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MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, September 15, 2026, at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

Harvey Greenberg	Chairman
Bill Toohey	Vice Chairman
Kimberley Chamerda	Supervisor
William Busby	Supervisor
Khristen Snow	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mike Yuro *by phone*	District Engineer
Kelly Mullins	Operations Manager
Mark Smolarsky	The Greenery
Terry Glynn *by phone*	GMS

The following is a summary of the discussions and actions taken at the September 15, 2026 meeting.

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 **Public Comment**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Staff Reports (1)**

A. District Engineer – Update on Dream Finder's Request Relating to the Swales Behind Orchid Blossom Trail

Mr. Yuro informed the Board that he has not received any replies from Dream Finders on the status of the swale. It was also reported that he was working with District Counsel on a list of

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Phase 3 invoices that the developer is requesting to be reimbursed for. Ms. Gentry added that she expects to have some documents at the next meeting for the Board to review in consideration of those reimbursements to the developer. She reminded the Board that these were reimbursements due for costs the developer expended for the initial construction of the public improvements in Phase 3, and are reimbursable under applicable bond agreements.

The Board asked that a message be sent to the community to inform them of why Phase 3 is not complete yet.

Ms. Gentry asked if the Board would like to authorize her to explore the possibility of using the remaining bond funds to complete the work that needs to be done to complete Phase 3. She explained that she wanted board authorization before going down this avenue of research, but it could be a solution if the Board's goal is to close out the Phase 3 project.

Mr. Yuro cautioned against using the bond funds to construct the swale.

The Board was in favor of trying to find a solution to closing out Phase 3, however they were not in favor of the CDD taking over the swale project.

B. Landscape Maintenance

Mr. Smolarsky provided an update on the landscape maintenance projects.

Ms. Mullins asked Mr. Smolarsky to check the irrigation schedule as the sprinklers were running during the day.

Ms. Snow stated that the area just past the Bellflower entrance has been skipped by the mowers on multiple occasions.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the July 21, 2026 Meeting**

On MOTION by Ms. Chamerda seconded by Mr. Toohey with all in favor, the July 21, 2026 meeting minutes were approved as presented.

FIFTH ORDER OF BUSINESS **Update on Amenity Center Renovations**

Ms. Mullins stated that the intention is to demo the wading pool and add pavers, footers, and new shade structures. Permits and drawings are needed, which the shade structure company

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can install along with the pavers, however they cannot handle the footers. It was noted the estimates for each portion of the project should be available by the November meeting.

SIXTH ORDER OF BUSINESS Discussion of Fishing in District Ponds

Mr. Laughlin stated that he had spoken to the Sheriff's Office and obtained a trespass form that he will complete. The Sheriff's Office has also asked for a resolution or a motion authorizing staff to trespass non-residents.

> On MOTION by Mr. Busby seconded by Ms. Snow with all in favor authorizing the board members and staff members to trespass non-residents from District property was approved.

NINTH ORDER OF BUSINESS Staff Reports (2)

A. District Counsel

There being nothing further to report, the next item followed.

B. District Manager – Consideration of Goals & Objectives for Fiscal Year 2027

Mr. Laughlin presented proposed goals and objectives for fiscal year 2027, noting they are the same as what was approved for the previous year.

> On MOTION by Ms. Chamerda seconded by Ms. Snow with all in favor, the fiscal year 2027 goals and objectives were approved.

Next, Mr. Laughlin stated that GMS is separating the onsite management services from the district management services into two different companies for insurance purposes. It was noted service rates and staff will remain the same. He asked for a motion if the Board was amenable to transferring amenity and operations management services to CALM, LLC. The agreement would be ratified and made effective as of the next meeting.

> On MOTION by Mr. Busby seconded by Ms. Snow with all in favor, transferring amenity and operations management services to

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CALM III, LLC was approved with the Chairman authorized to execute the agreement between meetings.

C. Field Operations Manager

1. Report

A copy of the operations report was included in the agenda package for the Board's review.

2. Proposal for Holiday Lighting

Ms. Mullins presented a proposal to install and eventually remove the holiday décor and lighting totaling $2,990.

Mr. Laughlin stated that he would reach out to the HOAs to see if they would contribute towards the cost.

On MOTION by Mr. Toohey seconded by Mr. Busby with all in favor, proposal from Celebration Lights was approved

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of August 31, 2026

Copies of the financial statements were included in the agenda package.

B. Approval of Check Register

A copy of the check register totaling $80,303.76 was included in the agenda package.

On MOTION by Ms. Snow seconded by Ms. Chamerda with all in favor the Check Register was approved.

NINTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS Next Scheduled Meeting – November 17, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center

ELEVENTH ORDER OF BUSINESS Adjournment

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On MOTION by Mr. Toohey seconded by Mr. Busby with all in favor the meeting was adjourned.

Signed by:
Daniel Laughlin
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Secretary / Assistant Secretary

Signed by:
Harvey Greenberg
0A79A816FDE84EA...
Chairman / Vice Chairman