

MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, August 21, 2018 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

James Marvin	Chairman
David Jae	Vice Chairman (by phone)
Nick Powell	Supervisor
Debbie Malloch	Supervisor
Scott Campbell	Supervisor (by phone)

Also present were:

Daniel Laughlin	District Manager
Jason Walters	District Counsel (by phone)
Dan McCranie	District Engineer
Dave deNagy	GMS
Tony Shiver	First Coast CMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 11:00 a.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Affidavit of Publication

A copy of the affidavit was included in the agenda package.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2019 Budget

On MOTION by Mr. Marvin seconded by Ms. Malloch with all in favor the public hearing was opened.
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Mr. deNagy stated earlier this year the Board approved a budget. Letters have been sent out to all of the residents noting that there will be an increase of about \$80 a year. Some of the

changes that we are looking at in FY19 is increasing our capital reserve budget. Between capital outlay and reserve funding we were at \$37,180 and we're going to \$41,227. Looking at the amenity center costs we have increases totaling about \$8,000 that has to do with staffing and janitorial services that we receive from First Coast CMS. We are increasing utility costs and that has to do more with usage than anything. Projected totals through September 30th show an increase in our budget for electric from \$16,000 to \$16,800 and then water and sewer from \$19,000 to \$22,500.

Mr. Marvin asked are these costs that are increased a result of the growing community?

Mr. deNagy responded yes. Utility cost increases typically have to do with volume, weather or rates. It's more to do with volume and weather than anything else. Repairs and maintenance is probably the most difficult line item to budget for. Between that and irrigation repairs we are increasing about \$3,000. The repairs and maintenance increase is specifically dollars for unexpected costs that we get through the year. Contract services we're looking at an increase of about \$6,000. Most of that is our landscape and lake maintenance. The lake maintenance we are adding two ponds. Finally, in administrative we're looking at a \$10,000 increase, most of it due to estimated engineering cost for FY19.

Mr. Marvin asked what are the estimated engineering costs?

Mr. deNagy responded \$15,000.

Mr. McCranie stated that's because we're going to be under construction so I'll be overseeing a lot of different things.

Mr. Marvin asked will we be under construction?

Mr. McCranie responded in the next year for Phase 3.

Mr. Marvin asked is the CDD going to issue more bonds and the CDD will bid that work?

Mr. Powell responded I don't think any more bonds will be issued but the CDD will bid it.

Mr. Marvin asked so the developer won't do that it will be the CDD?

Mr. Powell responded yes. If the CDD is paying for the infrastructure it will have to be bid through the CDD.

Mr. Marvin asked is the bond money available for the next phase?

Mr. Powell responded that's what we were told.

Mr. McCranie stated for clarification that \$15,000 is only if I need to use it while I'm out here. Historically it has been much lower so if you wanted to move that down to \$10,000 it will probably be fine.

Mr. Marvin stated we can't exceed the budget so I'd rather leave it where it is.

Mr. deNagy stated again, we're looking at about an \$80 per year increase. \$689 is the current O&M assessment and that is proposed to move to \$771.65. The other component of your CDD assessment is debt. There will be no change in the debt assessment. The bond runs for 30 years and the assessment is fixed. We have a budget from the SPE as well; whether we need to use that or not, I don't know. We will open it up for questions from the residents.

Mr. Harvey Greenberg, 82128 Amaryllis Court, stated I'd like to understand what the CDD's responsibility as it relates to lake maintenance. Quite frankly, we're a little confused as to what is actually done.

Mr. deNagy stated lake maintenance is keeping the lakes clean and free of trash. Tony, I'm not sure about mowing the banks?

Mr. Shiver stated mowing the banks is Martex's responsibility.

Mr. Greenberg stated in both of these cases we have a total failure. Martex has not been cleaning out the lakes and they're not mowing the banks. Homeowners have been doing that because Martex doesn't. I think it needs to be addressed. Also, we have an additional employee here at the pool and we want to understand they were hired with what responsibilities and what are their qualifications?

Mr. Shiver responded the weekend attendant's responsibilities are to enforce the policies set forth by the District. Your amenity center has a set of policies and his role is to enforce those. He is not a lifeguard.

Mr. Greenberg asked so his or her qualifications are what?

Mr. Shiver responded he's active duty Navy. He is an individual that has been very respected in his military community. He is no longer going to be in this role after this season because he's going to school to pursue a medical degree.

Mr. Greenberg stated as a consequence of his role and presence here have we seen a dramatic change in the manner of the behavior of the residents using the pool?

Mr. Shiver responded for this particular community it has been worse. I don't know if that's because of the growth in the community or because of push back that there is actually someone on site to enforce policies because you've never had that before.

A resident stated whenever he says something to somebody people get mad about it and complain about it on Facebook.

Mr. Shiver stated right and unfortunately I don't monitor Facebook. It has to come to me.

Mr. Charles Gay, 95185 Wind Flower Trail, asked the CDD patrols you?

Mr. Shiver responded yes sir.

Mr. Gay stated for some reason the CDD allowed you to put this \$8,000 in that we didn't need. Most of these other areas do not have a monitor, Amelia National and Amelia Walk. We're all grown people and we can monitor our own pool.

Mr. Shiver stated if you guys don't want a facility attendant here on the weekends that's fine. You're absolutely right. You have the responsibility and ability to police yourselves. Out of every facility that we manage, and we do over 20, we have had more problems this year out of Amelia Concourse than any of them and most of it has to be because of the push back. Most residents don't want to be told they can't do something.

Ms. Malloch asked but in most of your communities they also have attendants, right?

Mr. Shiver responded that's correct. All of the CDDs that we manage have attendants. There are several HOA facilities that we manage and some of them do not.

Mr. Marvin stated if it's the person you don't like, that's one thing.

Mr. Gay stated no, we're trying to save money here and we're grown people. We don't need somebody here to tell us what to do.

Mr. Marvin stated this Board determined some time ago to have someone here to enforce the rules to protect your community from people that would come unwanted and do things you would not want. We don't expect you as an individual to enforce those rules.

Mr. Gay stated I thought that's what the HOA was for.

Mr. Marvin stated no, the HOA is separate from the CDD.

A resident stated we paid for an attendant last year but we didn't have one. Where's that money at?

Mr. Shiver responded we had an attendant here one day throughout different times rotating.

A resident stated we paid \$200 extra last year per house.

Mr. Shiver stated that was for other budget items.

Mr. Gay asked how do we get this dropped off if we don't need it?

Mr. Marvin responded we think it is needed.

A resident stated we live here. It's not needed. If we don't agree with what you're saying we're not allowed to say anything, is that what you're telling me?

Mr. Marvin responded absolutely not.

A resident stated okay so if I tell you we don't need it, that's out of order?

A resident stated they want your name and address so they can keep track. That's all.

Ms. Elizabeth Hare, 85443 Amaryllis Court, stated the rules say that you can't have kids under 16 so anybody that's here is 16 and older unless they have an adult with us. The attendant is essentially babysitting adults. That's what I'm assuming everyone is saying is that we're all adults here and we should be able to take care of ourselves.

Mr. Shiver stated I would wholeheartedly agree that everyone in this room is responsible enough to police himself or herself, but not everyone at this pool is over 16. Unfortunately we have a lot of parents that just send their kids to the swimming pool as a babysitter. I witnessed it all the time and I'm not here nearly enough. I'm not saying we need to have additional staffing to police that if you residents are able to do that on your own.

Mr. Ian Kobler, 85189 Amaryllis Court, stated having moved here last summer and reading all of the meeting minutes over the last year I understand the point of the attendant is to say checking in residents and making sure outsiders aren't coming in to use our pool. I think the main concern is if a kid jumps off something and he runs over to the kids saying "you can't jump off of that" and the parents are sitting right there, either speak to the parents or define what we want this attendant to do. If it needs to be making sure that it's residents using the pool or that type of thing I think that's one thing but I think the problem was that's not what the person was doing. As far as policing behavior at the pool, I agree. We are all adults and we should be doing that. If our kids are doing something they shouldn't be, it's up to us to say don't do that, or we go home. I think that's part of the concern is what was this person really supposed to be doing.

Mr. Terry Cator, 95193 Periwinkle Place, stated I've lived here for three and half years and I've been to the pool maybe five times. I have never been to the pool without seeing unsupervised children. I sit there and a seven year old comes up to me and cute as can be, squirts

me in the face with a squirt gun, laughs and runs away. There is no parent. It didn't kill me, but for you to tell me you've never seen unsupervised children, there absolutely are.

A resident stated I've seen parents be there and not disciplining children. We had an issue when we first moved in with someone throwing balls and being mean and their parent was right there and didn't say a word.

Mr. Cator stated so that supports the idea that we need somebody. I know it's awkward but we all have different styles of parenting and I love seeing the kids, but the I should not have to babysit someone else's kids.

Ms. Hare stated would it make a big budget difference if there were a lifeguard?

Mr. Marvin responded a lot more.

Ms. Hare stated he's a nice guy and I've seen him correct both children and adults, such as having drinks in the water he tells them "you can't have a drink in the water, you have to get out of the pool". That's fine and dandy but if you're going to have somebody there attending, wouldn't it be easier to have somebody that's actually a safety personnel? If there's a parent that has five or six kids they can't keep their eyes on all their kids 24/7.

Mr. Shiver stated one of the reasons I hired this individual is because he is CPR certified and it would be an asset to have him here in case a situation happens but he is not a lifeguard. I understand the concern over cost. That's why for a lot of the maintenance items I'm out here personally doing it so we don't have a vendor charging an exorbitant amount of money to fix something simple. That being said, there are a lot of budget concerns that we need to address this upcoming year and the budget is tight as it is. If it boils down to it and it's about the money I can potentially reduce hours and the span that he is on here. Maybe instead of from April to September, maybe we just do June and July and maybe the first part of August. I'm more than happy to work with the community. If ultimately the vast majority of the community say we can police ourselves then that is a great way to save money but I can tell you from what I've seen this last year, out of all of the communities Amelia Concourse has more problems and I had more issues on the weekends than any other.

Mr. Bill Tooley, 95211 Wind Flower, stated the pool attendant is not checking if someone belongs here or not, correct?

Mr. Shiver responded correct because they are supposed to have an access card to get in.

Mr. Tooley asked what is the nature of the problems you have seen this year? I rarely get to the pool. I was up here one day and I thought he was very intrusive in my opinion.

Mr. Shiver responded alcohol at the pool. We have had a tremendous amount of people that are abusing the guest policy and he will call them out?

A resident asked like what? Be specific?

Mr. Shiver stated they bring ten people to the pool or a non-reserved event and they basically hold a make shift party. That abuses the five-guest policy that the District has. You have limited parking and I've received numerous emails from residents about people parking in the streets and things along those lines.

A resident stated the streets are County property so you can't really stop that.

Mr. Shiver stated I agree, I'm just telling you what comes my way and the concerns the residents have.

Mr. Tooley asked do these problems come from one individual?

Mr. Shiver responded no. It's from various individuals. We have had problems with the access system this summer and that's been a big nightmare because we can't identify people that are breaking the rules. Typically when we have problems I can review the footage, get a time stamp and then find out exactly what card they used but because we had problems with access system it's been very difficult to identify those people and reach out to them and let them know. I'm not the fun police, nor do I want my staff to be. I want this to be a family friendly place where you can enjoy it. The Board has adopted policies that I don't have the ability to selectively enforce. If I'm aware of a policy violation I have to inform my staff to say something.

Mr. Tooley stated you mentioned parking and we have maybe 15 parking spots for 450 homes. That's not a very good balance.

Mr. Shiver stated it's not. I was going to bring it up under my facility report but one of my suggestions to the Board was going to be that during the summer months, basically June, July and August, that maybe we do not allow private reservations at the facility on weekends. That takes up a tremendous amount of parking at the facility and it's a deterrent for a lot of residents who want to come and use the pool. It's not something we're going to implement right away, it's something I want feedback from the community before I suggest that to the Board.

A resident stated I have a problem with that in particular because most parents do not have off in the middle of the week so if they're going to hold an event for their child they're

going to do it on the weekends. That's not fair to alienate them from having an event here because you get too many people. On any day, none of these chairs are fully booked. You can walk up in the middle of the day and get a chair. This pool is not that busy.

Mr. Shiver stated I'm not against you so please don't be so combative.

A resident stated I'm not, I'm just telling you to do that to the parents who work on week days is ridiculous and I don't feel like the CDD has our best interests at heart. It's trying to control and micromanage adults who live here and pay for the facilities and that's not right. We have every right to be here and every right to have our friends over if we have an event and pay for this facility. You're alienating people.

Mr. Shiver stated I hear that argument all the time but unfortunately people believe that they have the right to do whatever they want to do.

A resident stated I'm not one of those people.

Mr. Shiver stated you're not but a lot of your resident neighbors are.

A resident stated I've looked at all of these people and I've never had a problem with any of them at the pool.

Mr. Shiver stated a lot of these people rarely ever use the pool.

A resident asked what happens to them if they break the rules?

Mr. Shiver responded we send them letters or I will personally make phone calls and talk to them but as I was saying earlier it's been very difficult this summer because we've had problems with the access system and identifying them. I don't need to call the police if it's simple.

A resident asked but why do you have to have the conversation? Why can't we have a conversation as adults with each other because we are neighbors.

Ms. Hare stated I think he's saying because it hasn't worked in the past.

A resident asked but who? You've given me two situations where there's been a problem. There needs to be more than that for us to say we agree to have policing of the pool.

Ms. Hare stated he can't out people.

Mr. Dennis Morgan, 85433 Amaryllis Court, asked Tony, I missed your introduction who are you with?

Mr. Shiver responded First Coast CMS. I manage the facility and I work with the District on some other things.

Mr. Morgan asked do we have a time limit today for the meeting? Obviously we have pool issues but do we need to keep the agenda moving?

Mr. Shiver responded after the meeting I will stay and have a workshop with any residents who want to help solve these problems.

Mr. Laughlin stated I do want to mention that just because this money is being allocated for the line item of attendant, doesn't mean it has to be spent there. We have a monthly increase of \$1,000 for the lake maintenance for the new phases that are coming in from Martex. We are also going to be discussing later CDD fencing. A lot of the fencing along the edges is looking bad and it's going to need to be replaced. We've also had an increase in pool chemical costs so it's good to have a little bit of extra money in case there are increases during the year.

Mr. James Quentin, 95257 Snapdragon, stated we have been here maybe three weeks so we're really not up to speed on these issues. For me personally, my background is 28 years in the Army with multiple deployments at all different levels of leadership and from what I can see right now there is a huge disconnect between you guys who are making up the policies and us.

Mr. Greenberg stated when the monitor was hired there was never any defining of the rules of what it is that he would be doing. Maybe there was to him, but not to any of the residents. If the County changes all of the traffic signs but doesn't tell you what they're supposed to mean, nobody is going to follow them so in order to get the cooperation and get people to be able to monitor their children better or whatever is necessary they have to know what the responsibilities are. Have we ever looked at CCTV?

Mr. Shiver responded we have surveillance here.

Mr. Greenberg asked what about outside?

Mr. Shiver responded we have outside as well.

Mr. Greenberg asked and it has just not been effective?

Mr. Shiver responded no. I can see the things that are going on and the things that are described to me by staff and then when I get angry calls from the residents about certain things I can see that as well.

Mr. Greenberg stated parents are responsible for the actions of their underage children.

Mr. Shiver stated but it's not the underage children that are harassing staff and that are upset with staff it's the parents.

A resident asked why do we have to have someone policing it if you're already watching it on film? If you have a neighbor complaint about it then you can go back to that date and time and look at it. You don't need someone standing here that corroborates your story if you have it on film. It's just a cost that we don't need.

Mr. Walt Pakkala, 95067 Wind Flower, stated I don't quite understand, all these new houses are they paying into the CDD?

Mr. Marvin responded yes they are.

Mr. Pakkala stated from my estimation you've got more people paying in, why aren't our rates going down?

Mr. Laughlin responded it's been the same amount being paid in it's just the developer or whoever owned the land has been paying it but it's the same amount that has been assessed.

Mr. Pakkala stated there are a lot of people around here on fixed incomes. This year we had a 0.3% increase on the social security rate and that's \$5 a month. The rate you're proposing is an 11.5% jump. Another thing, all these new ponds you're talking about, these people that have been here five or six years but we've got to help pay for that? Are we going to benefit from that?

Mr. Laughlin responded it's part of the stormwater management system to it helps the entire neighborhood.

Mr. Pakkala stated I don't care. Don't put them in.

Ms. Natalie Voytac, 95412 Periwinkle Place, stated I have a lot of residents that do feel there's a disconnect in communication between the CDD. I feel there is dual responsibility there. These meetings are held and hardly anyone ever attends so if you want your voice heard and you want to communicate with this board you can either email them if you can't attend in person because I realize they're not always at convenient times, ask one of the board members to relay your points for you. I do that for folks all the time. Likewise, I think there is a breakdown of communication from the CDD to the community. I don't think they are sending out regular updates and notices the way that they should because it falls to the HOA a lot of times when there are questions about this facility or this pool and we don't manage it but we handle a lot of complaints and phone calls and Facebook notifications so I think both parties could be doing a better job with communication moving forward. Tony, I think you've been put in a really tough spot and I commend how you have handled even just the questions today as well as all of the

stuff that has gone on this season. Whether or not we need a full time attendant going forward, I don't personally think that we do but I think the weekend assistance has proved beneficial in peak season like Memorial Day to Labor Day. I don't think we need to start earlier than March which I think is what's budgeted. I know there's not much we can do about the parking situation but having a swipe card doesn't necessarily mean they live here and there's a lot of gate holding and asking others to buzz people in. I would love to see the pool attendant be present up front with a sign in sheet that tracks guest usage and how many people are using if we're paying for one. We do have habitual offenders, like you said, who bring ten or twelve people every Saturday to the pool and they're having a party and not watching their kids. I have kids and I bring them to the pool. There are two problems and one is folks not monitoring their own children. We can say something to each other. I'd like to see the pool monitor enforcing the use of this room and not letting people into the clubhouse if they're wet. The furniture is falling apart from chlorine bathing suits getting on it. I know there was pushback in terms of the monitors speaking directly to children and residents getting really heated about that but you have to understand this person doesn't necessarily know what child belongs to what parent so if a parent doesn't respond immediately when a child is doing something incorrect, I don't have a problem with the monitor saying something to the child. If he says something to my child like don't run, I'm not going to get heated and get in his face because my kid shouldn't be running and if I'm not watching him or saying something then that's my fault as a parent in my opinion. I do have some questions on other items on the budget but I want to make sure we have a feel for what we're thinking with this.

Mr. Shiver stated because of some of the things that have come up recently we probably will have to shrink the time that staff is here if we do move forward with staffing. Just because we budget it doesn't mean that's what we're going to actually do but we may need to leave it in the budget because of things that we have coming up. For instance, mowing of the pond banks. Martex doesn't even have that on their contract for phase two yet and we're trying to get that done right away.

Ms. Ellen Cator, 95193 Periwinkle Place, stated as was already brought up, if they're not even mowing, we have a house not far from us and the weeds/grass is taller than I am and yes, in most cases residents take care of it, but if the company is supposed to be taking care of it, it's been a very long time.

A resident stated our pond bank has never been mowed and we were under the impression when we bought that it was our responsibility.

Mr. Shiver stated I don't find out these things until Mattamy or someone that comes to these meetings makes it known. All of the communication that I've been sending out lately regarding this facility I've added at the bottom please email me directly your concerns because then I can forward them. We get a lot of venting on Facebook and I don't see that.

A resident stated I don't see why we wouldn't be responsible for the hill. Dream Finders sodded it for me and it was a cost to me when I built so why wouldn't I be responsible?

A resident stated you keep saying that you don't use Facebook and I don't really use it that much either but if that's where the majority of people here use to community then you should monitor it.

Mr. Shiver stated I will not monitor any community Facebook page because of the vile stuff that is put on that. They can email me and I'm available. I give the residents of this community my personal cell phone.

Mr. Dennis Partridge, 95134 Snapdragon Drive, stated I can speak to the disconnect on the mowing part. It's because the CDD rules state that the homeowners who live on the lake have a responsibility to the water's edge. I'm not blaming you. That's why all of the homeowners think they have to mow. Nobody is coming over and doing it. That means the person you've been paying to mow all these years hasn't been doing their job.

Mr. Shiver stated I can't speak to Martex's contract. I'll have to look in that and see when they're supposed to be doing the other phase. I was asked to reach out to them about phase two.

A resident asked but why would phase two have their ponds mowed and not phase one? It should be in our budget if we have to pay for that.

Mr. Kobler stated we're talking about mowing the lake and I know they're looking for an increase but you and I have had conversations just about that side piece by my house. They won't mow it unless I come out and ask them to. The vegetation along Amelia Concourse is so pushed up against the fence.

Mr. Shiver stated I have a proposal that I was going to put before the board today to take care of that.

Mr. Joe Thrift, 59046 Periwinkle Place, stated we complain about everything and we have no representation out here as homeowners on this board. Until we get representation on this

board you're going to have a disconnect. There's been a suggestion that two people from the homeowners join the board that we pick to be our representative to you guys. If you don't do that there's always going to be a disconnect. I don't know who the right homeowners would be but I've been in organizations before and I had to represent a big group and it's not about me, it's about everybody. That's what the representative.

Mr. Laughlin stated eventually all five board members will be residents. It's a Florida Statute. In 2018 two seats will be available to residents.

A resident stated as board we're telling you what works for and you're telling me well this is what works for us.

Mr. Greenberg stated this year there are two seats up for election for this board. There are residents for this community that are running.

Mr. Laughlin stated it's Florida State law that after so many years and so many residents a CDD can qualify for resident boards. We can't just decide one day that we want to make the board residents. The first time we qualify is this year for two seats. In 2020 the other three seats will qualify.

Mr. Thrift stated I'm saying with the representation out here evidently things are not getting back to the board to make the proper decisions. We have funding situations and we don't hear any explanation as to where the money is going. Before you take my money you need to tell me why.

Mr. Laughlin stated every year there is a public hearing on the budget and we discuss it beforehand.

Mr. Thrift this meeting is at 11. Not everybody can attend. We have to have the proper representation and most of us feel like we don't have it.

Mr. Laughlin stated I will have business cards and it helps to hear from residents. Like she said, showing up to meetings helps a lot. We need this information from residents.

Mr. Thrift stated speaking of Facebook, you hear the same people day in and day out complaining about everything. 99% of us call bull on all of that so if you're listening to that, you're not listening to the total amount of people in this room here because none of us represent what's being put on Facebook but we hear what's being put on Facebook. There's no reason in the world to shut the pool down at 8:00 or 9:00 at night if it doesn't bother anybody here. We have taken too much away from these young people and not giving them a place to gather. This

whole island, town and County is like that. We take too much away from them when there's no avenue for them to escape and get into a great atmosphere like this and utilize the property. There's nothing to do in this town unless you're 21 and you can go out and drink. This is the perfect place for them. If they have adult supervision out here, that's fine but cutting it off at dusk is bull.

Mr. Shiver stated if anyone wants to stay after the meeting to address these kinds of concerns, I will be here but if we could get back on topic about the budget I would appreciate it.

Mr. Thrift stated every bit of it revolves around the budget.

Ms. Cator stated perhaps one of the recommendations also would be considering meetings are during the day for people that work and honestly this the largest turn out in three years that I have every seen here for the people that are here, relay to your neighbors that cannot make it to the meetings to get on the website. The website does have everything and even through there maybe should be more communication from the CDD in writing, at least that's an opportunity for the people that cannot make it to the meetings to view everything and then they can ask questions or email Tony, or whoever else to have an idea of what's going on.

A resident stated as I looked at the budget one of the things I noticed was we never see the end budget from the year prior. You have to go to the audit to see where the money was spent for the whole year. You have projections for what you're going to do for the next couple months but you don't show what you did. What happens with the excess amount?

Mr. deNagy stated our actuals like you said run through the audit process. The audit is typically started around December or January and we will get final comments from the auditor sometime before March or so and then the 2017 financials are put to rest.

Mr. Dennis Partridge, 95134 Snapdragon, stated this is what I calculated based upon the audit. The projected excess revenues in 2014 were \$24,061. They were actually \$59,097. Your projected revenues for 2015 when you did the budget for 2016 were \$11,149. Your actuals were \$55,531. In 2016 your projected revenue was \$18,019. Your actual excess was \$33,947 and it goes 2017 because it's only last year we have numbers on your projected excess revenues was \$13,915 and you actually had \$48,727. I do not doubt that you're spending the money wisely where it's supposed to go. My question is when you have those revenues that are so far over, where is this money going at the end of the year because you have to balance out the books. You say you can't be under but you are over. It would be nice if we could tide that money over and

save it in a fund to be use on a year like this year when you know your costs are going to be so much higher so you're not coming at us with an 11% jump.

Mr. deNagy stated there are typically excess monies at the end of the year. A lot of that has to do with if people don't pay their property taxes in November when they're aloud to get a 4% discount, that discount reduces so that money comes back to the district each year. Some people don't pay at all by March 31st and then that goes out for tax certificate sales and in some cases we get money for tax certificates. All that money comes in, gets bundled together and thrown into the checking account. It doesn't affect the budget at all because it's over and above what was in our budget. If you look at the balance sheet we have about \$313,000 in cash. \$141,000 in immediate cash and another \$169,000 in what I'll call savings.

Mr. Partridge asked is there any reason why they're not using some of that cash to cover the costs of the increase in budget?

Mr. deNagy stated we can do that but keep in mind if we have a catastrophic event we only have so much insurance and there's a deductible on that insurance so we're going to need cash anyway. We typically don't advise taking excess cash that we have so we have it in case of emergency.

Mr. Partridge stated but the projection this year will once again be under what the actuality is so you're going to add to that cash reserve. We keep adding to it so it's okay to take from it every once and while. That's my suggestion.

Mr. Shiver stated this board had a reserve study done this year to tell us what kind of money we needed to have in reserve accounts for upcoming maintenance items with this facility and various projects so that's typically why they say it's not a good idea to pull out of it.

Mr. Partridge asked did you see some of the cost analysis though? There's no way a roof costs as much as what is in that analysis.

Mr. Shiver stated but it's not just the roof, it's the pool equipment, the pool marcite, etc.

Mr. Partridge stated when they did the analysis it was specific to the roof and it was extremely high.

Mr. Shiver stated they always go over because they want to make sure you have the funds.

Mr. Partridge stated but once again you're over and we're the ones that have to pay for it.

Mr. Morgan stated in the budget there are basically two parts to the CDD, the assessment and then the O&M expenses. It sounds to me like the assessment is fixed and the O&M is where we're asking for all the increases for the amenities. Are there any projected expansions for phase two for example for an additional access? The reason I say that is right now there's one way in and one way out and with construction traffic and speeders we have a genuine concern. I didn't know if there was going to be an alternate entrance into phase two and then eventually over in phase three?

Ms. Voytac stated phase three has an additional entrance off of Amelia Concourse once that goes online. Phase three is on the opposite side, not what's being built right now.

Mr. Greenberg stated it appears that year-to-date is roughly \$570,000 on the interest income even the most prudent of people might be able to gain a little bit more than that amount on \$300,000. Have I misread this?

Mr. deNagy stated I'd have to check with our accountant. We only have a projection of \$105 for FY18.

Ms. Voytac asked what type of account is it in? Is it a checking account?

Mr. deNagy responded yes it's in a very low interest checking account. The CDD as a governmental entity is required by law to keep it in certain funds. They're typically very safe funds. Most of that is invested at the SBA I think.

Mr. Greenberg stated I understand that but there might be other vehicles that might produce more interest.

Mr. Marvin asked what's the balance in that account?

Mr. deNagy responded there are two accounts. There's a custody account and there's our SBA account. The cash account has \$141,000 and the custody account has \$169,000.

Mr. Greenberg stated I suspect that there are other safe, legally permitted vehicles that may be able to produce a little extra income.

Mr. deNagy stated we can absolutely look at that.

Ms. Voytac asked one question has to do with the facility maintenance. It looks like for this year the total projected is \$2,000 and then we're approving \$15,000. Are there some scheduled repairs? What is driving that dramatic increase?

Mr. Shiver responded air conditioning replacement, pool furniture, pressure washing and stucco repairs at the facility. We've been kind of pushing it off and this off season is the year we'd really like to paint this facility and do some things that haven't been done since it was built.

Ms. Voytac stated pool maintenance I think we're seeing some large increases as well going from \$9,600 to \$15,000.

Mr. Shiver stated that reflects the pool chemicals. The District has a contract with Poolsure who provides us with our chemicals and our chemical feeding equipment. In the past the rate has been about \$500 a month, which has been extremely cheap, in fact I'm pretty sure they've been losing money. They caught on to it so they've raised the rate on the chemicals. We're not increasing the rate for staffing or anything like that.

Mr. Thrift asked what is the rate increase for? I'll tell you why I'm confused. We have \$300,000 in reserves, right?

Mr. deNagy responded no. Part of that is current year cash.

Mr. Thrift stated so \$300,000 total and we're in excess that right now, so why are we raising to bring in more income. It looks to me in the last three or four years we've made more money coming in then we have going out and you always have a steady growth like a retirement fund. What is the point where you say enough is enough and what we pay will be stabilized? Right now I see no stabilization in there. Every time you do an increase it affects everyone here. Last Christmas all of these neighborhoods had a bunch of Christmas decorations and here we sit with two little wreaths with the lights burnt out.

Mr. Shiver stated I'll take the blame for that. I got behind last year.

Mr. Thrift stated it's not just you, there are other people out here. I don't see anything coming back to this area but we keep paying more and more. What are we getting for that increase?

A resident stated and more people are paying into it.

Ms. Malloch stated it's always been the same amount. There have always been 458 lots planned from the very beginning. The developer paid in for every lot.

A resident stated another thing is everybody seems to pay different amounts. I'm going to be paying almost \$1,600 this year.

Mr. deNagy stated some people when they were in the process of buying their homes may have paid down the debt side, or the builder may have paid down on the debt side.

Everybody has the same O&M assessments but debt service assessments may be different across the board.

Mr. Thrift stated not everybody knows the guidelines. We need to know what the responsibilities of the people working here is and what our responsibility is to them. If we have a complaint with them, who do we contact instead of getting on Facebook and ranting about it? There has to be better communication than what we have right now.

Ms. Malloch stated generally the rules are given out when you purchase your home. There are CDD guidelines and rules and generally there is something provided by the HOA when you move in as far as when their meetings are.

Ms. Voytac stated phase two is going to be under a separate HOA so that would have come from the Dream Finders folks, not from our phase one HOA.

Ms. Malloch stated that includes the pool regulations and things like that. It also generally includes the contact person if it's something related to the CDD which is the amenity center and the front entrance.

A resident asked how do you as a board get your information from us?

Ms. Malloch stated if it is CDD related it comes through Tony.

Mr. Shiver stated like I said, I'll stay here and I will brainstorm with anybody that wants to stay. I try to be anyone's advocate.

Mr. Steve, 85123 Amaryllis, stated I think just general comments as we talk about the budget is we all know the County just raised property taxes and they're going to impose a .5 gas tax as of the first of the year. At the same time, the rate for the CDD is going up so while I understand there are unavoidable expenses, I think we need to look to save wherever we can save. If our pool company just went up does it make sense to bid it out to another company? If Martex is not doing what we're paying them to do, does it make sense to look for another landscape company?

A resident stated I was just looking at the budget for janitorial. What does the janitorial include?

Mr. Shiver responded cleaning all of the bathrooms, the facility, knocking down cobwebs, and things along those lines.

A resident asked is the cable just for this one TV?

Mr. Shiver responded it should be bundled where we have cable, internet and phone here at this facility. The phone is in the onsite office that we have.

A resident stated my personal cable bill is not \$180.

Ms. Malloch stated this is annually, not monthly.

On MOTION by Ms. Malloch seconded by Mr. Marvin with all in favor the public hearing was closed.

A. Consideration of Resolution 2018-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2019

Mr. Walters stated as you recall our budget is a two-step process. The board approved a budget a few months ago. Resolution 2018-04 is the next step in that process and this is the formal adoption of that budget. As you can see, there are a couple blanks and those will be filled in in accordance with the budget numbers themselves.

On MOTION by Mr. Marvin seconded by Ms. Malloch with all in favor Resolution 2018-04 was approved.

B. Consideration of Resolution 2018-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2019

Mr. Walters stated now that we've approved the budget this is the process we use to raise those funds in order to fund the budget and it's the same process we've used throughout the past years. You'll see it has methods of collection, which are consistent with the methods we have used the past several years. It also allows the District Manager to certify the assessment roll to the tax collector for them to collect the on-roll assessments and we will of course directly bill any off-roll assessments as we have done in the past.

On MOTION by Mr. Marvin seconded by Ms. Malloch with all in favor the Resolution 2018-05 was approved.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the May 15, 2018 Meeting

There were no corrections to the minutes.

On MOTION by Mr. Powell seconded by Ms. Malloch with all in favor the minutes of the May 15, 2018 meeting were approved.

SIXTH ORDER OF BUSINESS**Acceptance of the Fiscal Year 2017 Audit**

Mr. Laughlin stated on page two you have your opinion, “In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Amelia Concourse Community Development District, as of September 30, 2017, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.” On page 31 in the last paragraph it says “during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses”. Lastly, on page 33 you have the management comments.

On MOTION by Mr. Marvin seconded by Ms. Malloch with all in favor the FY 2017 audit was accepted.

SEVENTH ORDER OF BUSINESS**Consideration of Proposal from Aquatic Systems to Maintain the Phase II Lakes**

Mr. Marvin stated I thought at our last meeting we were going to direct them to begin the maintenance of those lakes. Is that not the case?

Mr. McCranie stated in the last meeting minutes Daniel was to get with me and get the transfer done so that’s what I’ve been working on and now I’ve got all of the signatures to transfer officially the maintenance entity from ownership to operations and now we’ve got all of the paperwork done and I am recommending that the Board begin maintaining them.

Mr. Marvin stated we have people living down there and it’s not been mowed at all. It’s bad so we need to get that under way. Let’s get that moving.

Mr. Laughlin stated I’ll speak with Martex.

Mr. Marvin stated I want to go back. My understanding was all of these lakes were in CDD owned tracts and that the CDD maintained the banks. I’m hearing different today. Do we know anything about that? I didn’t know homeowners were maintaining the banks down to the water.

Mr. Shiver stated the only time it comes up to me is when residents address garbage in the ponds. Recently, especially in phase two, I’ve received a lot of emails about them not maintaining the grass on the pond bank so that’s when I reached out to Daniel and Dan to find

out where we were on that and reached out to Martex to get a cost to include that immediately if it is CDD tract.

Mr. Marvin stated let's find out about mowing these existing lakes.

Mr. Laughlin stated I'll look in the policy.

Mr. Marvin stated I've always believe they were CDD owned tracts and that the CDD was maintaining lake banks and to hear that homeowners are mowing down to the waters edge sounds wrong to me.

Ms. Voytac stated I live on one of the lakefronts and we do mow down to the waters edge. There's only like two sections of lake in this whole community. One is right behind this facility and one is in the woods on the far end of this main pond that are not directly behind someone's home. All of the homeowners in phase one have been mowing down to the waters edge. It actually says in our CDD paperwork that we're supposed to mow down to the waters edge. Since we've been doing it and we've been paying Martex to do it I think that's where a lot of the frustration is coming from.

Mr. Shiver stated but I don't know that.

Ms. Voytac stated our second thing is, from my understanding from Facebook, that the people in phase two are being told that the CDD will mow the pond and since that has not been our experience I don't want to be paying Martex. Ultimately we would all rather see, other than those two common areas, it be homeowner maintained.

Mr. deNagy stated we're going to check the plat.

Mr. Powell stated phase two it says the CDD is supposed to maintain it.

Mr. Walters stated we need to look at the HOA documents as well on that because often times there are requirements for them to maintain down to the waters edge and that's even on CDD owned lakes because it's common with a right of way they're often required to maintain to the back of the curb, even though it's County owned right of way so we need to marry that up to make sure whoever is the appropriate person is maintaining that.

Mr. Marvin stated that's right but the point was are we paying the maintenance group to mow them even though the homeowners are mowing them. That's what we need to figure out. How much is the proposal for?

Mr. Laughlin responded \$251 per month.

Mr. Powell asked that includes all four ponds?

Mr. Laughlin responded this is just to include three and four. This is for the water treatment, not for landscaping.

Mr. Marvin asked so this is for water treatment? What about the mowing?

Mr. Shiver stated we got a proposal from Martex to take on the Phase II pond banks for an additional \$1,000 per year.

Mr. Marvin asked are you recommending that?

Ms. Malloch responded we have to find out what the rights say. I know it says the homeowners mow down to the lake bank.

Mr. Marvin stated that's not what it says in phase two.

Ms. Malloch stated phase two shouldn't have different CDD rules.

Mr. Marvin stated you guys are going to have to sort this out. Somehow we've got to get these lake banks mowed in the second phase.

Ms. Voytac asked shouldn't the builder pay to mow the ones that are on the lots that are not owned yet and then the homeowners mow down to the waters edge on the ones that are owned?

Mr. Marvin responded typically the structure works such that when they complete the improvements within the CDD owned tract and they're done according to the engineering and design then the CDD takes it over.

Mr. deNagy stated we're going to look into it.

Mr. Marvin stated somehow we've got to help these people over in phase two that are buying the houses on the lakes and they're not mowed at all. See if we can get them done one time or something.

Ms. Cator stated I know you said you're going to look into in phase one just to clarify what's going on because then in that case perhaps the homeowner that is not mowing you would need to do something about that.

Ms. Cassandra Brown, 95099 Lilac Drive, stated I don't know if it's because homeowners are thinking that they have to mow it that they can fence it in. Can they do that if they're mowing it?

Mr. Shiver responded no. The CDD has an easement and we need to be able to access the ponds for treatment.

On MOTION by Mr. Marvin seconded by Mr. Powell with all in favor the proposal from Aquatics Systems was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2018-06,
Designating a Date, Time and Location for a
Landowners' Meeting & Election**

Mr. Laughlin stated we have two seats that are coming up for general election. We have seat five, which is Scott Campbell's seat, up for landowners' election. Right now we're recommending the landowner's election to be November 27th at this location at 11:00 a.m.

Mr. Marvin asked is that the same time as the regular meeting?

Mr. Laughlin responded yes.

On MOTION by Mr. Marvin seconded by Mr. Powell with all in favor Resolution 2018-06 was approved.

Ms. Candace Quentin, 95257 Snapdragon, stated those of us that possibly cannot come to that would we have ballots mailed to us?

Mr. deNagy responded we have one seat that is a landowner election. You get one vote for your property. I was looking on the Nassau County Supervisor of Elections website and we have three seats open this year. We had two people put their name in the hat. Seat two is Harvey Greenberg and Seat 3 is Ellen Cator. You ran unopposed so you will be sitting on the board. We need to allow for so many days for the election results to be certified. The third seat is open to a landowners' election. Dream Finders Homes is the bigger landowner here so they will fill that seat with somebody.

A resident asked when will we find out as far as the mowing of the lawn around the lake for phase two?

Mr. Laughlin stated there is a CDD website. I will look into having it posted there.

Mr. Shiver stated I have 140 emails and anybody who is not on the email distribution list can give me their email and I'll send out an update.

A resident stated okay because we have a lake behind our house. We've been mowing but we've even hired somebody and they just can't get a certain spot.

NINTH ORDER OF BUSIENSS

Discussion of CDD Fencing

Mr. Shiver stated our insurance carrier inspected the entire facility, including the playground, and one of the issues they brought up that they have concerns about was the pool equipment area and open access to residents so we've been working with several fence companies and they have not provided proposals yet. I hoped to have it for this meeting but basically we're looking for a proposal to fence in the pool equipment and chemical area. Also, there is a large area of fencing between this entrance and Bellflower that is leaning badly toward the boulevard. That needs to be straightened and many sections replaced. I'll have the same fence vendors look into that and give us proposals for either replacing and/or repairing whatever they can to that fence as well.

TENTH ORDER OF BUSINESS

Other Business

Mr. Marvin stated at the furthest entrance at Bellflower where Dream Finders put up the fence and some columns there is about 100 feet that is kind of ratty looking. Can we have the maintenance people weed-eat that and clean it up?

Mr. Shiver asked you're talking about the street side of the fence?

Mr. Marvin responded yes and then it sort of blends into a natural area which is not bad.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. McCranie stated there are two pothole areas within the phase one roadway system. One is Bellflower and one is Windflower. I've looked at both of those. They do not appear to be caused by anything to do with the drainage system. Why that's important is currently the right-of-ways are owned by Nassau County, the roads are somewhat owned by Nassau County yet they are maintained by the original developer who has a maintenance bond so they are the official entity to maintain these roadway systems until 75% build out of everything within phases one, two and three. I have been coordinating with Pat Gilroy who is the Nassau County inspector. Pat has also contacted Jackson Shaw who was the entity who developed it and has the maintenance bond. If we don't get any response back from Jackson Shaw officially it is still the County's requirement to fix the roads and they will pull the bond. I believe each hole area is \$3,000 to \$5,000 to fix. The only reason the CDD would be required to pay for this repair is if

we found some leaking stormwater pipe underneath. In the Bellflower area there is absolutely no stormwater pipe within 400 feet. In the Windflower area there is a drainage pipe, however it's about 15 feet away from this location so I can't completely rule it out. If we find that it has a leak and it has been sucking in soil and stuff and creating the void then we would be responsible as the CDD to fix it. Currently, we don't know, but I'm still coordinating with the County. I'm going to keep pushing the County to push Jackson Shaw to get that fixed.

Mr. Powell asked is Jackson Shaw still an entity?

Mr. McCranie responded yes. I'll keep you informed with what's going on. Right now the ball is in the County's court. They're pushing it and I'm here to assist them.

I've talked about the water management district transfer from construction to maintenance so that process is done so by the next meeting will be completed and I will be checking the plat language on the pond ownership for phases one and two so I can report back and we can be clear as to what the plat says.

C. Manager – Discussion of the Fiscal Year 2019 Meeting Schedule

Mr. Laughlin stated we have four meetings scheduled.

On MOTION by Mr. Marvin seconded by Ms. Malloch with all in favor the Fiscal Year 2019 Meeting Schedule was approved.

D. Operations Manager - Report

Mr. Shiver stated the swimming pools at this time have no outstanding mechanical issues. We have fully taken over responsibility of reservations and the access card system. I reviewed the insurance carrier inspection and his recommendations. One of the things that I did not add is he would like special signage placed on the playground, which I have ordered. We received complaints about the second entrance to the community so I'll be walking out with Martex to get ideas and proposals to address that. Additional mulch was added to the playground to increase the thickness in case of falls. We did suffer lightening damage to the access system. We have completed adding the additional surge protection to the amenity access system so hopefully we will not have another failure. At this time I would like the board to consider adding an additional security camera to the building that costs \$350. I don't want to go into too much detail but there is an area I would like additional coverage.

On MOTION by Mr. Marvin seconded by Mr. Powell with all in favor an additional security camera at the amenity center in the amount of \$350 was approved.

Mr. Shiver stated I've had several residents send me emails and I was also able to walk the area to the west of the front entrance of this community with Martex. There is a lot of overgrowth that is pushing on this gentleman's fence and there is some land right next to his house that the CDD is responsible for. I obtained a proposal from Martex for \$2,000 to bush hog and clear a four-foot section 100-feet away from the intersection west along the fence for maintenance. If you're considering approving that it could be a not to exceed and I could get another price from another vendor.

Mr. Powell stated I was going to say my advice would be to get one or two more proposals just to challenge them. Does that include the portion along the entire fence line or is it just a section?

Mr. Shiver responded this is just for this entrance but I could get additional proposals to do the entire fence line of the whole district. We did the section between the two entrances last year. Redoing it is not nearly as expensive as doing it the first time. This section to the west of the entrance hasn't been done.

Mr. Marvin stated at the newest entrance the piece I was talking about is maybe 100 to 150 feet long. He is asking about the balance of it, which is sort of a natural condition.

Mr. Powell stated that quote is just for the fence line. The fence for phase two stops halfway the length of phase two. I'm asking is that proposal from fence line to fence line?

Mr. Shiver responded this proposal is just west of the main entrance, not the second entrance.

Mr. Powell stated I would say give it to them if they can do that as well.

Mr. Shiver stated I'll bring that up to the competitors and see if I can get them to throw that in.

On MOTION by Mr. Marvin seconded by Mr. Powell with all in favor a proposal to bush hog CDD property in an amount not to exceed \$2,000 was approved.

TWELFTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. Laughlin stated you have your balance sheet and income statement in your agenda package.

B. Approval of Check Register

Mr. Laughlin stated the check run totals \$55,875.41.

On MOTION by Ms. Malloch seconded by Mr. Marvin with all in favor the Check Register totaling \$55,875.41 was approved.

C. Assessment Receipt Schedule

THIRTEENTH ORDER OF BUSINESS Audience Comments / Supervisor's Requests

Ms. Voytac stated I have two items. One is in regards to the deadbolt on this door here. We've been hearing some homeowner complaints that it's being locked from the inside, perhaps by teenagers, we're not sure but the access card won't allow residents entrance at that point in time. Is there a way to remove the deadbolt? Is it necessary or is there a way someone onsite has a key?

Mr. Shiver responded we do have a key. The simple solution is to make it a double cylinder so the lock would need a key from the inside and we can do that.

Ms. Voytac stated the second item has to do with the holiday décor. Somebody already brought it up but every year we get complaints that we're not up to par with everybody else on the Concourse. Is there any way we could discuss possibly amping that up a little bit and getting it out sooner? I know there were extenuating circumstances last year but we wouldn't be opposed to it being up before Thanksgiving just so that it's not so late in the season.

Mr. Shiver stated I would love to work with any resident that wants to volunteer and maybe put a holiday committee together. We have budget money for that so absolutely.

Mr. Tooley stated regarding the sinkholes on Windflower and Belltower, who is holding the liability until that is fixed? Who is responsible if somebody trips and gets hurt?

Mr. Walters responded the County owns the roads.

Mr. McCranie stated the County owns the right of way; they just haven't accepted maintenance of the right of way. I've talked to the County inspector who certainly knows about it; I've gone out and reviewed it so we are pushing the County and the County is trying to push the responsible party to get it moving.

Ms. Voytac asked in the interim is it possible to ask the County to put some more significant cones marking it, rather than the dollar tree ones?

Mr. McCranie stated that would be logical, however that would then mean the County would officially have to accept the fact that they are responsible for it and I don't think they have grasped that yet.

Mr. Tooley asked would it help if we continued to call the County?

Mr. McCranie responded it certainly would not hurt. It's officially a County road.

Mr. Greenberg what if we send a letter to the County putting them on notice of the dangerous situation?

Mr. McCranie responded you can.

Mr. Thrift asked so who is responsible if somebody gets hurt?

Mr. McCranie responded the County.

A resident asked do we have an estimated start time for phase three?

Mr. Powell responded we are in the process of getting things permitted. The County is reviewing engineering plans. I think we are contractually obligated to close November 20th unless we're permitted sooner than that. Immediately after that we would like to bid it and break ground.

Ms. Voytac asked so probably January at the earliest?

Mr. Powell responded most likely it won't be until the following year. Right now we've got it phased within phase three.

A resident asked are you going to open up the other entrance in there and not let the contractors come through this entrance?

Mr. Powell responded correct, there is another entrance down there.

Mr. Kobler stated you already had the big debate over the pool attendant. I know you had sent a note saying we are not permitted for night swimming. Can you clarify that?

Mr. Shiver responded when you build a commercial swimming pool and the various permits we have to go through there are certain lighting standards that need to be installed to be able to be permitted for night swimming. You do have streetlights around the perimeter of the fence and you have lights in the pool but they don't meet that illumination standard that the State requires for nighttime swimming. There was a resident who was upset about not allowing

nighttime swimming. The permit from the State does not allow nighttime swimming in this facility.

Mr. Kobler asked what happens if something happens and someone is swimming at night. Who is liable?

Mr. Walters stated that would essentially be someone trespassing if the facility is closed and the rules on trespassers being injured are a little bit different but it's one of those things you'll never hear me, as your attorney, say that the District is going to be liable for X, Y or Z, it's one of those things we manage to the best of our ability but if someone were to break into the facility or be injured I think they'd have a tough time holding anyone responsible.

Mr. Greenberg asked Tony, have you ever checked out with the contractor the electronic controls? Depending on the type of controls they are they can be turned on or off for certain times. They also make sensors for them, again depending on what they are, so if you could consider doing something that's light sensitive so that the moment it starts to become dark, in order to comply with Florida Law, no longer permits access and deactivates the card.

Mr. Shiver stated I do have that ability on the access system and that's something we will be doing. The repair to the access system that was just done gave us that ability so when the facility closes, access control will be denied.

Ms. Voytac so you'll set the hours dawn to dusk and that'll be it?

Mr. Shiver responded correct.

Mr. Tooley asked so then we can't use the clubhouse after dusk?

Mr. Shiver responded whatever time the facility closes. If you have a reservation and it's after a certain time and management permits it then we have the ability to have exceptions.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – November 27, 2018 at 11:00 a.m. at the Amelia Concourse Amenity Center

Mr. Laughlin stated our next meeting is November 27th at 11:00 here at the amenity center.

FIFTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Malloch seconded by Mr. Marvin with all in favor the meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman