem are you referring to?

Mr. Don DeCanio responded the curb and gutter is stained because of the water. That is from the subterranean water leaking up from the ground and over the curb and gutters.

Mr. McCranie stated in that situation that is not what is occurring if you're talking about Majestic Walk. What is happening there is the down spouts that are connected to an individual's home go into an underground gutter system that pops back out into his yard unless it's changed in the last year. Then, it flows over his yard, over the sidewalk, into the utility strip, over the curbing and into the District's drainage system, so none of that is subterranean. All of that is coming from stormwater that comes over based upon the lot draining of that specific individual's lot. Some of the other areas down Majestic Walk six to eight years ago we tore out and resurfaced, changed out the lime rock, put in crushed concrete to account for any concerns we had with a high-water table. At this moment in time, I don't see a structural problem with the road. Right now, there is compaction through the years of dump trucks going back and forth, but I do not see any kind of drainage issue with the Phase 1 roadways.

Mr. Don DeCanio stated one of the areas you're talking about that has been cut up and put back is depressed severely at this point, so do we have a second failure?

Mr. McCranie stated I'd have to look. I haven't seen that specific location.

Mr. Don DeCanio stated if you drive down the road at about 20 mph, make sure you do not have a cup of coffee or water in your vehicle. Particularly, some of the manholes are extremely elevated.

Mr. McCranie stated I'll go look at those and if need be, those would be areas of reconstruction.

Mr. Don DeCanio stated I think if you look, you'll see areas that need to be addressed. If we awarded the contract and the contractor came back out and said this work needs to be done



March 21, 2023

Amelia Walk CDD

and it holds things up. This will be a nightmare for residents when this process starts, so I'd like to minimize that.

Mr. Robinson stated as a reminder, one of the residents that has the water flowing over their driveway that is causing a lot of the rust and staining, we did offer if they wanted to extend the drain pop up, so it doesn't pop up onto their lawn or the sidewalk. We would authorize and do a direct connect to the stormwater. They opted not to do that, or so far, they haven't done it. That would be something that would prevent a lot of that staining.

Mr. McCranie stated I think it would help the soggiess of that yard area and the sidewalk area.

Ms. Graham because of pressure washing responsibilities, would the District be responsible for helping with that discoloration?

Mr. Laughlin responded sometimes the District will do it. A lot of times the County will do it. As far as the cleaning, it might be a requirement by the HOA. The District is responsible for making any repairs, but as far as pressure washing, it could very well be the homeowner's responsibility.

Mr. McCranie stated if it were slippery and became a hazard, we would want to do that.

Ms. Therese Webb, 85526 Fall River Parkway, stated I've noticed since maybe the October timeframe that there has been a greater frequency of low-flying jumbo jets over the neighborhood. I have a flight tracker and they're coming in over the houses at less than 2,000-feet. I've contacted the Jacksonville Aviation Authority and they said it's a runway and based on prevailing winds, that is only used 40% of the time, kind of implying that this doesn't happen often, but it's a lot all day long. They told me to contact the FAA. I've sent them pictures of the flight tracker and basically got no response, so I'm wondering if the CDD can appeal to the FAA to at least get them to make the turn out to the coast or require a higher altitude.

Mr. Laughlin stated we don't have any enforcement capabilities. The only thing we can do is suspend people from amenity centers, which is why there is an HOA. I'm not even sure the HOA would have authority in this. I would think the best option would be to have as many residents complain as possible. It's one of those squeaky wheel situations.

Mr. Therese Webb stated I know we don't have any authority, but it would be an appeal.

Mr. Laughlin stated we could talk about just sending a letter to somebody.

March 21, 2023

Amelia Walk CDD

Ms. Lorraine Clapper, 84938 Fall River Parkway, one thing you brought up at the last CDD meeting that I didn't hear mentioned today is regarding the daycare center that is being planned at the end of Majestic Walk and any potential agreements or contact with the developer.

Mr. Laughlin stated we're still working with the County on that. We're not even 100% sure that's what will be put there. We've been in contact with the County about the concerns. There are no updates at this time.

Mr. Jentz asked is there a meeting at the County that residents could go to in order to discuss that?

Mr. Laughlin responded I'd have to find out about that.

Ms. Lorraine Clapper stated I didn't see a March newsletter and the month is almost over.

Ms. Mullins stated it went out on March 1<sup>st</sup>.

Ms. Lorraine Clapper stated it's not on the website.

Ms. Mullins stated there is someone separate that does that. I'll check with her.

Mr. Robinson stated for emails that go out to Kelly's e-mail blast system, for example, today there are food trucks. You won't see that posted on the website because after today it's old news, so if you see an email and close to the top there is a URL that says, "view as webpage", that is the notice for the webmaster to post it, so it may not happen that day, but in the next day or two.

Ms. Therese Webb stated on the comment about the daycare center, really, it's more about traffic and egress. Obviously, Majestic Walk is the only way in. Dan and I had some email correspondence about this, where there was never a secondary egress to relieve Majestic Walk Boulevard, or an emergency exit in the event of an evacuation. I contacted the Nassau County Building department, and they said our emergency exit is the haul road, and I'm not sure it's paved.

Mr. Robinson stated the County has decided when North Hampton went in, Spruce Run was their second egress entrance and Spruce Run is our second egress entrance, in addition to Majestic.

Ms. Therese Webb stated I think I saw in the previous minutes where there was some proposal to the new development that in exchange for the utility easement can we connect with that?

March 21, 2023

Amelia Walk CDD

Mr. Laughlin stated that is for the haul road, and that already has connections that can be used and driven on for emergencies.

Ms. Therese Webb stated but it connects with that new subdivision to have a secondary egress.

Mr. Robinson stated there is no discussion on that. The haul road policy is to change it to more of a walking/biking trail and prohibit motor vehicles on it. That was primarily done to deal with the ATVs. We have a gate at Amelia Concourse, in the middle where Amelia Concourse Phase 3 ends. We will probably move that down to the wooded area by Phase 4 when it opens up, because we would use the haul road in case of an emergency. It would still be dirt, but it's passable. It's about two miles long and goes straight down the backs of properties on Champlain and Majestic Walk Boulevard.

Mr. Don DeCanio stated since we allow cars to park on Majestic Walk and the way traffic goes around those cars, I've nearly been impacted many times going around parked cars, so it's very easy for us to have a problem like Majestic Walk and need additional exits out of the community.

Mr. Robinson stated we could look at the parking. There are certain areas we designated as no parking. I don't know if the roundabout was one of them.

Mr. Don DeCanio stated that is not being enforced. There are residents parking in those areas on a regular basis.

A resident stated I thought almost two years ago when we discussed emergency access through the haul gate, Dream Finders agreed to allow emergency access, and that was our emergency access point in the event of an accident, or someone was having a heart attack, the County would open that gate up and allow people in.

Mr. Laughlin stated that's true. It's owned by the District and it is designated as an emergency exit.

Mr. Robinson stated we have a Knox Box on the Concourse entrance. My vision is we would have one down in Phase 4 or 5 in the wooded area because it's more open space. That would be a convenient place to put the cow gate and would have a Knox Box on that as well.

A resident asked how would you access the haul road from inside the neighborhood?

Mr. Robinson responded part of the haul road policy that we're discussing, there would be an easement between Phase 4 and Phase 5 on Stonehurst/Fall River. We'd have to have a

March 21, 2023

Amelia Walk CDD

pathway. We would want to gate it so people don't just drive down there in a non-emergency. We've got to put the policy in place first.

Ms. Gentry stated there are two pieces to this. The neighboring developer that asked for permission for an easement to install the utility infrastructure is still being evaluated. He's bearing all of the costs of getting an appraisal and survey so we can bring it back to the Board to discuss if they want to approve that at a future meeting. The haul road policy we introduced at a previous meeting. The Board directed us to work on identifying the access points, get all the details worked out and bring that back to a future meeting as well.

Mr. Robinson stated the idea there is nothing is free. You want the easement, we've already paid staff and legal fees, we're going to do some enhancements to the haul road. It's probably not a significant amount of money, but it's more than \$1, so you have to share in those costs too. Otherwise, we could be not as agreeable to the easement.

Ms. Judy Dereoches, 85094 Majestic Walk, stated Jeff already addressed the one issue I had – the swimming lessons. You should know that they did do them last year, they just didn't ask you about it. The other issue I have is I appreciate all of the activities we have and the enhancements to the amenities that you've considered with the survey, but the one thing that keeps coming to my mind, particularly on those mornings when I have a hard time finding places to park in this small parking lot is that we have a parking problem, and the more activities that we have the more amenities you bring in, the bigger that problem is going to become. I had to laugh when we thought we were going to turn part of it into a basketball court. The landscapers come in and take up a quarter of the lot on Mondays. Just keep that in the back of your mind. The more we do, the more people we have to accommodate and the more we're going to be parking on Majestic Walk Boulevard, which we already call bumper car road.

Mr. Robinson stated we might want to talk to Trim All about taking up four or five sports. I think there are 35 spots in there. I've only noticed once on a weekend, I think it was the memorial service where the roundabout was completely full, the parking lot was full, and I had to stop in here to check on something. I'm concerned about the parking, but I don't have a suggestion.

Ms. Hollyanne Ruffner, 85435 Stonehurst Parkway, asked who is responsible for the preserve and wetland areas? Some have silt barriers, some do not, but they are collecting a huge amount of trash, mostly from construction debris. Particularly if you go Stonehurst to the cul-de-

March 21, 2023

Amelia Walk CDD

sac off of Fall River. You have to get out of your car and walk to the cul-de-sac and look. It is full of broken pallets. By the cluster boxes it's full of garbage. The wind blows it. Is that the contractor's responsibility?

Mr. Laughlin stated the builders should be keeping the dumpsters empty so it's not blowing around and they should be cleaning up, so we will reach out to them again.

Mr. Jentz stated last month some of those things were brought up as well. Although we will have discussions with the builders, you have the ability if you buy a house from them, I assume you have a relationship with somebody in their sales center. When our area was being built up, my wife and I stopped by frequently and said we have problems here and I think that gets more of a response than Kelly calling. If they know you bought a house and you're not happy.

Mr. Robinson stated we had the same issues in Phase 2 and Phase 3 with AV Homes, or now Taylor Morrison, but once the construction was done there was a clean-up and turnover. You'll still get debris occasionally, more so in the ponds, but that is from stuff blowing around. You are in a much windier area coming off the marsh. If we don't get the builders to clean it up, the CDD will be forced to clean it up.

A resident stated along those lines, last year during hurricane season, you had all of those dumpsters out there and they did not do anything with them the two times the hurricanes came in. They were overflowing with building materials. If a hurricane were to actually hit us, those would be missile hazards all over. I don't know if there is anything the CDD can do to push the builders this season to get those dumpsters emptied if there is a storm coming through.

Mr. Don DeCanio asked what is the timeline to landscape Phase 4 and 5 common areas and pond banks?

Mr. Laughlin stated the builders should be completing the pond banks prior to turnover. I haven't gotten any updates on when they will be done with construction.

Mr. Robinson stated two years ago there were a number of common areas we contracted with Trim All, and it's been prepaid. Some of those aren't done because construction is ongoing. We talked about one of them today, Apple Canyon Court. As the construction proceeds, we will get them done. Stonehurst backs up the wetlands and there is a whole stretch between the end of your property and the wetlands that are going to be CDD property that will have grass on it, and two residents will have an open easement going between. It's going to be a painful thing to deal

March 21, 2023

Amelia Walk CDD

with. I have a map. If anyone has specific questions, I can tell you what has been done. In some cases, it's been done, but they need to be redone because they haven't been maintained properly.

Ms. Lorraine Clapper stated pond 16 is a very large pond and I try to clean out what I can reach, but there is a lot out further that I can't reach. Are they supposed to come and clean it? Do the pond people clean the debris?

Mr. Laughlin stated that the pond maintenance company will clean anything except construction debris. The home builder should clean that debris out.

Ms. Lorraine Clapper asked do we know how deep that pond is?

Mr. McCranie responded 30-feet, maybe 40.

Mr. Bryan Neary, 86522 Fall River Parkway, stated I know the mailbox issues have been covered in great detail, but I think there are a couple of key points. The only rules we ever heard about were the post office rules. The county ordinance has been mentioned a time or two, but you guys never seemed to rely on that or refer to that. If you haven't seen it before, there is a copy of it right there. I know we asked about this ordinance previously and it was pushed on to the contractor by saying they would have to get the permits. There are a couple of key things in those ordinances. Parking has been mentioned, dedicated parking. Those ordinances that the county put in are a direct correlation to the post office involving their approach to clusters, just like you mentioned. There are individual mailboxes, then there are small clusters, then by the time you got to Phase 4, in 2020 or 2021, the county had also updated those ordinances. No one has ever addressed the question of those where it specifically requires dedicated parking, or a bulb out. Even more so, the most important thing in that ordinance is where you put them has to be done before the first CO. It's to avoid the two years of this discussion going on because that is why they do it. The ordinance isn't there just for fun, it's to keep people from making a bad decision. Developers don't want to spend the money afterwards; now we have to build a parking lot, now we have to build this out. This development has obviously been around for a long time and now there are newer rules. I get it; things change. It wasn't in the original plans, but you can't just make a bad decision. If you go through all of the minutes that I have access to, the question of where Phase 4 mailboxes are going to be did not come up until January of 2021. I don't know when they were placed, but if you look through all of the available meeting minutes back in 2019, it's never mentioned until 2021 when a board member said they thought it was inconvenient and people aren't parking properly and they're being inconsiderate and that was

March 21, 2023

Amelia Walk CDD

actually part of the conversation about Phase 5. It wasn't even about Phase 4. Phase 5 mailboxes were also supposed to be at this amenity center, and that's why it came up. The reason they were put there according to the minutes was because the infrastructure was there, and the parking was there. There was nowhere else to put it. If the post office was going to make us do this, this is the only place we can put them. Is it the greatest place in the world, or is everybody going to love it? Absolutely not, but at least if we're going to follow the rules, the post office has their rules, and the county has their rules. After they were moved, everybody that was there was there in 2021. People were already moving in, and lots were sold. Everybody within line of sight, direct impact, every house around there was either occupied, under contract or under construction. That is not okay. If you go back to the meeting minutes, someone brought up wanting to see them moved. That's all that happened. I don't like where these Phase 4 mailboxes are, so we need to look at moving them. February, we're still talking about Phase 5 because that had gotten tabled at the January meeting. You decide in Phase 5 it's okay to put them down there because nothing is happening down there, but Phase 4 is still an open issue. There were all kinds of concerns brought up, and interestingly, the only concerns brought up were by the only board member who was not a resident. He fought because he knew this was a bad idea that you would consider it. He said, you're setting a bad precedent. If you're going to move them now, what's to say you can't move them a million times. You can't move them and that's the point. That's why the county says that to prevent bad things from happening. As much as someone may not like them being up here, that's where they were when everybody bought their house. Following that, then we go to March and these things come up again, same questions, same concerns. One of the board members didn't even know we were talking about Phase 4. The response when those concerns were brought up about those residents were that an informal poll had been done. By who? Who knows. It's informal, so it's not documented. It was brought up; can we do a poll. Yes. It was also brought up that a poll would be done to receive feedback in March 2021. It was never brought up again. In April we're coming back with proposals, quotes and someone says here are the locations I've picked out, I went and checked it out, I talked to the post office, here's how much it's going to cost, I think we need to get this done. This is only the Board. A resident has not been a part of this discussion yet. One board member who is not even a resident continuously raises concerns about Phase 4 and Phase 5. It's not that he was against where you were going to put them in Phase 4, he was against the whole thing because he knew it was wrong. He didn't

March 21, 2023

Amelia Walk CDD

reference that county ordinance and I don't know why. If you're not going to follow the law, you can at least appreciate the spirit of the law. You've never looked at it. No poll every happened, so now it goes right to April. We're just going to decide to go ahead and vote on it, and again, the same person that started and drove the whole process went to the post office, all because they wanted it moved. It says, "I would like to see them moved". Another board member says, "I want to see them out of here". Not, we need to look at this and see what we're doing, it was get them out of here because they're inconveniencing you. That's not okay. I understand this isn't a great location, but it was the best location, and that's why it was chosen. I don't believe this organization is within its authority, or has any standing to say, I'm going to move them. If you had left them there, and I know you're going to say people will be up here complaining that it sucks that that they're up here. There would be, but you could say you followed the rules. Once they're there, you knew they were there when you bought your house, and if you didn't, shame on your builder. Then you'd have a leg to stand on to say there's nothing I can do; my hands are tied. Now you've opened yourself up to this for two years, and it's going to keep going. If you'd just left it alone and didn't make a knee-jerk decision without doing the due diligence just because you wanted to get it done before too many people moved into Phase 4. You knew this was going to happen, you were warned about it, and you did it anyway. No resident ever said a word about it until July of 2021 and you know why? Because that's when they actually showed up down there. Jordan went through painful detail outlining all of this, he did all of this heavy lifting, and you guys just dismissed it, and it was never brought up again. Find any meeting minutes after July 2021 where this was ever discussed. It wasn't. We were busy fighting with the builders to get our house finished. Everybody was busy doing stuff. This is not our problem. You're making it out to seem like it's a personal issue with us. It's not.

A resident stated I'll continue with the mailbox issue. I was the one that did a lot of that homework. We have the house right on the corner. I understand the inconvenience that it was to have Phases 1-4 to have to come up here for their mailboxes. It was a problem, right? The amount of people that need to access those mailboxes, we have 200 mailboxes in one location. It was a problem for the amenity center, because the amenity center, according to the board at the time, couldn't handle that, so the solution to the problem was to pick them up and put them at the driveway of somebody's house who has kids running around. So, you guys got the problem out of your way, but now you've put that burden on us. We didn't come into the neighborhood and



March 21, 2023

Amelia Walk CDD

say I'd like to purchase this house, there's mailboxes here, but we will deal with that. It was we showed up, we picked our spot, what is this land for? It's a tract for stormwater management and a lift station; open space, that's it. That's what it is zoned for according to the drawing. Now we're going to put mailboxes there. I asked each one of the board members at the time at that meeting, would you accept 200 mailboxes at the bottom of your driveway? Every single board member said no, but yet every one of them voted yes and that is completely wrong and completely immoral. If you can't accept the burden for your own property, then you shouldn't be placing that burden on somebody else. Since we're sticking straightly to the minutes here, the subsections in the county ordinance, the parking is off street parking. We've been to the county and discussed that with them. It needs four designated parking spots for 200 mailboxes, and it cannot interfere with street traffic. Off street parking is not available at that location. Secondly, the tracts. Each of these cluster mailboxes that you installed in 2020 need to be on their own tract of land. The tract of land that it is currently on is Tract A. The county land, which is stormwater management open space. The community wasn't designed to put these mailbox tracts in there. There were no tracts every identified, at least to my knowledge.

Mr. Laughlin stated I'll look into it, but in speaking with the engineer, the county considers these private roads even though they're publicly accessed. I'll give you my card.

Ms. Kayla Neary, 85622 Fall River, stated I've been in touch with the County and there doesn't seem to be any evidence that was approved by the County. I understand that these roads are maintained by the CDD, however, just like my house has to be built to code, so does the infrastructure around it. This many mailboxes requires by County ordinance, four dedicated parking spaces. I can tell you that is not enough, they need six, because that's how many people are usually sitting outside of my house for various amounts of time. They might be taking a call; they might be having lunch like the mailman does. I would really urge not only the Board, but my neighbors to think about what they have done to us. It's not they, it's one individual and then I would bring misconduct into question as well, because it's unethical and it's wrong. I'd like for this to be an agenda item next month as well, because I'd love to come back.

Mr. Richard Appling, 85353 Fall River Parkway, stated I'm the proud owner of the corner of Fall River and Fall River. I purchased the property not from Richmond American, but from a resale. I saw the cluster box there when I purchased the property, but all of these comments that I've heard today respective to that situation, I would like to reiterate that it truly is

March 21, 2023

Amelia Walk CDD

an issue. My feeling, based on the posture of the panel is that this isn't being taken seriously. I've watched as this discussion went on and as panel members, your posture and your reaction are kind of unprofessional. The fact that there is such a volume cluster box concentration, and it is right on a road that is a main artery to feed all of these homes in Phase 4 and some of Phase 5 and the amount of traffic and congestion that creates is a poor decision. You have an opportunity to correct that before it gets worse, or before an accident occurs. I've seen near collisions on many occasions. I have that unfortunate point of view. My biggest point to make to the Board is please take this seriously, it is an issue. I understand the survey and that it is a first step, but I thought the survey was very lacking in its effort and clarity. I think it created as much confusion as it attempted to try and gain some data. I would question the value of that data before I just turn the page and say, we've got our answer and we're moving on. I don't think you have your answer. The answer is you have a problem, and you should address it.

A resident asked if per Kayla, the cluster box wasn't approved per County ordinance or have the required parking spots, what happens when a child dies, or a bicyclist is run over? Then will its legality be looked at?

Mr. Laughlin stated everything was filed and done through the County and the postal service.

A resident asked can you provide that at the next meeting?

A resident stated I'd like to see the proof at the next board meeting as well.

Mr. Laughlin stated I'll give you my card and you can contact me, and I'll send whatever information you need, or we can have a call.

A resident stated I'm happy the mailboxes are close enough to walk to, but I wouldn't want them in front of my house either. What I would suggest for the next meeting, it's great to raise the issues, but I would also challenge not just the Board but the residents to come with recommended solutions as well.

A resident asked the capital improvement surveys, do you guys categorize them into the percentage of negative responses and percentage of positive responses? I'm just trying to understand the numbers. It looks like on the chart that answers for two, three, four and five are in green. Were they all put into positive?

Mr. Robinson responded correct.

A resident stated so the only negative would be what?

March 21, 2023

Amelia Walk CDD

Mr. Robinson responded it would be absolutely not.

A resident stated so I want to ask you to look at that assessment again and I'll call out two examples. The lighting for the tennis courts. On the summary it's 51% negative and 45% positive, so on the surface that looks like more people didn't want it, but it looked pretty close to almost 50/50, but then when you dig down into the actual numbers and the raw data, you have 53% of the community saying absolutely not to lights on the tennis court. Only 5% of the community, 16 people, say absolutely we want that. So, it looks like you're using the positive/negative results and ranking them on what the community wants, but the raw data for that one for example, it doesn't look like a lot of people are heavily in favor of that.

Mr. Robinson stated the summary of counts is what you're referring to. The actual ranking was based on the average weighted, which would take into account if it were all a bunch of twos, it would be pretty low, so that's why that particular item was probably somewhere down in the 20s, so a pretty low average weight.

Mr. Laughlin stated this was just to get an idea. This will be a lengthy process. It's really just to give us an idea of numbers for the budget. It would be months before anything is actually acted on.

Mr. Robinson stated lighting on the tennis courts was discussed about a year and a half ago.

### **Supervisor Requests**

Mr. Robinson stated that the group working on holiday lights has met a couple times and has talked about adding power to the roundabout. The Board approved an amount not to exceed \$6,000, which only covered the roundabout on Majestic Walk Boulevard, so that will be put on hold and all the other lighting ideas the group came up with will proceed. He also informed the Board that he was approached by a resident about people walking in the open space area behind the Phase 5 mailboxes, not cleaning up after their pets and in some cases walking down the pond and fishing. Fishing is prohibited in Pond 16, so he has spoken to the operations staff about putting up signage.

## **THIRTEENTH ORDER OF BUSINESS**

## **Other Business**

There being none, the next item followed.

March 21, 2023

Amelia Walk CDD

**FOURTEENTH ORDER OF BUSINESS    Financial Reports**

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

Copies of the financial statements were included in the agenda package for the Board’s review. Mr. Laughlin noted the check register totals \$70,443.30.

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

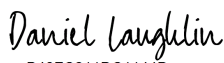
**FIFTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – April 18, 2023 at 6:00 p.m. at the Amelia Walk Amenity Center**

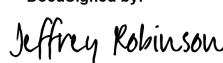
**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

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

DocuSigned by:  
  
 B48FC211DC1144D...

Secretary/Assistant Secretary

DocuSigned by:  
  
 48BF69B4C43F4E7...

Chairman/Vice Chairman