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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 21, 2026, 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
Chip Dellinger	Amenity & Operations Manager
Jennifer Mabus	BrightView Landscape
Terry Glynn *by phone*	GMS

The following is a summary of the discussions and actions taken at the July 21, 2026 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**

Mr. Robinson informed the board and audience members that there will be a new remote staff member working to send out announcements to the community.

Will Knudsen asked why the check register is showing items being ordered on Amazon but being shipped elsewhere.

Mr. Dellinger responded that he has had a hard time getting items delivered when he is not on site as Amelia Walk is considered a business and the delivery drivers require a signature.

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Chris Musial commented on the cleanliness of the pool area and bathrooms and also expressed concern of where people would park for the proposed pétanque court.

Connie Philipp asked if the secondary egress would be being given up with the Dream Finders haul road easement. Lastly, she expressed concern with landscaping being installed in the heat of the summer.

THIRD ORDER OF BUSINESS Consent Agenda

A. Minutes of the June 16, 2026 Meeting

B. Financial Statements as of June 30, 2026

C. Check Register

Copies of the minutes, financial statements and check register totaling $93,231.26 were included in the agenda package for the Board's review.

Mr. Robinson asked the audience members to be as specific as possible when they provide comments on any concerns or issues so that it is easier for staff to follow up.

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

FOURTH ORDER OF BUSINESS Staff Reports

A. Landscape

1. Quality Site Assessment

A copy of the landscape report was included in the agenda package for the Board's review.

Mr. Robinson stated that there is a section of grass on pond 12 near the roundabout that has eroded, so that needs to be re-sodded as soon as possible. There is also a section across the street from one of the quads that had an irrigation problem that has not come back fully, so that could be addressed at the same time. Lastly, the Fakahatchee grass has not come back and needs to be addressed.

2. Irrigation Reports

Copies of the latest irrigation inspection reports, and a proposal for an irrigation system repair were included in the agenda package for the Board's review.

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B. District Counsel

Ms. Gentry updated the Board on the latest legislative session. The Governor vetoed the e-bike and sovereign immunity increase bills. Her firm will be working with the district management firm on how to implement the new requirement to offer electronic payments.

C. District Engineer

1. Discussion on Dream Finders / Amelia Concourse Haul Road

Mr. Yuro stated that he shared the Board's terms discussed at the last meeting in exchange for an easement on the haul road with Dream Finders, and their response was to stop all work on the project.

2. Review of Plans for Sagamore Court Pop Out Drainage Solution

Mr. Yuro stated that he revised the Sagamore plans after the last meeting to try to minimize the scope. It would involve encroaching on a neighbor's property, which the neighbor agreed to. Three proposals were obtained for the revised scope totaling $115,154.98, $116,465 and $167,000.

Peter Ness stated that starting this type of project this late in the year may mean running into dewatering issues, which is not part of the scope. He wants to ensure that the entire area is surveyed properly.

Mr. Yuro stated that the elevations are based on the 25-year design high stormwater, so in order to get the permit, the weir elevation has to be set above that 25-year high water storm, so that elevation would not change. Mr. Robinson added that there is dewatering included in the proposals.

Ms. Gentry asked if the Board would like to include payment and performance bonds, which would be an extra cost.

The Board's consensus was to forgo payment and performance bonds.

On MOTION by Mr. Swan seconded by Mr. Jentz with all in favor the proposal from AJ Johns was approved contingent on the project starting in a timely manner and the affected resident executing an easement. Should AJ Johns schedule not allow for the project to start soon, High Water will be contracted.

Next, Mr. Yuro stated that he was asked to inspect 16 areas throughout the community for depressions or other concerns around the roadways and inlets. He stated he would provide and

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email update with his findings that could be shared with the board. Most of the issues are in Phase 4, and it appears there may have been some bad soil that did not get compacted completely as the areas are around manholes and storm inlets. The only way to see what could be going on is to video inspect the pipe running through the area. He believes JEA will repair the areas around manholes.

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 there is an issue with the fountain in pond 15. He is working on get quotes for repair or replacement.

Mr. Robinson stated that the pergola was found to have wood rot and likely needs to be completely rebuilt.

FIFTH ORDER OF BUSINESS Consideration of Proposals

A. Bus Stop

Proposals to add pea gravel, mulch, timbers or concrete in the bus stop area were presented to the Board. Mr. Swan stated that one resident pointed out the pea gravel would not be a good idea in an area where kids will be congregating.

> On MOTION by Mr. Robinson seconded by Ms. Murphy with three in favor and Mr. Swan opposed, the proposal from Fresh Cut to add mulch and timbers for a total of $2,025 was approved.

B. Pergola Rebuild

Three proposals to rebuild the pergola ranging from $15,959 to $21,600 as the wood is rotting. Mr. Dellinger recommended using Happy Days given the quality work they have done in the past and the fact that the pergolas will be 100% rebuilt.

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On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor, the proposal from Happy Days totaling $21,600 to rebuild two pergolas was approved.

C. Pond 15 Fountain

A proposal to replace the fountain motor in pond 15 for a total of $23,518.68 was presented to the Board. Mr. Robinson noted the 5-horsepower motors have been consistently problematic.

This item was tabled. The Board requested additional proposals.

D. Goose Masters

A proposal to control the geese population in the community using trained border collies at a cost $18,304 per year for a period of three years was presented to the Board.

The Board's consensus was not to move forward with the Goose Masters proposal as there is no guarantee it would completely get rid of the geese.

E. Pétanque Court

Mr. Robinson stated that a survey was sent to 1,007 email addresses to gauge what the interest would be in pétanque courts. Compared to other projects presented in other surveys, a pétanque court would rank 17th in terms of interest amongst the community members.

No action was taken on this item due to lack of interest.

F. Entry Landscaping

Mr. Robinson stated that the purpose of the entry landscaping improvements would be to build a natural barrier between the Amazing Explorer Academy and the community. Three proposals were presented to the board ranging from $3,380 to $5,400 to install the landscape improvements. Mr. Robinson noted nothing needs to be planted immediately. He recommended using BrightView as the vendor for the install given the irrigation issues in that area.

On MOTION by Mr. Robinson seconded by Ms. Murphy all in favor, the proposal from BrightView totaling of $3,444.59 was approved.

G. Landscape Improvements for Areas 42 and 43

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Mr. Robinson stated that a survey was sent to gauge interest in the landscape improvements for areas 42 and 43, and in comparison, to other projects surveyed, the landscape improvements would rank 12th out of 18. A proposal from Fresh Cut totaling $17,192 was presented, although it was noted a water source has not been identified yet.

This item was tabled. Ms. Murphy and Mr. Jentz commented on the need to keep pursuing the improvements. Staff will continue to work with the city and JEA to obtain a water meter.

SIXTH ORDER OF BUSINESS **Discussion of Amenity Center Janitorial**

The Board discussed the issues with the cleanliness of the amenity facility. Mr. Laughlin stated that he was just made aware of the issues within the last few weeks and given that the janitorial company is subcontracted through GMS, he recommended following the typical process of putting the contractor on notice. If the issues are not corrected in a timely manner, the Board could request the contractor be replaced, or contract with a company directly through the District.

Mr. Robinson asked that staff ensure the contractor is coming out the three days per week that they are supposed to be coming.

Ms. Murphy asked about cleaning the exterior of the building and the furniture.

Mr. Laughlin responded that the area is currently under water restrictions, so the intent was to hold off until those restrictions are lifted.

SEVENTH ORDER OF BUSINESS **Discussion of Weekend Summer Pool Monitoring**

Mr. Robinson stated that there have been issues with the pool maintenance and trash over the weekends.

Mr. Laughlin stated that some of the communities he manages choose to bring in pool monitors during the weekends in the summer as they are a lower cost staffing option.

Mr. Robinson asked Mr. Laughlin to bring proposals for pool monitors back to the board for consideration.

EIGHTH ORDER OF BUSINES **Consideration of Resolution 2026-08, Adopting Amended Amenity Policies**

Ms. Gentry stated that the proposed revisions are a result of the Board asking if there is anything that can be done to increase enforcement of use of the lake banks. The standalone

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stormwater management pond use policies were revised to prohibit feeding, harassing or approaching wildlife and taking any actions which may entice or encourage wildlife onto District property. An enforcement section was added to state that violations of the policy may result in suspension or termination of amenity privileges.

On MOTION by Ms. Murphy seconded by Mr. Robinson with all in favor Resolution 2026-08, adopting revised stormwater management use policies was approved.

NINTH ORDER OF BUSINESS **Audience Comments**

Will Knudsen commented that the flag could use a replacement.

Chris Musial stated that she was going to comment on the cleanliness of the facility, but she understands that the board and staff are working to address the issues. She suggested a staff member do a quick 15-minute checklist for cleanliness in the morning and at the end of the day.

Connie Philipp asked if the newly required electronic payments will apply to HOA payments as well.

Mr. Laughlin responded that the law just applies to CDDs. Ms. Gentry added that the law does not change how the CDD assessments are paid. They will still be paid via the property tax bill.

TENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Swan requested new patio furniture be purchased.

ELEVENTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS **Next Scheduled Meeting – August 18, 2026 at 2:00 p.m. at the Amelia Walk Amenity Center**

THIRTEENTH ORDER OF BUSINESS **Adjournment**

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

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Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
Jeffrey Robinson
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Chairman/Vice Chairman