

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 4, 2023 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present were:

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| Harvey Greenberg | Chairman |
| Fred Eichmann | Supervisor |
| Kim Chamerda | Supervisor |
| Jeff Snow | Supervisor |

Also present were:

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| Daniel Laughlin | District Manager |
| Tony Shiver | First Coast CMS |
| Multiple Residents | |

The following is a summary of the discussions taken at the April 4, 2023 workshop.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Discussion of the Fiscal Year 2024 Budget

The Board discussed the process for refinancing the bonds in the future as the interest rate is not favorable currently.

Mr. Greenberg stated that he thinks the engineering fees for FY 2024 can be reduced from \$10,000 to \$7,500. He also suggested reducing attorney fees to \$30,000.

Mr. Greenberg and Mr. Eichmann questioned the increase in the property appraiser line. Mr. Laughlin stated that it could likely be reduced to \$4,000.

Mr. Laughlin noted if the budget is left as presented, a \$22 per year increase will apply to each property tax bill. After all of the items below were discussed, the changes would result in a

\$5 decrease, however it was suggested it be evened out by increasing the repairs and replacements line item.

Other items of note that were discussed are:

- Reducing the printing and binding line from \$1,500 to \$750
- Possibly eliminating cable and talking to AT&T about a reduction in internet costs
- Obtaining an estimated cost for more onsite staffing
- Maintaining \$7,000 as the budget for lake maintenance
- Increasing management company line to \$12,300
- Increasing the irrigation repairs line item from \$1,000 to \$4,000
- Possibility of using solar power for the streetlights
- Possibility of adding worker's comp coverage to the insurance policy so volunteers can be used
- Increase electric from \$32,183 to \$35,000 due to future Phase 3 streetlights
- Increase amenity center insurance from \$13,225 to \$15,000
- Reducing pool chemicals from \$13,728 to \$13,000
- Janitorial will increase from \$5,600 to \$6,300
- Reducing pest control from \$1,500 to \$1,000
- Reducing holiday decorations to \$2,000

THIRD ORDER OF BUSINESS

Adjournment

The workshop was adjourned at approximately 12:51 p.m.