

MINUTES OF MEETING  
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Amelia Concourse Community Development District held a workshop on Tuesday, April 20, 2021 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present were:

Harvey Greenberg	Chairman
Jeff Snow	Supervisor
Ellen Cator	Supervisor (by phone)

Also present were:

Daniel Laughlin	District Manager
Tony Shiver	First Coast CMS

The following is a summary of the discussions and actions taken at the April 20, 2021 workshop. An audio copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Discussion of the Fiscal Year 2022 Budget**

Mr. Laughlin noted that there have not been many increases in costs, and with the as presented budget there are no increases in assessments expected.

Ms. Cator asked about the budgeted line for cable and internet as it increased substantially. Mr. Shiver noted the contract was just renegotiated with AT&T. The internet speeds increased while the monthly cost decreased. The budget line will be adjusted to account for the decrease

Mr. Greenberg and Mr. Laughlin discussed a few bills working their way through the legislature that have the possibility of passing and if passed, may affect the budget. Mr. Shiver also stated that in July of this year there is a federal mandate going into effect that requires all pumps become variable speed for energy efficiency and if the District has a pump failure it

would be required to be upgraded to that type of system. There is one pump that would need to be upgraded if it failed and that would be an approximately \$1,200 expense. Mr. Shiver also anticipates there to be an increase in pool chemical costs.

Mr. Laughlin noted that the capital reserve study suggests allocating \$33,659 per year to the capital reserve fund. The budget is currently allocating \$18,179 so increasing to the suggested amount could require increasing annual assessments. Mr. Shiver feels at least a section of the fencing along Amelia Concourse needs to be replaced within the next 12 months. Funds for that replacement would need to be pulled from the capital reserve fund. The cost is expected to be anywhere from \$30,000 to \$40,000.

*Ms. Cator left the meeting at this time.*

Mr. Snow stated that he has received emails from residents requesting additional play structures for children. Mr. Greenberg asked that Mr. Shiver investigate the costs of adding golf cart parking, possibly using river rock. Mr. Greenberg also expressed concern over debris in the lakes and the lack of service that the lake maintenance vendor is providing. Mr. Shiver noted that the lake maintenance vendor has asked to increase service to twice a month and will request a proposal for increased service only in the peak summer months. Mr. Shiver will also request proposals from other lake maintenance providers.

It was discussed whether meetings are needed more frequently. Mr. Greenberg suggested Mr. Laughlin provide each board member with an in-depth explanation of the financial statements for the District if so desired.

### **THIRD ORDER OF BUSINESS**

### **Adjournment**

The workshop was adjourned at 12:06 p.m.