

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, March 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
David Swan	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Mike Yuro <i>by phone</i>	District Engineer
Chip Dellinger	Amenity & Operations Manager
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 2:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Mr. DeCanio stated that he was disappointed that at the last meeting Mr. Yuro stated that he found a depression and crack on Majestic Walk as he personally met with him and showed him the issues in the roadway before the black top project was done and if it had been addressed at that time, it likely could have been covered under warranty. Now it's been observed, and the District will foot the bill. Next, Mr. DeCanio stated that he thinks the Phase 1 roadway project needs to be included in the capital fund expenditures list. He asked that the data be sent to him.

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Mr. Laughlin stated that he would have a list of expenditures sent to Mr. DeCanio. He also noted the Phase 1 roadways project was paid for by the bonds, not the capital reserve funds, so it would not be included on that expenditures list.

Next, Mr. DeCanio stated that the road repairs for Phases 2, 3, 4 and 5 seem to be grossly underestimated.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Minutes of the February 17, 2026 Board of Supervisors and Audit Committee Meetings**
- B. Financial Statements as of February 28, 2026**
- C. Check Register**

Copies of the minutes, financial statements and check register totaling \$256,463.64 were included in the agenda package for the Board’s review. Mr. Laughlin noted the check register includes a large transfer of funds to the State Board of Administration account.

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

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. Robinson informed the Board that an individual in the Poplar Breeze Court area was found to be digging holes and transferring the dirt to a slope to make a dirt bike ramp. BrightView has provided a quote totaling \$535.72 to make the repairs. He recommended sending a reminder to homeowners that the common areas are not to be disturbed.

B. District Counsel

Ms. Gentry reported that the regular legislative session has ended and there are a few bills awaiting the Governor’s signature that impact special districts. One would allow residents to remove a resident Board member if certain parameters are met. Another bill would increase sovereign immunity limits moderately. Staff will monitor for any impacts on insurance premiums. Another bill requires local governments to accept credit card payments and provide an online payment option by January 1, 2027, for certain expenses like rentals. Assessments will still be

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collected on the tax roll. Lastly, an e-bike bill passed, however it was more limited than many people wanted, and it is not likely to result in significant changes to e-bike activity.

Mr. Robinson stated that the school being built adjacent to the CDD is close to being built and asked that a cost share agreement be put in place.

C. District Engineer

Mr. Yuro reported that the contractor for the haul road project has indicated that the outfall was cleaned and graded, all disturbed areas were seeded and as-built drawings were provided. The drawings show a consistent grade. He will inspect the area before he signs-off on the project.

Next, Mr. Yuro stated that he was working on getting updated proposals for the Sagamore wetland popoff. Two proposals were received from AJ Johns totaling \$266,676 and Highwater Site Solutions totaling \$94,500. Tigris indicated they would be submitted a proposal as well. The Board discussed not wanting to hold off longer than necessary. Mr. Laughlin suggested a not to exceed amount pending receipt of the Tigris proposal. Mr. Yuro was asked to ensure all the proposal include all necessary items.

<p>On MOTION by Mr. Robinson seconded by Mr. Swan with all in favor proceeding with the Sagamore Court wetland popoff project at an amount not to exceed \$100,000 was approved with the Chairman authorized to give final approval.</p>
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D. District Manager

There being nothing to report, the next item followed.

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. Dellinger reported that he's having some issues with kids forcing their way through the entrance gate and he is working to get the gate adjusted. He is also working on fixing some toilet handles. Additionally, he is working on getting a refurbished screen for a recumbent bike. Lastly, he reported that Island Home Services does not agree with the insurance requirements for

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the tower door repair project, so he will need to proceed with the \$4,600 quote from Happy Days, which is a \$1,300 increase over the Island Home Services quote that was previously approved.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the proposal from Happy Days for the tower door repairs totaling \$4,600 was approved.

Mr. Laughlin presented two proposals for landscape improvements around the amenity center totaling \$16,700 and \$48,000. He noted no action would be taken on this item as the proposals were just received. The proposal from Fresh Cuts will need to be updated as it does not include mulch, flowers or sod.

FIFTH ORDER OF BUSINESS

Discussion of Letter from North Florida Land Trust

Mr. Robinson stated that the request from North Florida Land Trust is to conserve a 55-acre parcel that includes parts of Phases 1, 2 and 3, and all of Phases 4 and 5. He recommended declining the offer as residents would have to go through the land trust in the event a tree fell to have them address it and they were evasive in their response when asked how it would be handled. He does not see a benefit in accepting the offer.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor declining the offer from North Florida Land Trust was approved.

SIXTH ORDER OF BUSINESS

Discussion of Updated Policies

Ms. Henley presented the updated policies, which include updates to the policies related to pickleball and e-bikes. Additionally, definitions were added for clarification. Some of the changes were the number of guests for pickleball and tennis was limited to three, rotation rules for the courts were added, e-bikes and motorized scooters were prohibited on District property, and stronger language regarding encroachment on conservation areas was added.

Mr. Swan suggested changing the pickleball policy to state that there is no reservation system for the pickleball courts and they are available on a first come, first serve basis.

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Ms. Murphy stated that she has received complaints from residents regarding being excluded from playing with groups using the courts, parking issues due to multiple guests, and the same guests showing up multiple times per week to play.

Mr. Robinson suggested a board member be authorized to approve the final policies, and that the final policies be laminated and posted at the courts, as well as sent to the residents via e-blast.

On MOTION by Mr. Swan seconded by Mr. Jentz with all in favor the updated amenity facility policies were approved as amended with Supervisor Swan authorized to provide final approval.

SEVENTH ORDER OF BUSINESS

Update on Planting Dates for Areas 41 and 62 and Majestic Walk Corners

Ms. Mabus stated that plantings for areas 41 and 62 were starting on March 18th and the Majestic Walk corners were to start on March 23rd.

EIGHTH ORDER OF BUSINESS

Discussion of Capital Projects – Capital Reserve Funds Financial Planning Tool

Mr. Robinson stated that the Sagamore wetland popoff would be updated to \$150,000, up from \$100,000. As long as the popoff remains under budget, there are enough funds for the drainage issue repairs. The estimate for the dog park needs to be increased above the current \$10,000 estimate.

Ms. Gentry stated that there are two pots of money potentially available from leftover bond funds that staff will look into the possibility of using. The most viable option has around \$60,000, but staff still needs to investigate legal limitations on use of the funds. She will update the Board at the next meeting.

NINTH ORDER OF BUSINES

Consideration of Resolution 2026-05, Instructing the Nassau County Supervisor of Elections to Conduct the District’s 2026 General Election

Mr. Laughlin stated that Seat 4, currently held by Mr. Robinson, Seat 2, currently held by Mr. Swan, and Seat 1, currently held by Mr. Cook, are up for election in November of 2026. The qualifying period will be held in June.

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On MOTION by Mr. Jentz seconded by Mr. Swan with all in favor Resolution 2026-05, instructing the Nassau County Supervisor of Elections to conduct the District’s 2026 general election was approved.

TENTH ORDER OF BUSINESS

Audience Comments

Don DeCanio asked if there is a plan to repair the sidewalk issues throughout the community. He also stated that he would like to see a conclusion to the road depressions and potholes on Majestic Walk from Phase 3 to Phase 4. There are also numerous depressions in Phases 4 and 5. Lastly, Mr. DeCanio stated that the potholes in Phase 1 should be fixed to even out the roadway.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Robinson stated that he and the GMS staff are continuously working on building a system to match access FOBs and email addresses to property addresses and keeping the system updated. Next, he stated that the preliminary plans for Hidden Lake have not changed since they first came out 18 months ago. There are 28 homes planned to be built along the back of the haul road trail, and the plans show an easement connecting the development to the haul road. He requested staff to look into this and ensure that the County is not permitting unauthorized access to the haul road trail.

Ms. Murphy asked Mr. Dellinger to send an e-blast regarding the prohibition on dumping material into common area and preserves. It appears some pool construction material was dumped in one of the preserve areas. Mr. Laughlin stated that a letter can be sent to the nearby homeowner.

TWELFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – April 21, 2026 at 6:00 p.m. at the Amelia Walk Amenity Center

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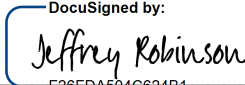
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FOURTEENTH ORDER OF BUSINESS Adjournment

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