

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 17, 2026, 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
Lynne Murphy	Supervisor
Steve Cook	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry <i>by phone</i>	District Counsel
Mary Grace Henley	District Counsel
Mike Yuro	District Engineer
Chip Dellinger	Amenity & Operations Manager
Terry Glynn	GMS
Jennifer Mabus	BrightView Landscape

The following is a summary of the discussions and actions taken at the February 17, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 2:03 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Peter Ness asked if there is an update on the weird device on Sagamore Court.

Mr. Laughlin responded that the engineer would provide an update under his report. The soft dig was completed.

Connie Philipp stated that the landscaping being put in will expand quickly, for example the bushes being installed on Fallen Leaf will grow five feet wide and they are only one foot from the sidewalk, so that needs to be considered when installing new plants.

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THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the January 20, 2026 Meeting

B. Financial Statements as of January 31, 2026

C. Check Register

Copies of the minutes, financial statements and check register totaling \$51,103.84 were included in the agenda package for the Board’s review.

Mr. Robinson stated that the seats up for election on page two need to be corrected to 1, 2 and 4. He also noted the relocation of the mainline was in progress and it’s not just Village Walk’s property that it is located on, it’s Village Walk Commercial and Village Walk HOA.

On MOTION by Mr. Robinson seconded by Mr. Cook 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. Ms. Mabus reported that during the relocation of the mainline it was discovered the lateral lines are also located on the Village Walk properties, so those will need to be relocated as well, which will incur additional costs.

B. District Counsel

Ms. Henley stated that Ms. Gentry sent out the first quarterly reminder of the ethics training requirement and an additional free resource was identified for 2026.

Mr. Robinson stated that Ms. Gentry made him aware of a couple bills moving through legislature regarding enforcement of e-bikes. The District has had issues with kids and young adults riding bikes through the wetlands and there are all sorts of traps in those areas for the animals.

Ms. Henley stated that the use of e-bikes can be regulated on the District’s property, such as the wetlands or pond banks, but the roadways would be the county’s jurisdiction. She recommended notifying residents of the traps in the wetlands via an e-blast. Ms. Henley was also directed to work on updating the District’s policies to address e-bike usage on District property.

C. District Engineer

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Mr. Yuro reported that he inspected the haul road after the last meeting and provided his comments to the contractor. The contractor indicated they would be onsite February 19th to do an as-built on the slope on the swale and to seed it. There was no further updated from Dream Finders on the Amelia Concourse swale. The water management district has asked for an update on that project, which he would be conveying to Dream Finders. At the last meeting he was asked to look at the crossing of the storm pipe at 85174 Majestic Walk Boulevard. There are a couple of depressions and there is a seam, so it appears a pipe has been repaired in that area. He believes the depressions may be due to bad compaction following the repair. He recommended monitoring the area and repairs can be made if necessary. Lastly, Mr. Yuro reported the soft dig at Sagamore Court revealed there are more utilities in that area than staff was area of, so the design has been updated and the contractors are looking at it and the pricing should be available by the next meeting.

D. District Manager

Mr. Laughlin stated that the budget needs to be approved at the May meeting, so budget discussions will begin soon.

Mr. Robinson stated that he would get the JEA meter information to District staff for the areas in which the well now covers so that the meters can be turned off, and the backflows can be removed.

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.

Mr. Robinson stated that he and Mr. Dellinger looked at the bus stop area on the right side of the community exit and what can be done with the landscaping. He's asked Mr. Glynn and Mr. Dellinger to come up with a lower cost design for that area.

FIFTH ORDER OF BUSINESS

Discussion of Amenity Center Landscape Plans

The plans for the landscaping surrounding the amenity center as created by resident Scott Smith were presented for the Board's review. Mr. Robinson stated that he's discussed breaking this project up into phases, with the first phase being dealing with the drainage. The idea is to

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significantly limit the amount of grass in the shade as it is no longer growing, and to replace it with some sort of ground cover that requires minimal water and sunshine.

Mr. Cook asked that a scale be added to the drawing.

There being no objections to the design, the Board directed staff to bring proposals back to the next meeting with two different specs for drainage and plants.

Mr. Dellinger asked if the Board would be willing to cover the cost of the next subscription for the program Scott Smith uses to create landscaping designs, which is \$750 for the year. There were no objections.

SIXTH ORDER OF BUSINESS

Acceptance of the Audit Committee’s Recommendation and Authorizing Staff to Issue a Request for Proposals for Audit Services

On MOTION by Mr. Robinson seconded by Mr. Cook with all in favor accepting the audit committee’s recommended auditor selection evaluation criteria were approved and authorizing staff to issue a request for proposals for audit services was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Pickleball Policies

Mr. Laughlin presented proposed policies drafted by Supervisor Swan.

Ms. Henley noted that the tennis and pickleball policies are merged together, so that will need to be considered before any changes are finalized.

Residents commented on the challenges with limited parking, informing the community of how the calendar for the use of the courts can be found, and how many guests each resident is allowed.

Ms. Henley stated that she would bring back a redline version of the amenity policy changes to the next meeting including the pickleball court policy revisions and changes regarding use of e-bikes on district property.

EIGHTH ORDER OF BUSINESS

Audience Comments

Buddy Price suggested the Board consider contacting the county representatives regarding the issues with e-bikes and the need for enforcement.

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Don DeCanio stated that there are still areas in Phases 4 and 5 that require improvement, and there have been no noticeable changes to the landscaping in area 47 despite being hydroseeded twice. He asked that those areas be considered before the amenity center. He also asked for an update on the retaining wall as a solution to some of the drainage issues.

Mr. Robinson responded that the retaining wall option was found to not be viable.

Mr. Cook stated that he was in favor of including funds for landscaping in Phases 4 and 5 in the upcoming budget.

Don DeCanio stated that a good number of trees that have been planted in Phases 4 and 5 have died and asked if there is a plan to replace them.

Mr. Robinson responded that staff could look at them.

Don DeCanio stated that there is a tree leaning over the sidewalk and into the road along Amelia Concourse.

Mr. Laughlin stated that he would look into it to determine if the CDD or county is responsible.

Connie Philipp suggested pulling every other planting along Fallen Leaf and moving them to another location as there are too many in that location.

Linda Kristoff commented on an herbicide being a carcinogen and the campaign Kathy Rusty started to stop use of damaging fertilizers and herbicides.

Mr. Jentz stated it was determined about 65% of the surface area of the community is resident owned, so the CDD will be working with the HOA to educate people to use less fertilizers. The pond maintenance contractor and the landscaping contractor for the District are using appropriate amounts of herbicides and fertilizers. Additionally, the landscaping contractor has been instructed to mow around the ponds less frequently to allow for natural filtration of the chemicals as it runs off the nearby properties.

Kathy Rusty stated that the person that takes care of the ponds without chemicals for UF will be doing a personalized tour if anyone is interested.

Ms. Murphy asked if it was decided if all ponds would be treated the same as far as reducing the mowing schedule.

Mr. Jentz responded yes.

NINTH ORDER OF BUSINESS

Supervisor Requests

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Mr. Robinson stated that a land trust has offered to buy some of the District’s common area properties, which are mostly wetlands. The letter from the trust will be included in the next agenda package. Next, Mr. Robinson informed the Board that he attended an HOA meeting in which the HOA asked which projects the HOA and CDD could collaborate on. Lastly, he informed the Board there were discussions at the HOA meeting regarding membership on both the HOA and CDD boards, and street parking.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – March 17, 2026 at 2:00 p.m. at the Amelia Walk Amenity Center

TWELFTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
Jeffrey Robinson
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Chairman/Vice Chairman