

# AMELIA NATIONAL CDD

[www.amelianationalcdd.com](http://www.amelianationalcdd.com)

## PUBLIC ENTITY

### COMMUNITY DEVELOPMENT DISTRICT

Created under Chapter 190, Florida Statutes  
Governed by a Board of Supervisors

**Responsibilities** include the financing & maintenance of the community infrastructure:

- \* The stormwater ponds
- \* The conservation areas
- \* From the gate out (road/ out to Amelia Concourse plants and signs)
- \* Christmas decorations outside the gate

#### How are assessments paid?

Owners are assessed through their annual property tax bill in the form of a non-ad valorem assessment. This has two parts: Annual Debt Service Fee & Annual Operations & Maintenance Fee

Please visit the District's website and look under the Finances Tab for the most current budget and related information: [www.amelianationalcdd.com](http://www.amelianationalcdd.com)

#### Who to contact?

##### For financial and administrative issues:

PFM Group Consulting, LLC (Formerly Fishkind & Associates)

**Venessa Ripoll, District Manager**

Phone (407) 723-5900, Fax (407) 723-5901

Email: [Ripollv@pfm.com](mailto:Ripollv@pfm.com)

##### For the CDD maintenance issues:

Leland Management, Inc.

**Liane Barker, Community Association Manager**

Phone: (904) 300 - 1183

Email: [lbarker@lelandmanagement.com](mailto:lbarker@lelandmanagement.com)

## PRIVATE ENTITY

### HOMEOWNER'S ASSOCIATION

Not-for-profit Corporation created under Chapters 617 and 720, Florida Statutes and Governed by a Board of Directors

**Responsibilities** include the implementation of the association's governing documents; specifically, individual lot related issues.

- \* Deed Restriction Enforcement
- \* Architectural Control
- \* Vehicular access control
- \* Roadways

#### How are fees paid?

Please contact the appropriate management team below to confirm your billing and payment methods as well as the current amount.

#### Who to contact?

##### Master Association

Leland Management, Inc.

**Liane Barker, Association Manager**

10175 Fortune Parkway Suite 906

Jacksonville, FL 32256

Phone (904) 300 - 1183

Email:

[lbarker@lelandmanagement.com](mailto:lbarker@lelandmanagement.com)

##### Golf & Country Club

Treva Heath

95211 Clubhouse Road

Fernandina Beach, FL 32034

Phone: (904) 652-0660

Email: [Theath@icihomes.com](mailto:Theath@icihomes.com)

# AMELIA NATIONAL CDD

[www.amelianationalcdd.com](http://www.amelianationalcdd.com)

## Frequently Asked Questions

### ❖ Who maintains the stormwater ponds?

- The CDD maintains stormwater ponds within the District.

### ❖ Who maintains the pond banks?

- With the exception of the pond located at the entrance to the community, individual Lot Owners are required to maintain such grass, plantings or other lateral support to prevent erosion of stormwater pond banks (Pursuant to the HOA Declarations).

### ❖ Why do some ponds look bad?

- Pond bank erosion occurs over time with drainage of surface water from land into the stormwater ponds.
- Please notify the Field Manager Liane Barker at [lbarker@lelandmanagement.com](mailto:lbarker@lelandmanagement.com) and the Appointed Lake Board Member Fred Phelleps at [boardmember4@amelianationalcdd.com](mailto:boardmember4@amelianationalcdd.com) of concerns you have regarding the condition of the pond itself such as algae growth or aquatic vegetation within the pond.

### ❖ Where can I get the agendas for Board of Supervisors' meetings?

- Please visit the District's website at <http://amelianationalcdd.com/documents/>, under "Meeting Documents", subfolder "Agendas." Agendas are posted 7 days prior to each meeting date.

### ❖ Who maintains the common areas?

- The common areas outside the gates are maintained by the CDD. However the amenity center, including the parking lot, pool with bath house, meeting area, training room, covered lanai, tot lot, and tennis court, are the responsibility of the HOA or Club.

### ❖ Who should I ask for approval of my home improvement?

- The Architectural Review Committee of the HOA. The CDD has no authority over private property.

### ❖ Does the CDD provide mosquito control?

- The CDD does not provide mosquito control, the City of Jacksonville Mosquito Control Division provides these services.

**Please also visit the District's website:**  
[www.amelianationalcdd.com](http://www.amelianationalcdd.com)