

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, February 20, 2024 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
Red Jentz	Vice Chairman
David Swan	Supervisor
Lynne Murphy	Supervisor

Also present were:

Daniel Laughlin	District Manager
Dan McCranie	District Engineer
Lauren Gentry	District Counsel
Kelly Mullins	Amenity & Operations Manager
Terry Glynn	GMS
Chip Dellinger	GMS
Mary Grace Henley	Kilinski Van Wyk

The following is a summary of the discussions and actions taken at the February 20, 2024 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

Judy Desroches stated there's an item on the agenda, item nine, discussion of vendor fee schedule. I didn't see a lot of information about it, so I have some questions. The assumption is this is going to be charging the vendors that come in and provide services to the community residents such as aqua aerobics, yoga, Zumba, food trucks, or paint parties. Those people I'm assuming provide insurance so that the community isn't liable for anything, and the residents pay for those services, in most cases at a discounted rate, so charging those vendors for the service they provide to come into the community is going to mean we are going to pay more. So, I'm already paying for use of the facility through my CDD fee, I'm paying for the services that are

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provided, and now I'm going to be paying even more again for the community services. I'm concerned about that. If you're going to start charging, it's likely we are not going to have those services. People are not going to want to pay to rent the facility or just for the privilege of coming in and teaching a class or something. I think it would be detrimental to what we provide today to the community, and I think it would definitely impact our happiness.

Mr. Laughlin stated we will discuss that when we get to that item. There are different scenarios and not all vendors would be charged, it would be more if there was a higher fee, the District would get a percent of revenue. If they're providing a free service or discounted service, they won't get charged sometimes. We will get into that in-depth.

Connie Philipp stated I would like to address the proposal for the Pond 14 banks. In reference to our HOA amendment, or addendum, it basically holds the association responsible for those types of projects in article four. So, I'm just a little confused as to why the CDD has taken on those responsibilities for owner maintenance and water system maintenance. I'd like to get some clarification on that when we get to that point.

Linda Kristoff stated I instruct yoga and I do it a lot of times in this room, or outside if it's nice. In fact, I have a 4:00 outdoor class, so I may not be able to be in here when you're discussing it, but I do not have to pay for the use of the facility because I was told because I service the residents. I charge \$10 a person. There are times when I have two people and times when I have five. I haven't gotten rich off of it yet. I really would hate to be charged because I look at it as almost a volunteer job. If I had to pay for it, I just couldn't offer it free. I also teach on the island and it's around \$25 a person, and also the fact that you don't want to have to go all the way into the island either. I think it's a great service. I agree with water aerobics. Anything in here that is for the residents, I feel like is a good thing. Sometimes we could use a little of that in here.

Ken Pierce stated I concur with the comments and I would add that when we consider by way of analogy, the value added that the food trucks bring for example, their profit margin is so thin, they wouldn't come if we charged them. There are wear and tear on our roads, but it adds value. I'd like to imagine what a buyer's agent might say to a prospective buyer about coming to live in Amelia Walk and one of the things I think would be wonderful is they highlighted what an active community center we have that offers opportunities neighbors to get to know each

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other and make friends and benefit from the instruction that is offered, which again adds property value and I suggest it's the primary determinant that the CDD should consider.

Brian Baynham stated my girlfriend and I own Amelia Paint Party and I know we're going to be talking about this a little bit later. We've been trying to get the vendor agreement to where we can host the paint parties again. We've done a few of them. Like this lady said here, we do offer a discounted rate and like this gentleman said, if we're being charged for something we are already paying for, then I don't feel that is justified at this point because if that's the case, we need to start charging for birthday parties and everything else that goes on in the clubhouse.

Mr. Swan stated they do charge for birthday parties.

Brian Baynham asked everything that we do in this clubhouse?

Mr. Swan responded if you rent the facility, yes.

Brian Baynham stated okay. I think that was brought up to us at one point and I said if that's the case, that's fine, we're good with it. We do carry our own insurance, but there has been a lot of questions on us hosting these paint parties. Someone brought up alcohol. I've seen alcohol at a bunch of parties up here. Who polices that? We don't supply it. If somebody brings it, that is their own choice, they're grown adults.

Mr. Laughlin stated it's in the policies that there is no alcohol allowed.

Brian Baynham stated it's kind of like the pool. It says don't bring it there, but we see it. It happens. But we don't supply the alcohol and we are even going to change the way we promote the parties. Instead of Sip and Paint, we're going to call it just Paint Party.

Mr. Laughlin stated I don't know if Kelly will bring it up in her report, or we can discuss at the end in the open audience comments. Events like this the process would be they would come to the Board to request that usage, and if approved, a license agreement would be drafted between the District and the vendor covering the insurance requirements and items like that. Just as an example, I have some districts that have soccer leagues and some residents pay a decent fee for the soccer program and that soccer program gives the District a 10% revenue share, but that's an event that they charge a lot of money for. It's not like a yoga class, but we will get into that.

Kevin Jakopin asked which individual is responsible for hiring the people that filled in dirt in the holes that have opened up with the rain?

Mr. Laughlin stated the road resurfacing project is.

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Kevin Jakopin stated no. I'm asking specifically which person hired the people that were putting dirt in the holes to fix each hole that exists right now.

Mr. Robinson stated Duval Asphalt is the.

Kevin Jakopin stated that's not what I asked. I asked which individual hired the people.

Mr. Laughlin stated this is not a question-and-answer session.

Kevin Jakopin stated it is a question and answer, because I pay money here and I have a truck that I can't drive because I hit a pothole because some person put dirt. What is going to happen when it rains? The dirt is going to come out. What are they doing right now as we speak? They're putting more dirt in it. Do you think it's going to rain in the next two weeks?

Mr. Laughlin stated they are fixing the underground drains and once that is completed, they are going to come through and completely resurface the roads.

Kevin Jakopin stated once it's completed doesn't save my truck. Are you going to pay for my truck?

Mr. Laughlin stated that's enough sir.

Kevin Jakopin stated no. Are you going to pay for my truck? Who is going to pay for my truck.

Mr. Robinson stated insurance.

Kevin Jakopin stated who is going to pay for it?

Mr. Laughlin stated I am going to tell you to leave if you don't calm down.

Kevin Jakopin stated I want to know who is going to pay for it.

Mr. Robinson stated please stop harassing.

Kevin Jakopin stated you all just don't respond.

Mr. Robinson stated I will have you removed right now.

Kevin Jakopin stated you can scream and yell all you want, but somebody made that decision, and nobody is going to stand up for it.

Mr. Robinson stated Ms. Mullins, get the individual's address and remove his fob security access to all common properties. You may leave.

Kevin Jakopin stated I'll send you the bill.

Mr. Robinson stated go ahead.

Kevin Jakopin stated you won't pay it, but you won't take responsibility.

Mr. Laughlin stated we're going to move on. Do we have any other audience comments?

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John Musial stated I have a question about that too. These holes that are in the road are ridiculous he's right about that.

Mr. Robinson stated we will have a detailed discussion about that in the staff reports.

John Musial stated one of my questions is they know this is a temporary fix. Every place in this country, when you do something like that, work to that scope, they put a steel plate over it. Why didn't they do something like that? Who hired this Mickey Mouse operation? That's would I would like to know. Who made that decision? Just like the pavers you guys installed out there. It was shoddy work.

Mr. Laughlin stated it's not done yet.

Mr. Robinson stated we will address that during the engineer's staff report.

Chris Musial stated I think a lot of the problem is, I'm going to speak to one area of repair of the roads, there was a hole for several months until we brought up a remedy. We thought of it. Put a metal plate. It finally got done. The rest of the roadway was fairly intact. Then these guys came in and they attempted to remedy it until it gets fixed the right way. What was once a flatter road between the two holes on both sides, is now like this. Why? That's the problem people are saying is if this was an attempt to remedy it until we get to the next phase of resurfacing, why was that remedy making it worse than it was? Now we have this area over here that is getting larger, and again, it was smooth, and then it was the dip by the drainage. Now there are several dips.

Mr. Robinson stated we understand that and we're going to have a discussion during the engineer's staff report.

Kevin Jakopin asked why are you doing the same thing? You're doing the same thing and you that. That's logic.

Cathy Rutsey stated I just wanted to reiterate the already brought up point about paying for time at the clubhouse or outside. I think that a lot of the women and a few of the men that take the classes probably would not take those classes if they were more expensive. It is a real benefit to have them here.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 16, 2024
Regular Board Meeting**

Mr. Laughlin stated the meeting time under the first order of business will be revised to 6:00 p.m.

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On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor the minutes of the January 16, 2024 meeting were approved as revised.

FOURTH ORDER OF BUSINESS

**Continued Discussion of Capital Reserve
What-If Planning Model**

Mr. Robinson recommended purchasing a flat screen TV to mount in the clubhouse to be used for meetings and/or other events.

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

Mr. Robinson stated that he’s made some updates to the capital reserve planning model since the last meeting and those changes are included in the notes portion of the document, which was included in the agenda package. The items in bold have already been approved, and the items in black font above the green font items are the projects the Board is looking at doing in the next few years. Mr. Robinson noted if all projects listed in the document are desired, an increase in the capital reserve contribution would be necessary either through a special assessment as was done with the road resurfacing, or by saving funds over time.

FIFTH ORDER OF BUSINESS

Discussion of Phase IV and V Common Areas

Ms. Mullins presented proposals to improve the landscaping at the cul-de-sac at Apple Canyon Court (area 44 on the landscape map). Down to Earth would like to use Bahia sod. Brightview would like to hydroseed the area, which Mr. Glynn prefers for that area.

Ms. Murphy asked how the preparation, seeding and temporary watering.

Mr. Glynn responded that a submersible pump will be used to temporarily pull water from the pond.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the proposal from BrightView in the amount of \$4,251.60 for site work and hydroseeding near 85418 Apple Canyon Court was approved.

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Mr. Robinson recommended addressing area number 47 off Fall Rivers Parkway next, and then area number 45 at the intersection of North Field and Poplar Breeze Way.

Mr. Jentz asked if there are unit rates for hydroseeding in the Brightview contract.

Ms. Gentry responded that she would confirm.

Mr. Jentz stated that in the future, unit rates should be provided on proposals.

Ms. Murphy stated that a letter was sent to Ryan O'Dell of Riverside Homes regarding the common area off Greylock Court. He confirmed to Ms. Murphy that he received the letter and also stated that the plan is to level the area that was damaged during the removal of the concrete, and to then plant Bahia.

Ms. Gentry stated that a follow-up letter was sent to Lindsey Bishop of Riverside Homes, so hopefully that will initiate a formal response.

SIXTH ORDER OF BUSINESS

Discussion of Fence Vandalism

Mr. Robinson stated that last month the Board approved a \$1,300 expense to replace a PVC fence at the entrance of Amelia Concourse that had been damaged and within two weeks of it being installed, the fence was again torn down. A suspect has since been arrested and the arresting officer indicated the minor's parents would be receiving a bill for the destruction of the fence, and potentially the repair. Mr. Robinson listed options for preventing future trespassing in the area, such as cutting telephone poles left in the area and installing them similar to bollards, installing lockable bollards, or installing spike strips.

Ms. Gentry stated that signage would need to be installed if spike strips were to be used to prevent a pedestrian from getting injured.

Mr. Robinson advised residents to call police when they hear or see vehicles on the haul road and stated that he will work with staff to try to come up with a solution to prevent vehicles from accessing the area.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals / Estimates

A. Restoration of Pond 14 Banks

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A copy of the proposal from Aquagenix previously discussed totaling \$92,050 to remove vegetation, repair the slope and replace sod to the water’s edge on pond 14 off Fall River Parkway was included in the agenda package for continued discussion.

Mr. Robinson stated that the funds are available for the repair, his concern would be whether it should be done now, or if it should be held until the road resurfacing project is done in case there are unexpected expenses associated with that project. He suggested approving the proposal so the parties can begin the process of agreeing to a contract.

Ms. Gentry noted a stipulation can be included that the work will not begin until a certain date.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor the proposal from DeAngelo Contracting Services / Aquagenix totaling \$92,050 was approved.

B. Installation of Sod in Playground Area

This item was deferred.

C. Fountain Light Replacement

Ms. Mullins informed the Board that she gathered input from homeowners that back up to Pond 15 on whether they would like the fountain light replaced immediately. She received 15 responses with 13 in favor and two opposed.

On MOTION by Mr. Robinson seconded by Mr. Swan with all in favor the proposal from Sitex in the amount of \$3,600 to replace the fountain light on Pond 15 was approved.

D. Fence/Gate for Haul Road

This item was deferred until the front entrance of the haul road is resolved.

E. Tree Work on Majestic Walk Circle / Majestic Walk Boulevard

Ms. Mullins presented a proposal from BrightView totaling \$7,140 to cut the Spanish moss off the Elm trees along Majestic Walk Circle and Majestic Walk Boulevard, prune two live oak trees, and drop dead pine trees in the preserve area.

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Mr. Robinson stated that the \$7,000 credit from BrightView could be used on this proposal.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor the proposal from BrightView in the amount of \$7,140 for tree work was approved with the \$7,000 credit to be used for this project.

F. Repair Damaged Landscaping from Solar Pool Installation

Ms. Mullins presented a proposal totaling \$4,540.11 to repair landscaping damaged during the solar panel installation for the pool.

Ms. Gentry stated that typically the contracts include a provision that the vendor is responsible for any damage they cause, however in this case the vendor notified the District it would be necessary to tear up some landscaping to do the work and that replacement would be excluded from their proposal.

Mr. Robinson asked that the proposal to sod the playground area be tabled to consider it as the budget is drafted.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the proposal from BrightView in the amount of \$4,540.11 to repair damaged landscaping was approved.

G. Pool Lounge Chairs

Ms. Mullins informed the Board that there are nine pool lounge chairs that are not usable for the upcoming season, so they can be repaired, or new chairs can be bought. She noted she has not been able to find an exact match if new chairs are preferred.

Mr. Robinson added that the average cost of a new chair is around \$250 per chair and the quote for a repair is \$200 per chair, plus a delivery fee of \$200 for all chairs.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor repairing the bed and the back of the pool lounge chairs at an amount not to exceed \$2,100 was approved.

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Ms. Gentry stated that after the last meeting, she informed Mr. Matovina that the community was opposed to granting the easement access and he responded that he was disappointed but had anticipated as much and he would be pursuing other options.

Mr. Robinson added that he sent a letter to the county planner and the county commissioners notifying them the District has denied the easement request.

NINTH ORDER OF BUSINESS

Discussion of Vendor Fee Schedule

Ms. Gentry stated that there are a few options for use of the amenities: a casual gathering of residents in which there is no fee to use the amenities, rental of the clubroom for a social gathering in which non-residents can be invited up to the capacity of the room, but they are not allowed to host any commercial events or advertised events; a reservation by a community club in which guests are allowed under the current amenity rules and there is no fee to use the space; and lastly, a vendor license agreement for a vendor to provide a service to the community. She asked if the Board would like to make any changes such as requiring vendors to pay a fee for use of the space.

Ms. Murphy stated that she thinks the current setup is appropriate as long as the services are aimed at just the residents and their guests.

Mr. Robinson stated his preference for keeping any current contracts as-is and if any new proposals are brought to the Board from a vendor, a fee could be considered.

Ms. Mullins stated that she has received a request for approval of a painting party.

There were no objections.

Mr. Robinson asked if the policies were updated on the District's website and if the matrix was included in the policies.

Mr. Laughlin stated that he would look into whether the current policies are posted.

Ms. Gentry stated that the matrix was not included in the policy.

Mr. Robinson stated that he would include it.

Mr. Swan stated that he was opposed to residents using the facility to run a business until he heard the yoga instructor's comments. He asked if all the participants are Amelia Walk residents.

Linda Kristoff responded that they are, and the only exception has been when there are relatives from out of town attending as a guest.

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Mr. Swan stated that he is not opposed to keeping the policy as-is.

Ms. Gentry asked if the paint party is a reoccurring event or a one-time event.

Brian Baynham responded that it is a monthly event, but it is based on feedback from the community and may be canceled as needed.

Ms. Gentry stated that alcohol is not currently allowed for regular amenity use, however the insurance company has okayed alcohol at events so long as it is BYOB, and the event is residents only. If even one non-resident attends or if the alcohol is served or provided, a special insurance policy would be necessary.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor a reoccurring paint party event to be held at the amenity center was approved subject to an agreement.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor an exemption to the amenity rules regarding alcohol for the reoccurring paint party event was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Report

A copy of BrightView’s quality site assessment report was included in the agenda package for the Board’s review.

Mr. Robinson stated that BrightView has mapped out the irrigation zones and he has integrated that with the landscape maps as well as reprogrammed all of the controllers to have a different schedule.

Mr. Jentz stated that he just walked the haul road, and it looks good, so he does not believe the quarterly maintenance needs to be done at this time, so it can be moved until there’s more growth.

Mr. Robinson stated that it’s in the contract as quarterly, but it can be done on demand.

Mr. Swan asked if BrightView can blow the leaves on the tennis court.

Ms. Mullins responded yes.

Mr. Robinson stated that the drainage swale, particularly on the haul road needs to be cleaned out because it is impeding the flow of the water. It is in the contract that the swale is to be cleaned out twice per year.

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B. District Counsel

Ms. Gentry had nothing further to report.

Mr. Robinson stated that a homeowner placed a play structure outside of the property line on stormwater Pond 17, Ms. Mullins communicated the issue to the homeowner, and they have since moved it. However, during an inspection, it was found the two adjacent properties located at 84667 and 84659 Balsam Court have fences placed on a 20-foot unobstructed drainage easement. He noted that needs to be documented via letters to the homeowners.

Ms. Gentry stated that the HOA is going to look into whether the fences were approved by ARB and if not, the HOA can take action. If that doesn't resolve the issue, she recommends sending letters requesting the fences be moved.

Mr. Robinson direct Ms. Gentry to draft letters.

C. District Engineer – Update on Phase 1 Roadway Project

Mr. McCranie stated that Duval Asphalts schedule indicates on March 18th the will mobilize for the milling and resurfacing operations, which will take approximately two weeks, then the roads will be striped. He also reported that he is working with Riverside Homes to review the curbing in front of the homes they have constructed. He will add the Greylock Court area previously discussed to his list of items to be completed.

Mr. Robinson asked if the pavers were supposed to be removed to replace the concrete ribbons.

Mr. McCranie stated that was never specified as the scope of work was just to fix the concrete. When they removed the existing concrete ribbons, some of the pavers broke or were already cracked. He added that while it's not perfect, it looks relatively good as of his last inspection. If more needs to be done, he can request a proposal to have the pavers redone.

Mr. Swan asked if the pipe replacements that had to be done were approved and inspected.

Mr. McCranie responded that it has not yet been inspected. Before he authorizes payment and approval, they will TV the inside of the pipe so that he can review it for leaks, and they will provide testing reports for above the pipe. Similarly, for the paving work, he will receive borings

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of the paving to see the thickness of the asphalt and the surface will be checked. He noted Duval Asphalt has to hire an independent testing company.

Mr. Robinson asked what happens with the dips that haven't been identified as repair areas.

Mr. McCranie responded that included in Duval's contract is what is called overbuild, which is extra asphalt to fill in the gaps. They will mill off an inch and will put an inch back, but in some places will put back more to smooth out the surface.

Mr. Robinson stated that the road project schedule will be posted to the website and/or sent by e-blast along with communications that cars cannot be parked in the street. He also asked that he and Ms. Mullins be made aware of any issues or any change in scheduling so it can be communicated to the community if necessary.

Mr. Jentz asked about the resident's concern of the dirt being washed out from the pipe repair.

Mr. McCranie responded that it is not just dirt, it is stabilized subgrade they place on it that also has lime rock in it. He did not get to see it washed out as Mr. Robinson had emailed Duval Asphalt and they immediately came out to repair it.

Mr. Laughlin stated Duval replied to Mr. Robinson's email that they understand the issue and they are working on a solution.

Mr. McCranie advised that if anybody sees an issue, to let Mr. Robinson or Ms. Mullins know and staff will communicate to get Duval back out.

Mr. Jentz stated that the pavers should be repaired to the same condition they were before.

Mr. McCranie stated that Duval Asphalt does not do specialty concrete work or paver work such as that. He recommended waiting until the asphalt and concrete ribbon work is done before the pavers are addressed.

Mr. Robinson stated that there is a pothole in the roundabout.

Mr. McCranie stated that he would look at it.

D. District Manager

There being nothing to report, the next item followed.

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E. Amenity / Field Operations Manager – Report

A copy of the amenity and field operations report was included in the agenda package for the Board’s review. Ms. Mullins stated that she is going to ask Down to Earth for drought resistant materials on Fallen Leaf. Mr. Robinson stated that he will take the lead on that item.

Mr. Swan asked if money is leftover for the tennis courts as two nets have not been replaced.

Ms. Mullins stated that she would look into it.

ELEVENTH ORDER OF BUSINESS Discussion of Mailbox Keys

Mr. Robinson informed the Board that the post office has told a resident they no longer issue replacement keys for centralized mailbox units. The new process is the Post Office wants the CDD to hire a locksmith to drill out the lock and rekey it. He has asked the Postmaster to confirm the database of addresses that the CDD has matches what the post office has. Until that changeover is finalized, the residents will need to go to the post office if a new key is needed.

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

FIFTEENTH ORDER OF BUSINESS Financial Reports

- A. Financial Statements as of January 31, 2024**
- B. Assessment Receipts Schedule**
- C. Approval of Check Register**

Copies of the financial statements were included in the agenda package for the Board’s review, as well as a copy of the check register totaling \$97,150.63.

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

TWELFTH ORDER OF BUSINESS Audience Comments

Joyce Ellenson stated that she does not believe there is one speed limit sign on Stonehurst or Fall River Parkway and she thinks they need to be installed. She also stated that there are many utility box covers that are broken or missing that need to be addressed. Next, she commented on the trash in Pond 14 and asked if Solitude is supposed to remove that.

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Ms. Mullins stated that the trash in the ponds is on her list of items to be addressed along with the pond banks.

Mr. Jentz stated that the utility covers are the responsibility of AT&T, or whoever the utility provider is, so they would need to be contacted and made aware.

Mr. Robinson stated that speed limit signs are around \$700 a piece. The issue was discussed in the past and the Board decided speed enforcement is the most effective solution as spending the money is not going to stop somebody from speeding.

Mr. Laughlin stated that staff can look into it as sometimes the county must approve installation of speed limit signs.

Connie Philipp stated that she looked over the HOA covenants and within those documents it assigns the responsibility of the water system maintenance to the HOA and maintenance of the lots near the bank is the responsibility of the association and the homeowner so she's confused as to why the CDD is spending time and money.

Mr. Robinson stated that the association is also referring to the CDD and/or the homeowners. There will be an opportunity starting soon to modify the HOA documents and it will be a long process.

Mr. Laughlin added that the stormwater management system is owned and maintained by the CDD and a lot of times the HOA documents will state that homeowners are in charge of maintaining the pond banks, which simply means cutting and edging the landscaping.

Brian Baynham thanked the Board for approving the paint parties and asked what can be done from their end to avoid being blamed for alcohol being brought to the party as the vendor will not know if the attendees are residents or friends of residents.

Ms. Gentry responded that the vendor is responsible for ensuring only residents are bringing alcohol and if that cannot be done, then a special event insurance policy that provides alcohol coverage needs to be in place.

A resident stated that the capital plan has the playground being replaced in 2028 and asked that that the Board reconsider that. She also asked what due diligence staff and the Board is taking to ensure events are not being advertised outside the community.

Mr. Robinson stated that Ms. Mullins is working with the people coordinating the events.

Ms. Gentry stated that the club documents state that if the rules are violated, the club privileges can be revoked and the individual leading the club can have their privileges revoked.

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Skip McCloskey asked if anybody has considered getting rid of the pavers as there are ongoing problems with them.

Mr. Robinson responded that it has not been discussed, but it can be.

Don DeCanio asked if temporary patching of the holes can be considered.

Mr. McCranie responded that he can ask Duval Asphalt.

THIRTEENTH ORDER OF BUSINESS Supervisor Requests

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS Next Scheduled Meeting – March 19, 2024 at 2:00 p.m. at the Amelia Walk Amenity Center

SEVENTEENTH ORDER OF BUSINESS Adjournment

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

DocuSigned by:
Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
Jeffrey E Robinson
F26FDA504C624B1...
Chairman/Vice Chairman