

**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 15, 2024 at 6:00 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
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Mike Yuro	District Engineer
Kelly Mullins	Amenity & Operations Manager
Terry Glynn	GMS
Jen Mabus	BrightView Landscape

The following is a summary of the discussions and actions taken at the October 15, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Don DeCanio stated that he was disappointed that there is no clear plan for how to resolve the road and the water drainage issue or how to pay for those items. He asked the Board to consider holding special meetings to address the road conditions. He also stated that there is a bid to do some work at the pop off at Breezeway, however after talking to Supervisor Robinson, it doesn't encompass the scope of work that needs to be done. That item needs to be addressed urgently as water is almost coming up to homeowner's back doors.

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THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Bradley Thomas

On MOTION by Mr. Jentz seconded by Ms. Murphy with all in favor Bradley Thomas’s resignation was accepted.

B. Consideration of Appointing a New Supervisor to Fill the Vacancy (11/2026)

Mr. Laughlin presented one resume received in response to the e-blast regarding the vacancy.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor appointing Stephen Cook to the Board was approved.

C. Oath of Office for Newly Appointed Supervisor

This item was tabled.

D. Consideration of Resolution 2025-01, Designating Officers

Mr. Laughlin stated if the Board is okay with the current slate of officers, Mr. Cook can simply be added as an Assistant Secretary.

There were no objections from the Board.

On MOTION by Mr. Jentz seconded by Mr. Swan with all in favor the Resolution 2025-01, designating officers was approved with Mr. Cook added as an Assistant Secretary.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the September 17, 2024 Meeting

B. Financial Statements as of September 30, 2024

C. Check Register

Copies of the minutes, financial statements and check register totaling \$177,987.98 were included in the agenda package for the Board’s review.

Mr. Robinson stated dealing with the capital reserve fund balance, which was page nine in the report. It was \$73,611. So, I did a couple back of the envelope calculations. About \$18,413 has been spent in the last 30 days dealing with water removal potential Geotech and adding another

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\$1,600 for that because we added another section of the Majestic Walk Boulevard to have studied. So, we'll have about \$45,000 available in capital reserves. We have \$8,900 approved but haven't spent. Just so everybody knows, we started a new fiscal year, we don't get access to that money till late November, early December. So, the \$185,000 from the budget we won't see transferred into our active spending account until December.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the consent agenda was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Ms. Mabus provided an overview of landscaping items completed between meetings.

B. District Counsel

Ms. Gentry stated that she still has not received a response from the postmaster regarding the cluster mailboxes, so she will continue to try to get a response. The easement variance agreements have all been sent out for any approved variances, and they are required to return them by the end of the month. If anyone refuses to sign the agreement, they would be required to remove the encroachments. Lastly, she reported there are still punch list items to be completed for the Phase 1 roadway project, so payment is only being sent to Duval Asphalt for the work that has been completed and approved so far.

C. District Engineer

Mr. Yuro stated that the geotechnical services proposal includes two areas of Majestic Walk Boulevard and the front of the neighborhood. The contractor has indicated he can mobilize within two weeks of the notice to proceed, and a report should be provided a couple weeks after that, so it may be available by the next meeting.

This item will be discussed further under agenda item VII.

At the last meeting, Mr. Yuro was asked to provide an exhibit for yard drains for homeowners. He has prepared that sketch, and it is included in the agenda. He was also asked to work with Duval Asphalt on the ribbon curb issues at the roundabout and he has not yet been successful on meeting with them on that.

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D. District Manager

Mr. Laughlin stated that the Heron Isles board has found an alternate location for their meetings and will not need to use the Amelia Walk amenity center.

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 reported that a trampoline landed in one of the District’s ponds following Hurricane Helene and asked if the District will cover the cost, or the homeowner should.

Ms. Gentry stated that there is no case law specifically for trampolines in ponds and legal responsibility will be very fact-specific, however it is most likely a District expense, although a request can be sent to the owner for reimbursement.

Ms. Mullins stated that there are some loungers beginning to sink in and asked the Board to think about if they want to buy new chairs or recover them. The cost would be \$200 per chair, plus a \$200 pickup and delivery fee to recover them. That would amount to around \$2,000.

SIXTH ORDER OF BUSINESS

Consideration of Proposals

A. No Trespassing Signs for Haul Road / Trail Road

Ms. Mullins presented a proposal totaling \$7,898.30 to install 40 ‘No Trespassing’ signs along the haul road. She noted this would not meet the statutory provisions on the intervals.

Mr. Robinson suggested installing 12 signs as the goal is not to get convictions, but to keep vehicles off the haul road.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor purchasing and installing 12 No Trespassing signs for the haul road at a cost of \$117.70 each was approved.

B. Pool Repairs

Ms. Mullins presented a proposal to repair loose coping around the edge of the pool for a total of \$5,000, and to acid wash the floor returns for a total of \$1,260. She noted the pool would need to be closed for a few days to acid wash the floor returns.

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Mr. Robinson suggested approving the proposal for the coping repairs but holding off on executing the repair until December.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the proposal to repair coping at the pool for a total of \$5,000 was approved.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor the proposal totaling \$1,260 to acid wash the floor returns was approved.

C. Pond Fountain Repair

Ms. Mullins presented a proposal to repair the Pond 3 fountain motor for a total of \$1,995. Ms. Murphy asked to table this item as there are more important items to tend to currently. Mr. Jentz asked Ms. Mullins to get the flow rate for the motor. No action was taken on this item.

SEVENTH ORDER OF BUSINESS Discussion of Water Drainage Issues

Mr. Robinson stated hopefully everybody in the audience understands that one week prior to this meeting, everything we're talking about is posted on the District's website. That's why sometimes we don't have a lot of discussion because we've read it, and we understand it and we can just talk about the exceptions. So, I developed what I consider a higher-level executive summary report that encompassed a lot of the discussions and exhibits that were in the August and September meeting packages and it starts off with sort of a background. It's a little history. And then it segues into the three or four, and I'm adding one in this meeting, it's not in the report, but I'll add it and talk about it. So basically, to answer one of the questions earlier, no, we haven't initiated getting a quote or anything to see what the fix is because we haven't determined what direction we want to go. But what we want to do is we believe we have a water drainage issue and a groundwater issue. Our ponds were not being drained fast enough to keep up and that was causing groundwater issues and potentially contributing to the road issues. We have since approved a quote for Critter Pro and they have cleaned out all of the control structures. It's that concrete box you can see in pond two over here. That takes the water, it's a gravity flow, out of the ponds and it goes under the ground. There's a pipe that goes about 25 to 50ft into the wetland

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and then there's another concrete box called the control spreader. Everything in phase one has been cleaned and some of the phase two ponds. That's the ones on Champlain and Majestic Walk. Pond 11 drains into pond 12, so the two biggest ponds, at least in the front part of the neighborhood, are connected and then it goes into the wetlands. It's about a 300-foot run. Anything that blocks those, either the control structures or spreader structures, get blocked from debris. When we were getting quotes to do it some company said you don't need to do it for at least 20 years. Well, most of our ponds that we're talking about are getting into that 20th year, 18th year, and some of them were clogged. And there's one or two still. If you look at pond six, it's the one past the Arbors, there's always some exposed, or it's completely underwater. That is just dribbling in. It's still underwater. Where all the other ponds that we did a really good job of cleaning. They drained really fast after Helene and Milton. You can see the water rise and it drops. Especially pond two here. I did a visual inspection of all the phase one ponds and structures going into the wetlands and the one on Cherry Creek I think has some issues, although there's nothing that we're aware of that's causing problems, but it doesn't seem to be draining properly. Pond 6, I don't think it's contributing to any of the problems, but it's pretty close to where one of the road problems are. But regardless, it needs to be fixed. So, everything's on the table. We're not going to spend a dime to fix the roads until we think we fully understand the water issues and have done everything to mitigate and then turn our attentions because we already know we have two solutions to address ongoing damage to the road. One is a black base or basically a reconstruction of the road where the damaged area is. You go right down to the water level. You don't put the lime rock, which absorbs and pulls the water up. You put like asphalt, concrete, something that's, you know, going to hold everything down.

A resident stated that sounds great, but why didn't we do this before what we just did? That's what we're all confused about.

Mr. Robinson stated I'll address that in a moment. Mike has already provided some rough estimates on the underwater drain sump pumps. I'm not going to go into every detail. So that's two of the areas of Majestic Walk Boulevard. There's the third area up at the front where water is pouring off from the construction site and it's a smaller section, but it's similar. In the report the prior staff engineer, who was replaced in June of this year, in his last engineering annual report, did talk about the areas of Majestic Walk Boulevard using his phrase, and I've repeated it in some of my documents, rideability issues, basically bumpiness. Potholes are forming and what

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happens is the water comes up, softens the asphalt. Combination of rain and then cars going over. It doesn't even have to be big trucks. Automobiles will do it. We don't have that many big trucks coming into the neighborhood like we did during the construction days. We do have some, like the garbage trucks and whatnot, but anything will cause the issues. This is not caused by Duval Asphalt. They're not at fault here. At least we don't think so. We'll have a better idea with the core samples, but that's not the direction we're looking at. I know people have spoken about, suing the engineer. We've talked about that at the last meeting. It's documented in the minutes. But Lauren can always contact an outside law firm that specializes in construction and design engineering litigation. We would get a cost estimate and all that would be is it's going to cost three to five thousand to do this, it's going to be four years of litigation with an annual expense of X and your odds of winning are whatever. You may spend more money or get zero money, but we can discuss that. Personally, I'm not spending my energy there. I'm spending my energy trying to understand, fix, mitigate everything we can as far as the water and then get to a final resolution on the repair or replacement of the roads. We do have other water issues in the neighborhood, one that's not in the report, we did not think it was an ongoing issue. But we had a resident come in. This is the corner of Fallen Leaf and Majestic Walk Boulevard after a late afternoon, early evening rainstorm. Some of those storm drains or curbing lifts as they referred to, could be blocked or it could be partially blocked. Definitely not fully blocked because water eventually does drain. It took about 12, 14 hours to get down to the storm drain. But we are going to have to take a look at that and we have some quotes that we talked about last week for cleaning and inspection. I'll be adding this picture and some words around it. We got three areas. You got pond seven area in the report. There's the addresses or street addresses. There are issues on the right side or the east side and the left side. They're different and the solutions to fix could be different. I'm talking mostly about surface and groundwater. They have the same similar situation for further up the road, pond nine, if you're not familiar. There are three ponds on Majestic Walk Boulevard. You can't see them from the road, but they're behind people's home. There's usually anywhere from five to eight homes that are adjacent. I believe we're going to have to do a visual inspection or a camera inspection of those pipes under there. Right now, most of them are full of water until the pond levels are coming down and staying down or being maintained. And that's just from cleaning out the control and spreader structures. But we do have a quote that we got, and Kelly can talk to it in a few minutes about what we can do to do some

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inspections. She's negotiated something, but I'll let her talk about that. The area in the back, I called it the standing water encroaching on private property. Those are most of those properties around Fall River Parkway. But the issue is the wetland is not properly draining.

Ms. Murphy stated you're talking about Sagamore.

Mr. Robinson stated yes, where the pump was. We had a pump there to pump out the water from the wetland and we put it directly into pond 16. That's the big pond between Stonehurst and Fall River Parkway. It wasn't cheap, but the water was starting to cause potential damage to people's homes. There's blockage of the drainage swale that runs behind from the or the wetland behind North Field Court, and it runs under the culvert under Poplar Breeze Way. I have to tell you; I've been looking at that for a year and I couldn't tell by the naked eye that there was actually a berm. The drainage swale eroded, and water couldn't get out. I happened to be standing there working with a contractor who was giving a quote, and the water finally got over the berm, kind of the unnatural berm that was formed and we had level one rapids form. We're going to have to dig that out, go down a couple of feet and potentially hydro seed the sides too. It's going to cost some money, but it's going to be done quickly now that we've drained it. Because if we don't, if we have four days of solid rain, that wetland is going to be going back into people's yards. But we took about 2ft of water out of that wetland. It cost about \$11,000 to rent the pump.

Ms. Murphy stated that was an emergency scenario only, not the permanent solution.

Mr. Robinson stated right.

Ms. Murphy stated but that was to save many of the homes there that were about to get flooded internally.

Mr. Robinson stated we had similar problem and one of the owners is here, on Champlain. There's a wetland. It's not our property. It reached the haul road. The haul road acts as sort of like a levee or a dam in sections where that wetland is. Most of that wetland drains all the way down and goes in two directions. It actually comes backwards up the haul road drainage swale. But unfortunately, the drainage swale was getting quite full when it breached. It then breached the berm. It's kind of a low spot. So, when we dig out Poplar Breeze/Northfield, we're going to try to relocate as much of that dirt or whatever it is to the haul road and try to build up a berm between the wetland and our haul road. Potentially the berm between the drainage swale and people's homes because that is low in that area.

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Ms. Murphy stated how much is going to get dug up on the corner of Northfield and Poplar Breeze?

Mr. Robinson stated if you look at the charts, basically, you're going to go one and a half houses down Northfield. Right to about where the tree line is. I didn't want to get into cutting down trees to dig it because you could see the water was just kind of ponding there. But it's at elevation 10. The culvert's at nine and a half. But there's at least 18 to 24 inches higher from where the bottom of the concrete is. I was surprised. I thought it was a couple inches. But I put a shovel down in there and my foot went in about 6 inches till I hit concrete.

Ms. Murphy stated that would be quite a lot of dirt that you're going to dig up from there.

Mr. Robinson stated yeah, it's going to be multiple yards. Either way we're going to dispose of it. But if we can reuse it. That's the quote that I've got Terry and Kelly working on.

Don DeCanio stated is that in the agenda?

Mr. Robinson stated not yet. We haven't got it yet. Well, we had one, but I rejected it.

Ms. Murphy stated what would be the plan to put that area back together on Poplar Breeze?

Mr. Robinson stated basically dredge it out. It's got to be deeper because what happened is the Northfield Court backyard slid down probably over a three-year period. I looked at it with the former engineer and said you have to get those cattails out of there. Well, the cattails were a symptom of a lot of dirt and muck. Yeah, they were causing a problem. The real problem is you weren't getting any water out. That's on the one side. On the other side of Poplar Breeze, you've got a shorter run to the wetlands and that's also got berm from erosion built up. So, water isn't getting into the wetland. So, it puddles up and the whole thing, it's like a natural dam.

Ms. Murphy stated so when we do all that, we need to make sure that sod gets put down.

Mr. Robinson stated there's options to put sod down. It's expensive. With the winter coming up, I think the hydro seeding might be better.

Ms. Murphy stated the hydroseeding takes a little long, but it works fine.

Mr. Robinson stated it depends on how much rain. Stone is another option..

Mr. Jentz stated we have to put some kind of cover down or it'll revert.

Mr. Robinson stated then we have the haul road drainage swale that could be dug deeper. That's one option. But we definitely want to build that up to keep that wetland off. Eventually Hidden Lake will go in there, but they won't be touching that part of the wetland. So those are

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the four big areas, but we have to add Fallen Leaf. That could be potentially solved by one of the quotes we're about to talk about.

Don DeCanio stated can we go back to the FO issue? You did say it would be addressed but the engineer talked about in his report.

Mr. Robinson stated I'd like to get into these quotes first. Last month we spoke about the All Weather quotes. Well, first of all we did approve the pond outflow cleaning from Critter Pro. It was \$4,500 and it seems to be working. We do want to reinspect pond six which is up here by the awning and take a look at pond 10, that's off of Cherry Creek. They're both buried in water. I spoke to one of the residents and they said the Critter Pro guy says that's causing flooding in North Hampton. It didn't make any sense. The pump for Champlain was \$5,800 plus gas. The temporary pump was \$11,679. And we probably have about \$1,000 to \$1,500 in fuel charges. We had to fill it twice and we never filled the one in Champlain. Thank you, Michael, for being the pump master and turning it on and off and saving the fuel. The company that Kelly hired, it took like four or five days of finding somebody that would actually come out and fill, charged \$95. The service call plus whatever the going rate for diesel was. We would have had to make 10 runs of 5-gallon diesel to fill up the other one. So, we get charged a higher rate like a rental car. Last month we had a quote to dredge out Poplar Breeze for \$11,210. But Mike had suggested that we needed to go farther back. We had him re quote it. They came back with \$28,000. But unfortunately, it was the same text for the clean out of the culvert at Poplar Breeze Way. It went from \$11,200 to like \$21,880. Part of that included like \$6,000 on sod on top of the \$21,000 but it was the same description. I wasn't comfortable using Brightview for this because they're using a third party, and everything gets jacked up when you do that. Everybody adds 10% or 15%. So, we're trying to use contacts from Terry.

Ms. Mullins stated he gave me two contacts. Coastal Greenery said they would be able to quote it, so I spoke with them today. So, we do have three potential companies. But if we are planning on using that dirt, it kind of changes the scope of our plans or we can just leave the dirt in a big pile.

Mr. Robinson stated what we need to do is formulate a plan for Champlain so they can factor that in. We could have them just haul it away, but they need some guidance from Mike and Terry on that.

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Don DeCanio can you show us what they're bidding on? You're asking for bids, and I don't quite understand the scope of work that you're asking these people to bid on. I don't see anything in writing. I don't see any diagrams. I don't see any description.

Mr. Robinson stated three of the diagrams, Don, are in the package. And Kelly has all that information. Kelly is the point person dealing with our contractors.

Ms. Mullins stated I'll email it to you.

Mr. Robinson stated we had just added a picture to. The work authorization proposal for the geotech study from UES, we approved that last month, it was \$6,400. But we noticed there was a lot more damage forming up front. So now it's \$8,000. So, I'll make a motion to approve the lump sum \$8,000 for the UES geotech study.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the proposal from UES for a geotechnical study for a fee of \$8,000 was approved.

Mr. Robinson stated we had three other quotes that we looked at last month and deferred them all. One of them was from All Weather for \$3,140. This was an inspection only of just ponds 7 and 9. I recommend we just keep that on hold, that we need more than just inspections, but with regards to another quote that we had, which was from Shenandoah, was for all of our pipes and storm drains. It was a little over \$19,000. We don't need that. But I think, Mike, we do need to take a look at the pipes under seven.

Mr. Yuro stated I'll go down and look at them again.

Mr. Robinson stated they're down lower. But if we ever dig up the road, we've got to make sure those pipes are not compromised. Kelly, why don't you tell them what you negotiated with Shenandoah?

Ms. Mullins stated in Jeff's report, you'll see he also noted an area in the grass that's kind of sinking in. That's right around 85184 and 85190 Majestic Walk Boulevard. Shenandoah came out and looked at that, they said the first thing would be to camera that area to make sure there's no issues with the pipe and so they would include that if we decide the camera, the ponds seven and nine areas, they would include that camera at no additional cost.

Mr. Robinson stated what was that round number? If we just do 7, 8, 9, and the sinkhole.

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Ms. Mullins stated you have to at least do a day rate because they've got to get the pipes empty before they can camera them. So, a day rate, I'm going to add this together is \$2,750, plus the disposal \$475, plus the video equipment of \$2,500 and then a \$280 environmental fee and backflow fee.

Ms. Murphy stated Mike, you're going to confirm whether these are the only ones necessary, 7, 8 and 9?

Mr. Yuro stated I wasn't aware of this proposal, but I'm happy to confirm anything y'all need to look at specifically.

Mr. Robinson stated this is the same one we had last month, except Kelly was able to talk to them on the phone and said what if we do a one-day rate, if we do the camera, that's \$2,500. I guess that's what the LS mean is to bring out the equipment for the truck. So, this would be for one day.

Mr. Laughlin stated so it would be one day as opposed to five.

Mr. Robinson stated yeah, it would be like five, six thousand dollars.

Mr. Laughlin stated will that be any jet backing or just camera?

Ms. Mullins stated I can confirm with Kenneth, he's been really helpful, but I believe they would have to at least do one day rate because they have to get them empty before they can run the camera.

Mr. Robinson stated it would be be jet vac and disposal and the CCTV truck plus the environmental fee. That's five grand, probably six grand. So, I make a motion that we move forward with Shenandoah to specifically look at the pipes for pond seven, nine and the one sinkhole that's forming not to exceed \$7,000.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the proposal from Shenandoah for a day rate to clear the storm drains was approved at an amount not to exceed \$7,000.

Mr. Robinson stated the only other thing is we have a Wind River Environmental. This is \$3,895. This was to clean out all storm drains for the entire community.

Ms. Mullins stated that was their day rate. I still don't have an updated proposal. That's October 2023, which they said they would honor, but it's not very responsive.

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Mr. Robinson stated Mike, this is the problem with the Fallen Leaf and Majestic Walk Boulevard. There could be others, but I think if we can identify 7 to 10. We don't have to approve it today, but I think we want to at least indicate that we're going to do something. We have at least probably one subject to your confirmation. All I can tell you, Mike, is I looked at that storm drain a week or two before this flooding happened. It's apparently happened multiple times since September. It's been full. I didn't get a chance to look at it today, but some of the other ones that were full, they were literally right up to the edge are now down by where the pipes coming in, which I call that more normal. But when the water is setting right up there to the top, something's preventing it from getting out to the pond. That's all I had on the road. So, there is a document, a living document. I don't know if anyone's read it, it's going to get posted every week or every month, the week before the CDD meeting. Hopefully residents are aware that two things happen with regards to these agendas. First, the staff has a meeting about 10 to 14 days before the agenda package gets published, which is always one week before. A week ago today it was published, usually in late afternoon. Sometimes if Courtney, she's our administrative secretary that does the posting, she was on vacation last week, so she posted it or sent it out. We get an email to the board members with a link where sometimes there's an attachment, but it's immediately posted to the website. That happened at 10 in the evening on Tuesday. Normally it's like 2 or 3 o'clock in the afternoon on a Tuesday, one week before. So, the agendas are always posted, the schedule is always posted. If you're interested in seeing what the package is, put it on your calendar, because I know I do and then see what's going on. So, I participate as the chairperson, the only board member allowed to participate in the staff calls to set the agenda. But any supervisor can call Kelly or Daniel and say, I'd like this topic on. They can't talk to me about it. Daniel and I are basically the arbiters of what goes on and how it's structured.

Mr. Laughlin stated the website is www.ameliawalkcdd.com.

Mr. Robinson stated I know there were a lot of questions because people flooded into Kelly's office. What's going on with the roads? So, I did a chairman's note or an update. It was mostly about the accomplishments of fiscal year 24 and I put some comments in there about the road in reference to the report. So, there is an eight-page report. Two of them are Mike's response. It was an email from all his inspections that he did on August 10th. It was in response to a lot of questions I and some of the other board members had. So that's in there and six pages of stuff I've shown. This one will go in there with some text around it. It's going to be a working

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living document. There's been a significant amount of work that has gone on the last two months. Mostly investigations and stuff. As far as the ponds and the maintenance, they were never maintained in the last 15 years to my knowledge. But there will be a quarterly inspection done by either a board member or the maintenance staff. You have to do two things. We're going to hire a professional company because we did have snakes, and I don't like snakes. You do have to walk into the wetlands about 25 to 50ft to see that. Critter Pro cut all the trees down in shrubberies because you couldn't get there unless you had a machete or Sawzall or whatever they used to cut stuff down. And we'll probably clean it once a year. I think that's the right maintenance approach. But to inspect them. That's why I did the inspection after Helene. It was about when most of the work was getting done by Critter Pro. I also inspected them after Milton. Milton didn't really dump a lot of rain. But they're all draining faster now, which is good. On pond seven, the resident and I spent a lot of time talking so I got a lot of anecdotal information. He didn't have any standing water, any squishy parts of his front yard the whole month of June. What happened, or I should say what didn't happen for the most part in the month of June is we had little rain, and he could see the entire control structure. There's a T, it's a white PVC pipe. If you can't see that, that's not draining fast enough. With a real heavy rainstorm, the water could go up above it. It'll take about a day or two to come down, but not a month or two. As soon as you couldn't see it, it went on for like a month. He had 15, 20ft of standing water in his front yard. It was draining into the road over time. It was pretty warm in August and July with a lot of rain. And then we had all the hurricanes. Too much rain unfortunately.

EIGHTH ORDER OF BUSINESS

Update on Landscape Projects

Ms. Mullins stated we got the Fallen Leaf project completed. It looks beautiful. There's six new trees and it is a large area, so it did take a lot of those muhly grasses to go along the common areas. But I think once they grow in and get established it'll be beautiful. Like you see all the purple grasses right now that are in bloom, and we've got some homeowners here and they've been very generous with their time to help get it watered and make sure it gets established.

Mr. Robinson stated we took all the gator bags off trees that were back in mostly phase five and moved them over there. They don't seem to hold the water very long. But they're good for a day or so and that's where we're using the fire hydrant meter.

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Ms. Mullins stated we do not have a date for the pending approved two projects on Champlain. But I'm okay with that because it gives us some time to focus on that area and water that. So, we haven't pressed that too hard yet since those are just some smaller sod projects. As far as phase four, five projects, I spoke with Jen today about getting a proposal together to finish any hydro seeding that she feels, and I feel, is needed back in the back to improve the grassy areas. She said she could come back with a revised proposal for the Northfield/Poplar Breeze project. But I don't know if this is a good time. We probably want to wait and see.

Mr. Robinson stated I would think we should wait on that. What we would want to do with the area right now is to with whatever other areas we're going to touch up or hydroseed, get a quote for all those areas, including area 45. Because part of the issue with that drainage swale is erosion, because the hydroseeding, or whatever was done in 2021, it didn't work very well.

Ms. Murphy stated we need to do that first and deal with all the other issues. But then we need to then address it because it's like a wasteland.

Ms. Mullins stated she said she could get that together. Now that we are getting in the colder months, we could probably get it approved in the next couple months. And it could be an early spring project. Maybe March.

NINTH ORDER OF BUSINESS

Discussion of JEA Water Meter Usage Reduction Projects (Irrigation & Pool)

Mr. Robinson stated there's two parts to this. The first part is over the last three years, the annual run rate for the well. It's called the tennis court irrigation zone. It basically waters everything up and down Majestic Walk Boulevard. You know, the areas around the amenities center as well as the other areas, the roundabout and other areas back in phases 2, 3, 4 and 5. It runs anywhere from \$80,000 to \$120,000 a year in JEA metered water expenses. For the better part of a year, year and a half we keep seeing the water use continue, but sometimes we have a zero bill for certain meters. Turns out some of those meters are broken and JEA has come back and nailed us for about four months of four to six thousand dollars a month. So, you're seeing a big spike in our run rate. One of the things that would be done, unfortunately this took almost 18 months, two years because other projects kept coming up that were more important or a higher urgency. We identified all the zones because we had two meters of different sizes, and we've determined that everything from the entrance all the way up to before you get to the roundabout is on one line. If we could either use pond water or drill a well, we could spend anywhere from

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was it \$40,000 to upwards of \$80,000 in capital expense depending on what options we go with. We would eliminate somewhere between \$40,000 to \$80,000 a year annual run rate. So, a huge operating system expense reduction. We've got a couple active quotes. We looked at pulling water out of pond two. But I worked with Mike, and we determined that we used about 1.5 million gallons of water a month to do all the watering during the high season. That would drain that pond down below the acceptable level if we had a four-week period without well or rain. So, we're looking at drilling a deep well or drilling a shallower well. So, we'll probably see a price tag somewhere in the like the \$40,000 to \$80,000 because you have to do electrical pads and possibly no permits depending on how deep of a well you build. And then getting BrightView Landscaping to find where you connect in and then cut off the JEA meters. We won't cut off the JEA meters right away because we want to make sure everything's working first. You have to have a backup plan because if you don't water it and you do get a drought, then you're spending a whole lot more money to replace dying landscaping. So that is one area. The other area is it turns out for people that notice the backflow, that's sort of the back behind the parking lot over here, for the longest time, and I'm talking probably the history of Amelia Walk as a CDD, the water meter read zero. But we still get a \$18 or \$19 a month service charge and we're not using a single gallon of water until one day, about three or four months ago, somebody clipped it. All of a sudden, water started flowing. We called JEA, they got Bob's Backflow out here and capped it. It turned out the backflow wasn't any good anyways. It needed to be replaced. Then we finally got 5,000 gallons of water that we were billed that confirmed that it has never been connected to anything. Where is it connected? We think it might be brought over by the lift station. There's a lift station behind the sanitation dump that's for this amenity center. It gets pumped out. It's sort of like a septic tank and gets sent out to the road where the sewer lines underneath Majestic Walk Boulevard. We could dredge, we could tap into that and bring it right over to the pool. Because guess what? Every time we fill the pool, which is every hour, every minute of the day, we're paying for sewer. We shouldn't be paying for that. So, we could save about three to five thousand dollars a year because that is rated as a water meter only, not water and sewer. I think it was originally put in there for the pool, it just never got connected. Kelly is working on various companies to come in now. We don't really know where that pipe goes, but we know that we can dig down three feet where Bob's Backflow had to dig when they were fixing it. Because you can see the line runs parallel to where the lift station is. You could cut that pipe and run a whole new

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line. Or you could find it where it goes to and tap over there. Whatever is the easiest. I was surprised how far down that was when they were digging it up. So that's documented. It's been documented for the last couple months. But for almost 15, 16 years, we've been paying for the monthly service charge and getting no water usage and it's been in every month, all the receipts. There's usually 150 pages in the meeting packages full of financials and receipts. Not terribly exciting stuff. But you can see every dime that the CDD is spending. So, it's just a matter of getting proposals and when they come in, get it approved. But I must say, Kelly, thank you. You've been doing an admirable job chasing down all these companies that never want to come out. Literally, it took them four or five days just to find a gas company to come out.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Connie Philipp stated I actually have five things, but I'm only going to use three minutes for each item. This picture right here with regards to that water that's there. Rhett and I looked at that about a year, year and a half ago when he and I walked around and looked at some of the maintenance items that were going on here. I understand he spoke to the engineer and the engineer came out to look at it and said that it was within parameters or specs. So, I guess I have some concerns about a statement like that when you've now identified that it's an issue. So just want to lay that out there.

Michael O'Larte stated first of all, thank you all for putting those pumps out there. They saved my proverbial duck pond. I understand that the letter was coming in that I had an illegal water feature and you guys helped me out a lot there. A couple of observations. You mentioned the drainage swale, ditch, whatever you want to call it. Right now, right behind our house and several houses further north. The water is just standing. It's not flowing towards the wetland at all. So that ditch does need some remediation. This can't be a situation where you just bush hog it once a year. It needs to be desilted. Otherwise, it's just not going to flow and we're going to have the same problem. The water that was flowing from the wetland was actually breaching in my neighbor's yard, the immediate yard to the north. And that's because the berm that was put in by the developer at the county's behest has eroded and their land is now lower. It didn't breach my yard. But my yard is actually a little lower than your yard.

Mr. Robinson stated they think that berm does need to be built up. So, if you go south, you can see where there were some almost like dams built into the drainage swale kind of

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restricting it. Then the water really shoots and flows. Not quite sure what that design feature was. But if you go south it flows much faster than where it looks like it's gotten wider. Maybe because the water has crept up the drain.

Mike O'Larte stated the haul road has eroded into the ditch right there and basically what you've got is a wide shallow ditch rather than a deep flowing ditch.

Mr. Robinson stated we can inspect that and look at it together because that will help because that's really soggy. A lot of the haul road's pretty hard like rock and stone. But that area has had standing water for about a month.

Mike O'Larte stated there still is water flowing from the wetland across the haul road.

Mr. Robinson stated yes, I'm aware of that.

Will Knudsen stated to help your water meters, we've noticed the last several evenings as you went on Majestic towards the circle, the sidewalks were flooded, and the streets are being flooded. So, you've got water running at night and the sprinkler systems.

Mr. Robinson stated the roundabout has its own 28 zones.

Will Knudsen stated before you get to the roundabout on Majestic, both sides of the street are soaked. I mean there's flowing water. The last couple nights that's continually wet.

Mr. Robinson stated that means there's something broken there. Those zones come on between 4:30 and 5.

Ms. Mullins stated there is one broken at Cherry Creek right now.

Mr. Robinson stated just so everyone knows, one of the issues with the water was that they put two JEA meters in so they could be irrigated at the same time. One water pressure. So, by adjusting the programming to run one zone at a time, because there's over 130 zones we reprogrammed. So, one zone runs at a time. So, running two times a week, every zone's a little different. The roundabout that we turn on between 4:30 and 5, so it finishes before 9:00pm that's when the tennis court starts. So, it will end sometime between 4am and 6am in the morning if everything goes smoothly and then things that have flowers in it are being watered pretty much every day for about five minutes because they're constantly churning and putting in new flowers every two or three months.

Will Knudsen stated so there's just a lot of water running down to the sewer.

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Mr. Robinson stated not the sewer, the storm drains. That's usually indication that either the sprinklers are to be toned down or if there's a broken one. I know at the front of the neighborhood there's a broken sprinkler head.

Ms. Murphy stated can we have BrightView check that?

Mr. Robinson stated they do a monthly inspection but when we see something broken like that, we tell them.

Mr. Laughlin stated they have rain detectors too. But those things will go bad at times. But the system is designed where with a certain amount of moisture, it shouldn't turn on.

Mr. Robinson stated the only good news is about the roundabout. The JEA meter is shut off and we have a free water source. So, we're not paying for that and we have them for about. And we have no idea where that source is coming from. We'll find out.

A resident stated I want to go back to what you said before, Jeff. There was no inspection or survey done for the road.

Mr. Robinson stated there were no core samples done. It was stated that the work that was done or the known problems with the pipes would be dug up, inspected and replaced as needed. And that was done and there were the camera inspections. So that was done. But prior to the roads, no, it was the recommendation of the CDD staff engineer at the time that he did not feel it was necessary to do core samples for what we were doing, which is strictly milling and resurfacing and repairing anything. There were three areas. There was a place on Spruce Run. There was a sinkhole forming, so that was dug up. The pipe did not get replaced. But somewhere along the line somebody decided to put an electrical conduit right through the middle of the drainage pipe. So, it was patched as best as possible. Apparently, it happens more frequently than I would think, like zero. Up here in front of the amenity center we had half a pipe replaced and then further down adjacent where pond 8 is, the entire pipe had to be replaced. It was only supposed to be half, but the other half fell apart when they were working.

The resident stated my question is this is basically a two-million-dollar recommendation. There's no way of holding him accountable for this because we're going to pay this \$200. Then we're going to pay for the survey that was recommended to not be done in the first place. And then we're going to have to pay to get it fixed and resurface it. That's a lot of money.

Mr. Laughlin stated we discussed this at length at the last meeting.

Mr. Swan stated can you recap?

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Mr. Laughlin stated that was not normal and it was confirmed by other engineers. It's not normal practice if there's no evidence of issues. You do not get core samples when you resurface roads.

Ms. Gentry stated for anyone who wasn't here at the last meeting, we discussed the standard to hold a professional, like an engineer, responsible for what you may think is an error. So, courts will look at what's called the standard of care for that particular profession and they basically look at all the options available to a professional engineer, they obviously use some professional judgment, so the question is was the decision that they made so outside of the norms of what's acceptable that you can hold them responsible for it. That's a difficult determination to make. Just because one engineer disagrees about the right course of action doesn't mean you have a case. It's always fact specific and it always needs professional engineering testimony to establish that. I did offer to the board if they would like to get an evaluation of those claims, which no firm does that for free, I am connected with construction defect firms here in the area. We could reach out to them. As an example, I have seen firms charge \$5,000 to evaluate all the documentation and give you an opinion on whether the claim is worth pursuing. That's just the numbers I've seen in the past, it could come in lower. Or, they may refuse to do it at a flat rate at all and say it's just hourly rates. That's still available to the board if you'd like to pursue it. But just be aware that there will be an upfront cost to even determine if you have a claim, if it falls outside that standard of care.

Mr. Robinson stated and they would say it's going to take six years, or some kind of estimate.

Ms. Murphy stated what if they say there is a claim?

Ms. Gentry stated obviously they can't tell you for sure if you'd succeed or not, but they can tell you, in my professional opinion, it's probably worth your time to pursue this. Or in their professional opinion, it's probably not worth your time to pursue this. Are there any other questions from the board or anything you'd like me to clarify on that?

Mr. Jentz stated I think it's important to realize that the previous engineer was also the engineer who designed this whole project. And at the time, he had the best knowledge of anyone, and he recommended that we don't do that. We took his recommendation. Personally, I think that civil engineering is an art and a science. I've worked with civil engineers in the past. There's no liability for subsurface what goes on. I've done projects before where we took core samples and

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then we wanted to hold somebody accountable and it came back, my civil engineers working for the company I was working for at the time said, you have no chance of winning any of these things because the first thing they teach you in civil engineering school is that we're not responsible for anything we can't see. So, it's just the way it is. I understand, exactly. We've been discussing this for a long time. But that's the way I see it personally. That this gentleman who did the work had the best information at the time. Unless we pay a lot of money for somebody to come in here and put their professional reputation against another gentleman's professional reputation. No one's going to want to do that cheaply. All right? So, I don't think we're going to recover the money.

Ms. Murphy stated Mike, if you've testified right?

Mr. Yuro stated I have, and it's not fun. The only other thing I would interject is the condition at the time when resurfacing is done, you can't go back and replicate because that was a year ago. If he was the only one that was observed it at the time. For example, I couldn't go in and testify as to what the condition was a year ago. I can say what it is now and so that would make it that much more difficult to prove, to show that anything was negative.

A residents stated I think the thing that is frustrating for a lot of the homeowners in here is that before this was all done, there were multiple people in the neighborhood who do this for a living and they all said, you have to do this and what they said was not taken into consideration. And now we spent all this money and we're going to have to spend it again.

Mr. Robinson stated I disagree with that because I listened to that. The concern I have is they weren't the on-staff expert, and they certainly didn't present their credentials.

The resident stated that's fine, and I respect that. What I'm saying is this is a \$2 million mistake that you all are going to have to pay again.

Mr. Jentz stated we understand.

Ms. Murphy stated we don't like it either.

Ms. Gentry stated just to clarify, it's not the entire roadway project that has to be redone. There are localized places.

Jimmy Dubberly stated I disagree with that because it's only a matter of time until the rest of it starts caving in just like right now. You've been going on for 10 minutes and you've been rambling nonsense. My question is this road was in disarray. You guys went out and got some

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engineering, apparently what you guys didn't do was ask questions. What was the ultimate cause of the last road caving in?

Mr. Laughlin stated we had that...

Jimmy Dubberly stated hang on, I'm talking, sir, you just cut me off. The question is, if the problem is it's doing the exact same thing. You guys signed off on it. Why weren't you guys asking a question? I mean, it's identical now to what it was 12 months ago, the road condition. And it's brand new. You're the ones that I think probably misappropriated the funds on this because you guys didn't do your due diligence.

Mr. Laughlin stated a lot of what you said is untrue. There are two different causes. The issues before are not the issues now they're completely different causes. We can have a conversation. I'd like to clear this up. I'll give you my card.

A resident stated you guys are really defensive. We're just trying to get answers.

Jennifer Hatten stated I just want to know why you're not pursuing going after the engineer.

John Lescanec stated I got a couple questions. Back to your comment about the water usage. We do have sprinklers that are spraying in the road all the time. So, you guys need to get BrightView to go and check those out. We're driving up and down all the time. No matter what time of hours sprinklers are going off in the road, wasting water. So, we're wasting water on that. I like the idea about the well, but we need to curb the issue with the sprinklers going off in the roads. Second, I'm on a committee for the HOA and our common areas look like garbage. How can we, the enforcement committee, hold homeowners responsible to cure their issues in a certain amount of time when the CDD can't hold Brightview accountable for our common areas that look garbage. Look down Fall River and Majestic Walk right at the T. Both sides look like garbage. No mulch, no nothing. Grass is gone everywhere. How are we not taking care of that? We don't do this many a times. Brightview's doing a great job mowing around the pond and stuff like that because they do it once a week down at my house. But where are we at on making sure they're being held accountable for our common areas that look like garbage? That's a question.

Mr. Laughlin stated audience comments?

John Lescanec stated oh, okay. That's what the problem is with this place.

Philip Schroeder stated first of all, thanks for getting those emergency pumps in, because I know my neighbors had water at their AC unit and water was ruining my lawn. So, my question

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goes back. I'll fondly refer it to the Sagamore Swamp, AKA the wetlands. That was super deep. So, is it your thought that the Sagamore wetlands go all the way through that preserve area in a U shape to drain underneath Poplar Breeze? And if we just clear that out, it'll drain naturally, and it won't get that high again.

Mr. Robinson stated correct.

Jimmy Dubberly stated is that your professional.

Mr. Swan stated is that coming from Mike?

Mr. Yuro stated that's how the design is shown. That's how the permit design plans show it. That's the only pop off to that wetland. According to the original plans, that's what should happen. Now over time in the wetlands, trees fall, other things grow up, vegetation clogs the flow of drainage. But what the board can do now is clear the areas outside the wetland to make sure that those aren't the issue. To do anything inside the wetland would take a permit modification, getting the water management district involved and being able to identify what specifically in the wetland needs to happen, which would be difficult to do.

Mr. Robinson stated that's your drainage flow.

Mr. Yuro stated those purple arrows are how it's designed to flow.

Mr. Robinson stated the reason why homes are getting water getting into their backyards is the level was the same level as the wetland. There's no rise. Whatever Lennar put in, maybe a foot, but it started at the same level. Those are the pre-construction design plans for phase five that were done 10 years ago or more.

Philip Schroeder stated that was zero feet deep in June and by mid-August it went to six feet.

Mr. Robinson stated yeah, all the heavy rain wasn't draining. The only drainage was going down. It never got out there because of this area, it's a 24 inch pipe. It's half full. You see this ponding over here? That's the other side. There's another berm here. I can't get to the wetland. So that's going to be dredged. This side is going to be dredged. And then it will eventually make its way to the pond. This is a new picture we just added.

Philip Schroeder stated but we're still waiting on an accurate quote for that?

Mr. Robinson stated correct.

Philip Schroeder stated it's an expensive quote. The second quote they provided they didn't change the verbiage in the scope of work, right?

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Mr. Robinson stated correct.

Chris Passenti stated just going back to the road issue and then future capital projects. My understanding is the history of the road project is we got two bids correct, Duval and somebody else. One of which, the one that was not Duval was 1.8 million or 1.3 million.

Mr. Robinson stated three bids. One bid got lowered. Asphalt prices or oil prices.

Chris Passenti stated so, we went with Duval. You know, that's fine. My question is was there a bid tab between the two? What was the difference between the two bids? Did one that was the higher bidder see something that we decided to ignore, or didn't understand or whatever the case may be. And the second part of that is, the engineer recommended we don't do the core samples. And I agree, anything subsurface you cannot hold the engineer responsible for. There's really no going back to him. But, whose decision was it to not do the due diligence to get those core samples before we went and did a million dollar at the time project. And then to future projects, we're looking at \$100,000 for a new well system or perhaps taking it out of a retention pond or whatever. And we're talking about these berms and stuff. Where's the scopes of work? I know there's a couple drawings that you issued, but is there a written document that outlines specifically what is expected to be done by the contractor, what's in his scope, what's not in his scope, so that you who are making the decision, understand exactly what we're getting for the money to be able to put these contractors apples to apples.

Mr. Robinson stated some of that depends on the project. Obviously for the road project, it was a formal 100 page plus contract with about two or three pages that were very specific to what the specs are. It was more of a worksheet. So, to answer your first question, yeah, both bids were pretty much identical except for the pricing. The scope of work was concrete work, repair work needed to be done. I can't remember if the second company included that or wanted to outsource it, but Duval took on the responsibility, but outsource it because they don't do concrete work or repair work. So, it was just a question of lower, more of a convenience although the concrete work turned out to becoming less of a convenience. But from a contract standpoint, it was convenience.

Mr. Jentz stated and accountability, single point accountability.

Ms. Murphy stated the other one was going to contract Duval to do the work.

Mr. Robinson stated oh, that's right. They were going to contract Duval, so that was why it was higher.

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Ms. Murphy stated and also you said, there should have been more companies and there's very few that will do residential.

Jimmy Dubberly stated who under the Freedom of Information Act would I submit a request to see the RFP and all of the quotes that were submitted.

Mr. Jentz stated it's all on the website.

Mr. Laughlin stated I will give you my card, and you can email me.

Ms. Gentry stated just to speak to the procedure, when we do a formal RFP like that, we did have the prior engineer put together the specs, the drawings, the plans, the whole scope of work that was bid out to the contractors. And we actually re bid this several times, if I remember correctly, because nobody would bid on it, or we'd only get one bid. So, he put together the specs and scope that were bid out. He did confirm to the board that everyone bid on the same scope, and they were apples to apples. We'd have to go back and look at those minutes for the exact discussion. But then that was the process that we followed.

Mr. Robinson stated the very first one that was done, what do you call it, the formal process was a day late in submission. So therefore, we didn't have to deal with it. Otherwise, we might have been forced to deal with it as the only response, being the low bidder of sort. That was like \$1.7 million, very high. It took another three or four months going through the rebid process, and the price came down under a million dollars. I think it was \$890,000, plus another \$150,000 in finance charges and things like that. Doing bond assessments is not cheap. Everybody gets a slice of various fees except for us. We don't get anything.

Mr. Jentz stated to Daniel's point, though, as far as around Duval and the scope and all that sort of thing, we did not get any bids. No matter what anybody wants to say about our previous engineer, he did work very hard to get a quote from Duval. They didn't want to bid at first because the scope was too small for what they typically do. And having worked with Duval with places that we've worked together and speaking to other people in the industry, they had absolutely a stellar reputation. So, at that point, I was very thankful that our engineer was able to coerce them to bid or convince them to bid. So, I don't think there's any issue around Duval at all as far as the process we used to get there. The price we paid was as good as we were going to get, with the market at the time. And so, the issue around the core samples, and I'm not trying to be cavalier or anything, but that engineer had the best information in our view at the time of the situation, and we took his recommendation.

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John Lescanec stated you said earlier, it was \$40,000 to \$60,000 for the core samples. Is that what you said earlier?

Mr. Robinson stated during a CDD meeting that was the suggested cost or estimated cost from the staff engineer. They'd have to go back a year or more. He said you could certainly do it, but it wasn't his recommendation to spend any kind of money to do it.

John Lescanec stated then you just said after that, you guys just put in a bid or something like that. You approved \$8,000 for work. Did I hear that right?

Mr. Robinson stated in three sections.

John Lescanec stated the sections that are failing right now right out front in the main sections there.

Mr. Robinson stated the other one was probably the entire project.

John Lescanec stated oh, so you're thinking he was wanting to core the entire road.

Mr. Robinson stated there was no discussion about specific areas.

Mr. Laughlin stated it's about \$1,200 per bore. So, the one that we got, I think is for 10 bores.

John Lescanec stated but we were going off of the engineer's estimate. We never actually went out and got a quote to do that is what I heard.

Mr. Robinson stated correct.

John Lescanec stated so like we said, the due diligence wasn't there.

Mr. Laughlin stated again, he was the professional engineer. The board members are not engineers. That's why we hire staff such as counsel and the engineers to provide us with guidance. Any more comments?

Don DeCanio stated just to finish up a little bit on the resurfacing. I did point out to the past engineer we had water flowing over the curb and gutter. You can see the evidence of the staining and he said that was due to the homeowners over watering their yards. And that was, from my understanding, why we didn't go any further into that. While we have the drawing up here, this is where I thought the scope of work was in the original project. I've also gone out and looked at the outfall on the west side, the left side of the road there. The water course is 12 to 14 inches lower than the marsh it's trying to flow to. I'd like the engineer to take a look at that and explain how if we clear that 40ft of drainage, we're going to get any action is if the marsh is 14 inches higher than the grade, how it's going to happen. I pointed out, I've shown pictures of the

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marsh itself being backed up. We're going to do all this work and we haven't investigated why the marsh is not draining. I think it's time to do that. My last item, not related to this, is I've been asking for a pothole at Fall River to be repaired for a year and a half. We have back in zone four and five, we have some dips around our sewers and a couple spots near the curb and gutters. When will that be addressed? I have not seen or heard anything other than we're going to observe them. The pothole on Fall River that I've been reporting for a year and a half. I think a year and a half of observing is long enough and it's time to be fixed. Can we address it at some future meeting?

Mr. Laughlin stated yes, can you take a look at that too?

Ms. Mullins stated I'll send you the location.

A resident stated I brought up two months ago. Are you going to finish the sidewalks on Fall River? They've already cut all the curbs out. They've been cut for two years.

Mr. Laughlin stated I wasn't aware of any of that. We haven't had that brought up.

A resident stated I brought it up two months ago in this meeting.

Don DeCanio that's part of the work that should have been done by Richmond America and it didn't get done.

Mr. Laughlin stated I was over cracks and damages to the curbs.

A resident stated no, they cut curb for sidewalks, but they never put the sidewalks in.

Mr. Laughlin stated I'll look into that. I've had that happen in some districts and that was actually per plan.

A resident stated and there's several of them. Not one or two.

Mr. Robinson stated you're talking about in the cul de sacs, like Apple Canyon?

A resident stated no, at the intersections where you cross the street.

A resident stated my neighbor asked me to ask about this. The trees took off the saddle ring on this boat. The radar dome. And I know when we bring our camper in, the trees hit our camper and we're obviously within legal height. So, the trees are not.

Mr. Laughlin stated we keep them trimmed at the required statutory height. We have in the past raised them higher for the RVs because it is higher than what is required for us.

A resident stated it's damaging the RVs

Mr. Laughlin stated Kelly, can you look into that?

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Don DeCanio stated several months ago you actually awarded a contract to trim the trees to 16ft. When the contractor came out, he indicated that would create an aesthetic issue. It was change and lowered. Go back and look.

Ms. Mullins stated that was at the entrance.

Don DeCanio your requirement is to maintain 10ft. Well, that won't work on RVs. I don't know why we didn't achieve the 16ft. Because normally you trim to 16ft because you need 13 and a half feet for clearance and you trim further than that because the tree grows. You don't want to go back and trim every two weeks because the trees grow. So it's typically trimmed to 16ft so you have some room for growth and some clearance issues.

Mr. Laughlin stated if the Board would like, we can get a proposal.

Ms. Mullins if you could let me know. We do have several areas where you go through trees. If there's a specific area you want me to look at.

A resident stated Tyler Lebowski sent you pictures of it. He's the one that I asked me to bring this up. He said that your response was that you trimmed the trees.

Ms. Mullins yeah, he mentioned the front entrance where we trimmed them twice. So yeah, I don't think there's any plan to go back and do those anytime soon. But I can look at these. These were more recent back in the neighborhood. But yeah, we've done the ones up front twice. So I don't think there's any plan to do until at least spring.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Murphy stated maybe it would be helpful, Kelly, to send out information to neighborhood about the issue regarding the irrigation and spraying in the wrong places if you see them in the street. It would be helpful if everyone could communicate immediately in the location of where you saw that so that BrightView can address it when they're here on a regular basis. And if you send reminders because not everybody's here at this meeting, I know I have seen them occasionally and I report to Kelly and she contacts BrightView right away and they can address anything that spraying the street instead of the grass, etc.

Mr. Robinson stated what I'd like to do along those lines, since we have the landscape detail or what I call the landscape ID, it's tied to maps. So, every area that is in the BrightView contract, this is the landscaping contract, has an ID tag. Part of the work that we did for the irrigation is we put the irrigation zone. So, if you see a sprinkler head, you have to look at the

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map. It's a 20-page document, it's pretty easy and say, it's area or ID tag 25 and it has right in there what the zones. That will help communicate because if we just say, there's a sprinkler head broken down somewhere by the roundabout. There are 28 zones down there. Five of them can be just on the sides of the street.

Ms. Murphy stated I think if people can be as specific as possible BrightView can test them pretty easily.

A resident stated I wanted to ask about the bus stop. I know this keeps coming up. Now it is a problem. It was never a problem before, but now all of a sudden people are parking in the roundabout. Is that coming back around?

Mr. Jentz stated along those lines I'd like to ask that the bus stop working group. We had to ask some people to contact parents and come up with a proposal. I haven't heard anything. I don't know if anything happened from that yet.

Mr. Laughlin stated I'll reach out.

A resident stated it was never a problem. People used to say everybody's parking in circle, but it was for three to five minutes, maybe. Now there's people parking in circle because of the bus stop.

Mr. Laughlin stated I've had the sheriff's office contact me about. In the past it was an issue. It was blocking it. We've had times ambulances couldn't get through, so it was an issue. The county is the one that determines this and the school transportation authority but we are trying. I'll follow up with that working group. If you want to send me an email, I'll let you know what I find out.

Mr. Robinson stated the bus transportation department, they held a safety committee meeting, I think it was a few days before the general election in August, and we had sent them some documentation as well as they had a number of residents call in and emails. I, representing the CDD, proposed four different locations. The place where the bus stop is currently located was not one of them. They evaluated two of them and rejected them outright. That was Fall Leaf and Cherry Creek where the half circles are. I forget what their rationale was. The area that I felt was the better area for a number of different reasons, was across the street from 85002 Majestic Walk Boulevard. Just before you get to Champlain heading that direction, there's a couple little half circles. They had it in a file because I had sent it, but they did not discuss it. Instead, they morphed it and said, the CDD wants to put it at the intersection of Fall River Parkway and

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Majestic, and they're going to build a road. Well, that's not true. It was actually the recommendation from the bus transportation department to do it there and would you please build a road? This board did discuss that. We said we would consider building the road on two conditions. Condition number one is that the county provides detailed specifications of what their requirements are and substantially fund it, and by substantial, I mean 99.9%. We'll have to spend a little money in the planning. They're not going to do that, but you got to sometimes you have to go through motion. The other area, and it wasn't even brought up was and we discussed that the board didn't like it, was out in phase five. Not in front of the mailboxes but down the road between Sagamore Court and where the mailboxes are because it's a big area, lots of room for parking. It wasn't considered. They moved it right next to a wetland so that brings other issues. But I did say if you will move it off the roundabout the board will at least have a discussion, and we approved it come up with no parking between these signs. Here's the bus stop. Wasn't that expensive to do.

A resident stated they wanted to build a road where?

Mr. Robinson stated a swing road off Majestic Walk Boulevard before you get to Fall River.

Mr. Jentz stated way in the back. Before you get to that pond to where it Ts.

Mr. Robinson stated six to 12 parking spaces, and a swing road so they can make it easy.

Mr. Jentz stated going back to my request that we get a report from the parents that were supposed to get together.

Mr. Laughlin stated yes, I'm going to reach out. I'll send it to you.

Mr. Jentz stated my personal opinion is I don't think we just quit because we're not happy. If we're not happy we should still continue to push this. We started this in May talking to candidates. And the right time would have been when we had candidate forums in this room and to get them on the record to say they were going to help us out. Unfortunately, we only had like three or four people from the community show up there. The people that I would have liked to have seen get elected did not get elected. I think they would have been more responsive, but my recommendation is not to quit, not to just say it's done, because it's never done until, they just tell us to go pound sand. There's always next year as well.

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Mr. Robinson stated I did a FOIA request, so I have the minutes from the Safety Committee. That's what I was referencing. If anybody wants it, I'll be glad to share it with you. It's like 26 pages long.

TWELFTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

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

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Signed by:
Daniel Laughlin
9A989FE97A6A46D...
Secretary/Assistant Secretary

DocuSigned by:
Jeffrey Robinson
F26FDA504C824B1...
Chairman/Vice Chairman