

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 15, 2025 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present were:

Harvey Greenberg	Chairman
William Busby	Supervisor
Kim Chamerda	Supervisor

Also present were:

Daniel Laughlin	District Manager
Chip Dellinger	Operations Manager
Jesse Conchlan	Resident

The following is a summary of the discussions taken at the April 15, 2025 workshop.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the workshop to order at 11:10 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Discussion of the Fiscal Year 2024 Budget

Mr. Laughlin stated that the budget currently contains a 5.2% increase in assessments which comes to \$56.09 per year for each homeowner. There were a few changes made after the budget was distributed after speaking with the Chairman. The changes to the budget from the previous year include lowering the supervisor fees and attorney fees, a 3% increase in fees for services provided by GMS, a 3% increase in the audit fees, a 10% increase in trustee fees, a 5% increase in insurance premiums, an increase in the landscape maintenance fee per the contract, and increase for lake maintenance, field operations management, facility management and facility maintenance.

The Board asked Mr. Laughlin to work with the structural engineer on finalizing an agreement. The Board also discussed the need to drain the splash pool to render it unusable.

Mr. Greenberg asked Mr. Laughlin to reach out to the Phase 3 HOA regarding the contribution for holiday lights.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 20, 2025 at
11:00 a.m. at the Amelia Concourse Amenity
Center**

FIFTH ORDER OF BUSINESS

Adjournment

The workshop was adjourned around 11:10 a.m.