

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 21, 2026 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
Kelly Mullins	Operations Manager
Joe Gay	Resident

The following is a summary of the discussions taken at the April 21, 2026 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

Mr. Laughlin stated that there is an assessment increase amounting to \$50 per year, per homeowner with the fiscal year 2027 budget as presented. During a lengthy discussion of each line item, the following changes were made:

- The engineering line item was kept flat at \$7,500
- The administrative line items provided by GMS were reduced to a 3% increase
- The postage line item was reduced to \$750
- The printing and binding line item was reduced to \$500
- The water and sewer line item was increased 10%

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 19, 2026 at
11:00 a.m. at the Amelia Concourse Amenity
Center**

FIFTH ORDER OF BUSINESS

Adjournment

The workshop was adjourned around 12:26 p.m.