

**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, July 22, 2025 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
Lynne Murphy	Supervisor
David Swan	Supervisor
Steve Cook	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mike Yuro	District Engineer
Chip Dellinger	Amenity & Operations Manager
Terry Glynn	GMS

The following is a summary of the discussions and actions taken at the July 22, 2025 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

Sue Regan asked the Board to consider a reservation system for the pickleball courts. Mr. Swan responded that he could assist with that.

Cathy Prudhomme commented that it is a great opportunity to utilize the scientific concepts that save water, decrease pests and have other additional benefits. One of the things that was brought up is that the landscape style proposed for Stonehurst/Fall River common area is repetitious of what already exists. That landscape style was in accordance with the style of the homes and what was dominant at the time the community was built. The homes in Phases IV and

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V are completely different, so maybe it's time to consider that the landscape style emerge and evolve as well using the new proven methods.

Cathy Melton asked if BrightView planted the perennials in the Stonehurst and Fall River area and questioned why they were pulled out and replaced with annuals six weeks later. Mr. Dellinger stated that he will find out.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the June 17, 2025 Meeting

B. Financial Statements as of June 30, 2025

C. Check Register

Copies of the minutes, financial statements and check register totaling \$78,495.09 were included in the agenda package for the Board's review.

Ms. Murphy stated that within the sixth order of business she made a comment that she had an email from Mr. Glynn suggesting that the underground pipe would cost around \$25,000 and the meter would be much less, even with maintenance and either choice would still require watering both sides.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape – Quality Site Assessment

A copy of the landscape report was included in the agenda package for the Board's review. Mr. Dellinger reported that the irrigation tie-in for the main line running from the pool to the well has been completed.

B. District Counsel

Ms. Gentry informed the Board that her firm is working on finalizing the contract with Duval Asphalt for the road drainage improvements. Next, she reminded the Board to be mindful of Sunshine Law considerations.

Mr. Yuro stated that he would speak to Duval Asphalt about the schedule for the road drainage improvements.

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C. District Engineer

Mr. Yuro stated that he was asked to look at the Village Walk intersection. His recommendation was that it stop right at Village Walk towards the traffic signal because he does not see the pavement failures that were happening in other areas and it does not seem like a cost effective solution to continue through the whole intersection for one depression.

Mr. Robinson stated that a cold patch, or change order with Duval Asphalt can be done for the depression at the intersection.

Next, Mr. Yuro stated that a resident brought to his attention two depressions near 85174 Majestic Walk Boulevard. After inspection, he believes there may be a void in the compaction. He will bring the depressions to Duval's attention since they were the contractor responsible for the pipe work in that area and the work should be under warranty.

Next, Mr. Yuro reported that is not getting the communication from the St. Johns River Water Management District that he needs to get the Dream Finders swale project in Amelia Concourse moving along, so he will ask Dream Finders to get their legal team involved. Mr. Yuro believes Amelia Walk will need to be the permit holder.

Lastly, Mr. Yuro reported that he is working to get plans to the St. Johns River Water Management District regarding the wetland flooding issue at Sagamore as it will require a permit modification be submitted.

D. District Manager

Mr. Laughlin had nothing to report.

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.

FIFTH ORDER OF BUSINESS**Consideration of Proposals****A. Office Flooring**

Mr. Dellinger presented three proposals to replace the office flooring and recommended using American Flooring. Mr. Robinson added that he prefers the vinyl plank for durability.

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On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor, the proposal from American Flooring totaling \$1,960 was approved.

B. Sidewalk Repairs

Mr. Dellinger presented a proposal to grind 35 portions of sidewalks and tear out and replace two sections of sidewalks for a total of \$4,250.

Mr. Robinson recommended approving \$1,750 in additional work in case other areas that need to be addressed are found before the work begins.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor, sidewalk repairs to be completed by Happy Days Outdoor Services at an amount not to exceed \$6,000 was approved.

C. Beaver and Debris Management

Mr. Robinson presented three proposals from Critter Pro for debris management totaling \$12,000 for the year, remote camera monitoring totaling \$950 and beaver trapping for \$2,000.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor, the three proposals from Critter Pro were approved.

D. Landscape Area #41 Enhancements

Mr. Dellinger recommended utilizing a landscape architect for the common areas that need to be improved. A proposal from Fresh Cut Lawn Care of Nassau, Inc. totaling \$9,124 and a proposal from Coastal Greenery totaling \$19,746 to enhance Area #41 were included in the agenda package for the Board's review. The proposal is to install a landscape bed and add two irrigation zones.

Mr. Robinson stated that a backflow will need to be installed in Area 41 first.

Ms. Murphy added that there have been some suggested alternatives to some of the plants that have been proposed, which would look better year-long rather than seasonally. Less plants and trees have also been suggested. She recommended holding off on planting until spring.

A volunteer waiver will be provided to Scott Smith for the landscape architect services.

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On MOTION by Mr. Swan seconded by Ms. Murphy with all in favor, installing a backflow in landscape area #41 at an amount not to exceed \$1,500 was approved.

Next, Mr. Laughlin informed the Board that The Greenery has provided a proposal to address some erosion occurring in landscape area #46 off Poplar Breeze. Mr. Robinson added that the area could use a hydroseed touch-up, but the proposal deals with correcting some of the drainage swale. There is no irrigation in the area, so everything going in will be dependent on rainwater. The pine straw in the proposal will need to be changed to pine bark, which will increase the cost. Ms. Murphy added that some of the plants should be changed as well.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor, the proposal from The Greenery for Poplar Breeze erosion work with pine bark to be used instead of pine straw was approved with Supervisor Murphy authorized to finalize the proposal.

SIXTH ORDER OF BUSINESS

Consideration of Requisition No. 64

Mr. Laughlin stated that requisition 64 is payable to Greene Pointe, the developer, for reserve funds. GreenPointe has met the requirements of the bond documents to reduce the reserve funds by half. This will not affect the homeowner's payoff amounts. Ms. Gentry added that the bond documents state that if future bond funds become available for the improvements the developer funded, the District is required to reimburse the developer from those bond funds. The reserve funds were set aside during the bond issuance process as an insurance to the bondholders. The requisition would be in the amount of \$250,265.63.

Mr. Robinson stated that there is a lot of work that the District is having to do as a result of decisions made by GreenePointe, such as fixing Bahia grass, and the backflows in Phases 4 and 5 that are not commercial. He believes the District should get some of that money, estimated around \$26,000, back.

Ms. Gentry stated that her firm believes under the documents in place and agreements signed in connection with the bonds, that this money would be expected to flow to GreenePointe, but if the Board would like to have additional conversations with GreenePointe, she will work with the Chairman. Mr. Robinson asked to start the conversations. Ms. Gentry asked if the Board would

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be willing to approve releasing the balance of the funds other than the Phase 4B and 5 costs that Mr. Robinson has identified. The Board's consensus was to release the balance.

On MOTION by Mr. Jentz seconded by Mr. Cooke with all in favor, authorizing the Chairman finalize the offset numbers for Phases 4B and 5 and to finalize a requisition minus the off-set numbers, payable to GreenePointe, was approved.

SEVENTH ORDER OF BUSINESS

Audience Comments

Cathy Prudhomme asked the Board to look at the excessive accumulation of cobwebs and dead bugs over the doors and in the corners of the amenity center. Mr. Robinson stated that the bright lights in the entryway attract the bugs. He suggested changing the lights to a dark blue or purple.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Cook asked when the Board will go through the budget in case any of the board members have community input to share. Mr. Robinson responded that the budget will be adopted at the next meeting. The capital reserve plan is just a planning tool and not adopted by the Board.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – August 19, 2025 at 2:00 p.m. at the Amelia Walk Amenity Center

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Signed by:



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Secretary/Assistant Secretary

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Chairman/Vice Chairman