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, August 18, 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
David Swan	Supervisor
Lynne Murphy	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Mike Yuro *by phone*	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 August 18, 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**

Don DeCanio stated that he does not know if the camera investigation of the pipes being recommended by the engineer is truly necessary as it is very expensive. Ms. DeCanio objects to the District Engineer performing routine sidewalk inspections as they can be done by the operations manager to save money. Additionally, Mr. DeCanio feels the contractor who performed the reinstallation of the drainpipe when the developer was still in the community should be the one fixing it at their expense. Next, Mr. DeCanio stated that he was disappointed that there were no depressions identified in Phase 4 and that the depressions are not being repaired. Lastly, Mr.

DeCanio stated that there are a couple of trees off Majestic Walk Circle and three trees in the roundabout that appear to be dying.

THIRD ORDER OF BUSINESS Consent Agenda

A. Minutes of the July 21, 2026 Meeting
B. Financial Statements as of July 31, 2026
C. Check Register

Copies of the minutes, financial statements and check register totaling $102,038.38 were included in the agenda package for the Board's review.

Mr. Robinson pointed out that the variance in landscaping is due to projects that should have come out of capital. That will be corrected.

On MOTION by Mr. Robinson seconded by Mr. Jentz 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 suggested cutting down the dying trees that resident DeCanio commented on.

2. Irrigation Reports

There being none, the next item followed.

B. District Counsel

Ms. Gentry reminded the Board members to complete four hours of ethics training by December 31st. Next, she reported the AEA cost share is still under review by their counsel. Next, she reported that an easement agreement has been sent to the resident whose lot is impacted by the Sagamore Court drainage project. The agreement with A.J. Johns has been sent for review.

D. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Mr. Laughlin presented a proposed meeting schedule for fiscal year 2027 including meetings on the third Tuesday of each month at 2:00 p.m.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the fiscal year 2027 meeting schedule was approved as presented.

2. Consideration of Goals & Objectives for Fiscal Year 2027

Mr. Laughlin presented the proposed list of goals and objectives for fiscal year 2027 as required by Florida Statutes.

On MOTION by Mr. Jentz seconded by Mr. Swan with all in favor the fiscal year 2027 goals and objectives were approved as presented.

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 asked Mr. Dellinger to look into surge protection for the amenity facility.

FIFTH ORDER OF BUSINESS Consideration of Proposal for Summer Weekend Pool Monitoring

Mr. Laughlin stated that the proposal was brought forward due to reported issues with cleanliness and behavior on the weekends. Two options were provided, 6 hours per day for $5,712 or 8 hours per day for $7,616 from Memorial Day to Labor Day.

Mr. Robinson suggested tabling this proposal until closer to spring.

Mr. Dellinger stated that he would ask the janitorial company if there is an option for adding on weekend hours and what that cost would be.

No action was taken on this item.

FOURTH ORDER OF BUSINESS Staff Reports (Continued)

C. District Engineer

1. Update on Dream Finders / Amelia Concourse Haul Road Trail Easement Request

There has been no update from Dream Finders since the last meeting.

2. Update on Sagamore Court Pop Out Drainage Solution

Mr. Yuro reported the contract was sent to A.J. Johns. He is awaiting a schedule from the contractor.

3. Potential Parking Lot Layout Near Tennis Courts

Mr. Yuro presented a sketch of a potential parking lot that could be added on the side of the tennis courts. He estimates it would cost around $300,000. Mr. Robinson added that additional parking is requested from time to time, so this was for informational purposes.

4. Acceptance of the 2026 Annual Engineer's Report

Mr. Yuro presented the annual engineer's report for 2026, noting while everything is generally being maintained well, there are some depressions in the roadways in Phases 4 and 5 to keep an eye on.

Ms. Murphy asked for clarification on the items that say they should be 'addressed in the near future'.

Mr. Yuro responded that the identified items are not currently posing a safety hazard, but are items that will need to be addressed when they become a big enough issue, and there is a budget available to address them so long as it is not an immediate safety issue. If they become an immediate safety issue they should be addressed sooner.

> On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor the 2026 engineer's report was accepted.

SIXTH ORDER OF BUSINESS — Discussion of Landscape Plans for Areas 35 and 36

Proposed landscape plans for areas 35 and 36 were provided in the agenda package for the Board's review. The plans will be used to get pricing on the improvements, which will be brought back to the Board at a future meeting for consideration.

Mr. Swan suggested removing the boulders from the plans.

SEVENTH ORDER OF BUSINESS — Discussion of Area 45 Landscaping

Mr. Robinson stated that area 45 has been affected by water draining through the area, and until that water issue can be resolved, money spent on that area would not be well spent. The

Board discussed the likely need for drought-resistant landscaping and having resident Scott Smith and Mr. Dellinger meet to discuss a design concept for the area and alternatives to watering.

EIGHTH ORDER OF BUSINES **Public Hearings for the Purpose of Adopting the Budget and Imposing Special Assessments for Fiscal Year 2027**

Mr. Laughlin presented the budget for fiscal year 2027, noting that there is no increase in the assessments. The savings from the well installation is helping to keep the budget flat while the reserve contribution is remaining at $185,000.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the public hearing on the adoption of the fiscal year 2027 budget was opened.

There being no comments, a motion to close the public hearing followed.

On MOTION by Mr. Robinson seconded by Mr. Swan with all in favor the public hearing was closed

A. Consideration of Resolution 2026-09, Relating to Annual Appropriations and Adopting the Budget

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor Resolution 2026-09, relating to annual appropriations and adopting the budget was approved.

B. Consideration of Resolution 2026-10, Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the public hearing on the imposition of special assessments was opened.

There being no comments, a motion to close the public hearing followed.

> On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor the public hearing was closed.

> On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor resolution 2026-10, imposing special assessments and certifying an assessment roll was approved.

NINTH ORDER OF BUSINESS Audience Comments

Don DeCanio asked that JEA immediately be contacted regarding the repairs in the roads indicated by the engineer.

Mr. Yuro stated that JEA requires a full list of all areas that should be inspected and then they will add it to their schedule.

Don DeCanio stated that there are depressions in the road and curb and gutters at 85262 Fall River that were caused during construction. Next, Mr. DeCanio asked why there is no consistent plan for landscape improvements. Lastly, Mr. DeCanio asked if the timer on pond 15 can be set and the light color be consistent rather than alternating.

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 – September 15, 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.

August 18, 2026 Amelia Walk CDD

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
Jeffrey Robinson
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Chairman/Vice Chairman