Amelia National Community Development District

3501 Quadrangle Boulevard, Suite 270 | Orlando, FL 32817 PHONE 407-723-5900, FAX 407-723-5901 www.amelianationalcdd.com

The meeting of the Board of Supervisors of Amelia National Community Development District will be held **Monday**, **December 8**, **2025**, **at 11:30 a.m. 95211 Clubhouse Road**, **Fernandina Beach FL 32034**. The following is the agenda for this meeting.

Call in number: 1-844-621-3956 Passcode: 2538 286 6774

Join online: https://pfmcdd.webex.com/meet/ripollv

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Call to Order
- Roll Call
- Public Comment Period [for any members of the public desiring to speak on any proposition before the Board]

General Business Matters

- 1. Consideration of the Minutes of the October 20, 2025, Board of Supervisors' Meeting
- 2. Discussion of Decision-Making Authorization Between Meetings
 - Resolution Authorizing Chair & Vice Chair to Execute Plats, Permits & Conveyances Orders
 - Resolution Spending Authority
- 3. Review and Consideration of Resolution 2026-04, Election of Officers
- 4. Discussion of Conservation Easement Clearing
- 5. Update on Amelia National Entry Corridor Electrical & Lighting System Rebuild Phase 2
- 6. Discussion of Bermuda Ditch
- 7. Update of Fence on Pond 17
- 8. Discussion of Wild Cherry Drive Water Table for Pond 23 and Pond 24 Outfalls
- 9. Review and Consideration of Algae Removal Proposal for Pond 5
- 10. Review and Consideration of Aeration Proposal for Pond 5
- 11. Review and Consideration of Aeration Proposal for Pond 29
- 12. Update of Partial Termination of Access and Maintenance Easement
- 13. Review and Acceptance of Kutak Rock Resignation Letter
- 14. Review and Consideration of District Counsel Services Proposals
- 15. Discuss the Communication Expectations for Leland Management Representatives
- 16. Update on Pond Maintenance
- 17. Ratification of Payment Authorization Nos. 304 310
- 18. Review and Consideration of District Financials

Other Business

Staff Reports



- o District Counsel
- o District Engineer
- District Manager
 - Work Order Spreadsheet
 - FY 2025 Goals & Objectives Reporting
- Supervisor Requests

Adjournment





Amelia National Community Development District

Consideration of the Minutes of the October 20, 2025, Board of Supervisors' Meeting

MINUTES OF MEETING

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES Monday, October 20, 2025, 11:30 AM 95211 Clubhouse Road, Fernandina Beach, FL, 32034

Board Members present:

Stephen Kearney Chairperson
Vance Renfroe Vice Chairperson
Julie Stola Assistant Secretary
Ron Hebron Assistant Secretary
Fred Phelleps Assistant Secretary

Also present in person or via phone:

Venessa Ripoll District Manager - PFM Group Consulting	LLC
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Gazmin Kerr PFM Group Consulting LLC (via phone)
Kiara Cuesta PFM Group Consulting LLC (via phone)
Jennifer Glasgow District Accountant – PFM Group Consulting LLC (via phone)
Katie Buchanan District Counsel - Kutak Rock LLP (via phone)

Lianne Barker HOA Manager – Leland Management, Inc. Leilani Chamberlain Field Manager - Leland Management, Inc.

Eric Williams Lake Doctors (via phone)
Matthew Lewis Lake Doctors (via phone)
Mike Clark Lake Doctors (via phone)

Various Audience Members

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Ripoll called to order the Amelia National CDD Board of Supervisors' meeting at 11:30 a.m. and roll call was initiated. Those in attendance are listed above. District Staff and vendors introduced themselves.

Public Comment Period

A homeowner had a comment regarding the No Fishing signs and no fishing at Pond 10. She noted there has been inconsistent rules regarding fishing in the ponds. Mr. Kearney stated there

is no fishing in the ponds, but the District cannot stop owners from fishing on their property. She also commented regarding the drainage issues on Wild Cherry. It was noted cars have been totaled due to the level of water.

Another resident noted he has submitted photos to the POA of the vehicles that were totaled due to the flooding.

There was brief discussion regarding road and drainage issues. It was noted the gutters are deteriorating.

A resident, living on Wild Cherry, noted three cars have been totaled due to the flooding. He noted the road is collapsing and the gutters are completely broken. It is a high risk area.

A resident noted the storm drains are full and without covers.

Mr. Kearney noted he will be meeting this week with the District Engineer, the Developer, and the POA regarding the issues. The homeowners meeting is taking place on October 27, 2025, and this issue should be addressed.

There was brief discussion regarding sending an email blast to residents after the meeting by Leland Management. Ms. Chamberlain confirmed.

Ms. Ripoll requested purchase of mesh for the storm drains, noting this was a previous request. Ms. Chamberlain will follow up.

A resident commented regarding easements.

A resident commented regarding the brightness of the strip lights at the entrance.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the August 11, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes. Ms. Ripoll noted the minutes will be on the District's website once approved.

ON MOTION by Ms. Stola, seconded by Mr. Renfroe, with all in favor, the Board approved the Minutes of the August 11, 2025, Board of Supervisors' Meeting.

Update of Partial Termination of Access and Maintenance Easement

Ms. Buchanan gave an overview of the plat map and easement. It was noted the resident has requested a modification to the access easement to make it the 10-15 foot strip along the edge of the pond as it is in all other locations within the District. The Chair, District Counsel, and District Management have reviewed the easement. It was noted this does not impede the CDD from accessing that area or from performing any improvements.

Ms. Buchanan gave an overview of the Chair's authorization permissions outside of meetings.

A resident commented regarding the easement location around the entire pond and the culvert.

It was noted there is normally an access easement. Ms. Buchanan noted the only change is to the northern part of the easement, not the south, which will be deeded to the golf course.

The Board reviewed the plats and the easement. It was noted the District Engineer, although not present at the meeting to confirm, reviewed the location and confirmed that the change will not affect the CDD or the pipe. St. Johns Water has no input regarding this easement.

There was discussion regarding access and the requirements of St. Johns Water.

It was noted the plat map was not in the agenda packet for this meeting or the last meeting. There was brief discussion regarding communication with District Counsel. It was noted Mr. Hebron has several outstanding requests from District Counsel which were listed, including:

- 1. Failure from the May 5th Board Meeting to send summary of recent Legislative Session
- 2. Failure at the July 14th Board Meeting to report the Easement Release signed by Chairman on May 30th
- 3. Failure to send the CDD Bylaw Resolution allowing Chairperson authority to sign May 30th Easement Resolution. Requested, agreed to and documented in the Aug 11th meeting minutes.
- 4. Failure to respond to Board Members Aug 13th email re-requesting the above item.
- 5. Failure to respond to Board Members Sept 26th email asking Ms. Buchanan for her guidelines for responding to Board Members emails.
- 6. Failure to send letters of CDD easement non-compliance to affected Golden Glow residence as depicted in CDD Board Meeting minutes of Aug 11th.

ON MOTION by Mr. Hebron, with no second, the motion failed to be approved for the removal of Ms. Buchanan as District Counsel and the hiring of a new firm.

Mr. Kearney noted Ms. Buchanan is on notice and there needs to be better communication with the Board. He requested verification in writing from the District Engineer that there will be no impact to the CDD regarding the easement. He also noted there is no by-law that allows the Chair to approve of issues that take place between meetings.

There was discussion regarding giving authorization to the Chair, Mr. Renfroe and Ms. Stola agreed with the authorization.

Ms. Stola noted this was a previous discussion at a meeting. This keeps District business moving forward in between meetings. It was noted everything was reviewed by the appropriate District Staff.

Mr. Kearney requested a letter from District Counsel giving authorization to the Chair for issues outside of meetings. This will be brought back to the Board for review.

There was discussion regarding the urgency of the situation and working with ICI. It was noted Mr. Kearney was advised that he had the authority to execute the document. In the interest of transparency, Ms. Buchanan has formally acknowledged that the legal advice given to the Chairperson on this matter was wrong.

Mr. Hebron noted this issue should have been discussed at the July meeting.

A resident commented regarding being fiscally responsible and the responsibilities of the Board.

There was brief discussion regarding authorizing the Chair under emergency circumstances. It was noted the by-laws are on the District's website.

Ms. Ripoll reviewed the requests for District Counsel. These items will be put on the agenda for the next meeting.

This item will be kept on the agenda.

Review and Consideration of Resolution 2026-01, Adopting Goals, Objectives, and Performance Measures and Standards

Ms. Ripoll noted this is an annual statutory requirement. The goals and objectives have not changed from the previous fiscal year.

ON MOTION by Ms. Stola, seconded by Mr. Kearney, with all in favor, the Board approved Resolution 2026-01, Adopting Goals, Objectives, and Performance Measures and Standards.

Review and Consideration of Resolution 2026-02, Adopting a Revised Budget for FY 2025

Ms. Ripoll noted the overall budget did not change, but certain line items went over budget by 15%. This will be placed on the District's website once approved.

Mr. Kearney gave an overview of the overages.

There was brief discussion regarding the budget adjustments.

ON MOTION by Mr. Kearney, seconded by Mr. Renfroe, with all in favor, the Board approved Resolution 2026-02, Adopting a Revised Budget for FY 2025.

Discussion of Conservation Easement Clearing

Ms. Ripoll gave an overview of the request and location. She noted it has been reviewed by the District Engineer and District Counsel.

Ms. Buchanan gave an overview of the letter and noted that any damage to CDD property will be at the cost to the resident.

There was brief discussion regarding the letter and the location. Mr. Hebron recommended including the Nassau County ordinance (ref. 3703) for buffer zones in wetland areas.

District Counsel will send an updated letter to Ms. Ripoll to send to the residents.

ON MOTION by Ms. Stola, seconded by Mr. Phelleps, with all in favor, the Board approved the Conservation Easement Clearing letter to the resident, with the added ordinance addendum.

Ms. Stola gave an overview and noted this was discussed at the previous Board meeting. The signs for 15 locations have been ordered and will be installed. The workshop following the Board meeting will be to discuss these locations. It was noted the biggest issue is non-residents fishing in the ponds. Owners are allowed to fish from their property.

There was brief discussion regarding the approval of the locations.

ON MOTION by Mr. Kearney, seconded by Mr. Renfroe, with all in favor, the Board authorized Ms. Stola to decide on locations of the signage following the Board workshop, and to work with Ms. Barker to schedule installation.

Update on Amelia National Entry Corridor Electrical & Lighting System Rebuild

Mr. Renfroe gave an update and noted a dimmer has been ordered for the strip light at the entrance. He gave an overview of the reasoning for the mounting locations.

There was brief discussion regarding the lighting. It was noted the uplighting is on 30 trees, the endcap is lit, and the entrances. Two additional lights have been ordered for the entrances.

Mr. Renfroe noted there is no lighting as of yet on the walkway. The contractor has submitted a proposal for seven more trees. Mr. Renfroe gave an overview of the proposal. If approved, the second phase of the project will be completed the first week of November.

There was discussion regarding the budget for the project, the scope of work, and trenching that has already been completed. Mr. Renfroe noted he was not allowed to be onsite during the project.

Ms. Chamberlain noted the scope of work was changed and reviewed the location for the conduit, noting it stopped before the guardhouse due to cost.

There was brief discussion regarding the contract and approved scope of work. A resident commented regarding the need for lighting on the sidewalks due to safety.

There was brief discussion regarding the costs of the project. Mr. Renfroe recommended completing the next two phases in the next fiscal year due to budget. It was noted this amount could be taken from contingency.

Mr. Renfroe will work on proposals for the next phases. He reviewed the scope of work that is included in the second and third phase of the project.

There was continued discussion regarding the budgeted amount for the project and the lighting needed.

Ms. Ripoll reviewed the proposal cost.

ON MOTION by Mr. Hebron, seconded by Mr. Renfroe, with all in favor, the Board approved the Amelia National Entry Corridor Electrical and Lighting System Rebuild for the Phase 2 lighting project, in the amount of \$9,689.64.

Mr. Hebron requested the third phase to be budgeted for in the next fiscal year.

Review and Consideration of Fence Proposals

Ms. Ripoll gave an overview of the proposals.

A resident, living on Pond 17, recommended having a six-foot fence due to consistent issues with dumping and fishing.

There was brief discussion regarding the amount of fencing needed. It was noted there needs to be 360 linear feet of fence.

The Board reviewed the proposals and cost.

Mr. Kearney recommended having a four-foot fence with signage for "No Trespassing" and "No Fishing". It was noted this is not in the budget.

There was discussion regarding the height of the fence. It was noted a six-foot fence would allow for consistency.

Mr. Phelleps noted the new area is not under CDD control as of yet and the six-foot fence is standard in the community.

There was discussion regarding the cost and the responsibility of maintaining that location.

A resident commented regarding the easement and the fencing.

It was noted the Board recommended a six-foot commercial grade fence. Mr. Kearney noted he will follow up with Mr. Veazey on the possibility of sharing the cost. The cost is \$15,300.00.

ON MOTION by Mr. Renfroe, with no second, the motion failed to be approved for the purchase of the least expensive fence possible.

A resident gave an overview of the deer fence in that location.

There was brief discussion regarding the deer fence. It was noted the original Developer most likely placed the deer fence in that location.

There was brief discussion regarding the cost of a six-foot fence versus a four-foot fence. It was noted this is an area that is seen from the road, and a four-foot fence will not be visually pleasing.

Mr. Kearney recommended contacting the police when there are trespassers.

ON MOTION by Ms. Stola, seconded by Mr. Phelleps, with all in favor, the Board approved the Fence Proposal from Sterling Specialties, for a six-foot commercial grade fence, in the amount of \$15,300.00.

Update on Pond Maintenance

Mr. Phelleps gave an update. He noted the midge control applications have been completed. There has been a recommendation to add blue gill in Ponds 7, 15, and 18 and to complete the grass carp license. The blue gills help control the midges.

There was brief discussion regarding the grass carp.

ON MOTION by Mr. Phelleps, seconded by Mr. Hebron, with all in favor, the Board approved the Blue Gill proposal in the amount of \$2,200.00, and the finishing of the grass carp license.

Mr. Phelleps gave an overview of the algae issue. Lake Doctors has recommended adding aeration to Pond 5 and to change the service agreement to add beneficial bacteria maintenance. He noted the front ponds and Pond 32 are being affected by the reuse water flow.

There was brief discussion regarding how the ponds are connected.

Mr. Phelleps has requested proposals from two other pond maintenance companies regarding the issues. These will be brought to the next Board meeting.

Mr. Kearney noted the aerators have been in the pond for only three years.

There was discussion regarding the aeration, the reuse water flow, and possible remedies.

Mr. Hebron recommended an aluminum drip.

There was brief discussion regarding the locations of the ponds.

Ms. Chamberlain will follow up with information on North Hampton's vendor.

There was continued discussion regarding reuse water.

This item will be kept on the agenda.

Discussion of No Fishing on Pond 10

Ms. Ripoll noted this was previously discussed.

Mr. Hebron noted there was an email sent out by Treva stating there could be fishing on Pond 10.

Mr. Kearney noted an email blast needs to be sent out stating there is no fishing on any ponds, including Pond 10. Mr. Kearney will follow up with Treva.

Leland Management will send out the email blast to residents, with a map included. The email will reference the by-laws related to fishing.

Ms. Chamberlain reviewed the HOA documents related to fishing.

ON MOTION by Mr. Kearney, seconded by Mr. Renfroe, with all in favor, the Board approved the no fishing on any pond, including Pond 10.

Review and Consideration of Tree Proposals from Victory

Ms. Ripoll reviewed the proposals.

Ms. Chamberlain noted the CDD should maintain the trees.

The Board reviewed the budget and the proposals.

Mr. Kearney recommended reviewing this for the landscaping budget in the next fiscal year. He noted the scope of work should be reviewed by an arborist.

There was brief discussion regarding the maintenance. Ms. Stola noted it is something that will need to be done.

The Board agreed to add a line item for tree maintenance under landscaping for the next fiscal year's budget.

Discussion of Illegal Dumping on CDD Property

Mr. Hebron noted this was covered during the fencing discussion for Pond 17.

Discussion of Bermuda Ditch

Ms. Ripoll noted this will be covered at the next POA meeting and the findings will be brought back to the Board.

Review and Consideration of Installation of a Fountain at Pond 10

Mr. Hebron recommended having a resident petition for those that would want this fountain. He noted the pond would not be seen clearly if installed.

It was noted this can be reviewed for the Fiscal Year 2027 budget.

Review and Consideration of Aeration Proposal for Pond 5

This item will be reviewed once Mr. Phelleps receives proposals.

Consideration of FY 25 Audit Engagement Letter with Grau & Associates

Ms. Ripoll gave an overview of the letter. This is for the audit of 2025 with the current vendor.

ON MOTION by Mr. Hebron, seconded by Ms. Stola, with all in favor, the Board approved the FY 25 Audit Engagement Letter with Grau and Associates.

Ratification of Egis Insurance Package for FY 2026

Ms. Ripoll gave an overview and noted this is for ratification. It was previously approved due to the timing of the insurance. She noted nothing has changed in the insurance package.

There was brief discussion regarding the cost.

Ms. Ripoll gave an overview of the line items.

ON MOTION by Ms. Stola, seconded by Mr. Kearney, with all in favor, the Board ratified the Egis Insurance Package for FY 2026.

Ratification of Payment Authorization Nos. 296-303

Ms. Ripoll noted these are contractual obligations that have already been approved. These are solely for ratification.

ON MOTION by Ms. Stola, seconded by Mr. Renfroe, with all in favor, the Board ratified Payment Authorizations Nos. 296-303.

Review and Consideration of District Financials

Ms. Ripoll noted the financials are available on the District's website.

The Board reviewed the financials.

ON MOTION by Mr. Kearney, seconded by Mr. Renfroe, with all in favor, the Board approved the District Financials.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager –

• Work Order Spreadsheet

Ms. Ripoll provided the Work Order Spreadsheet. This keeps track of all requests and projects within the District.

Ms. Ripoll gave an overview of the upcoming workshop and noted the next Board meeting is December 8, 2025, at the same location, at 11:30 a.m.

Audience Comments and Supervisor Requests

There were no audience comments or supervisor requests at this time.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Ripoll called for a motion.

ON	MOTION	by Mr.	Renfroe,	seconded	by Ms.	Stola,	with	all in	favor,	the	Board
adjo	urned the	Octobe	r 20, 2025	, Board of	Supervis	sors Me	eting	for th	e Amel	ia Na	ational
Com	munity D	evelopm	nent Distri	ct at 2:14 p	.m.						

Secretary/Assistant Secretary	Chairperson/Vice Chairperson



Amelia National Community Development District

Discussion of Decision-Making Authorization Between Meetings

- Resolution Authorizing Chair & Vice Chair to Execute Plats, Permits & Conveyances Orders
 - Resolution Spending Authority

RESOLUTION 2026-

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIR AND VICE CHAIR THE AUTHORITY TO EXECUTE DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS TO THE **DEVELOPMENT OF** RELATED THE **DISTRICT'S IMPROVEMENTS:** GRANTING THE DISTRICT MANAGER **AUTHORITY** TO TAKE **ACTION** REGARDING **PERMITS:** APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Amelia National Community Development District ("District") is a local unit of special-purpose government created and existing pursuant Chapter 190, *Florida Statutes*, being situated entirely within Nassau County, Florida; and

WHEREAS, Chapter 189, *Florida Statutes*, and the Act authorize the District to construct, install, operate, and/or maintain systems and facilities for certain public infrastructure improvements; and

WHEREAS, the District has adopted its *Amelia National Community Development District Improvement Plan*, dated January 2004, as may be amended and/or supplemented (the "Engineer's Report"), which sets forth the scope of the District's capital improvement plan and the improvements which are to be constructed therewith (the "Improvements"); and

WHEREAS, in connection with the development of the Improvements in accordance with the Engineer's Report, which includes, but is not limited to, obtaining all necessary permits and approvals from state, federal and local governments and agencies for the construction and/or operation of the Improvements (the "Permits"), the District is required, from time to time, to accept, convey and dedicate certain interests in real and personal property, including, but not limited to easements and plat dedications (the "Plats and Dedications"); and

WHEREAS, to facilitate the efficient development of the Improvements, the District desires to authorize the Chair and Vice Chair to approve and execute the Plats and Dedications and authorize the District Manager to execute and submit paperwork necessary to apply for and obtain Permits necessary to finalize the development of the District's capital improvement plan (the "Development Authority"); and

WHEREAS, the Development Authority shall be subject to the District Engineer and District Counsel agreeing that each such proposed Permit, Plat or Dedication is legal, consistent with the District's improvement plan and necessary for the development of the Improvements; and

WHEREAS, the Board of Supervisors finds that granting to the Chair, Vice Chair, and District Manager, as outlined herein, the Development Authority is in the best interests of the District so that the development of the Improvements may proceed expeditiously, subject to the terms and limitations imposed by this Resolution.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. DELEGATION OF AUTHORITY. The Chair and Vice Chair of the District's Board of Supervisors is hereby authorized to sign, accept or execute Plats and Dedications as defined above. The District Manager is hereby authorized to sign, accept or execute documents needed to apply for and obtain Permits, as defined above, necessary to finalize the development of the District's capital improvement plan outlined in the Engineer's Report. Such authority shall be subject to the District Engineer and District Counsel's review and approval.

SECTION 3. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this	_ day of, 2025.
Attest:	AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chair, Board of Supervisors

RESOLUTION 2026-

A RESOLUTION OF THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AUTHORIZING THE DISBURSEMENT OF FUNDS OF THE DISTRICT WITHOUT PRIOR APPROVAL OF THE DISTRICT'S BOARD OF SUPERVISORS ("BOARD"); SETTING CERTAIN MONETARY THRESHOLDS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, Rule 1.1(2) of the District's Rules of Procedure contemplates that the Board may delegate authority to others to contract or make expenditures on behalf of the District; and

WHEREAS, the Board hereby determines that for purposes of administrative and accounting necessity, it is in the best interests of the District, and necessary for the conduct of District business, to establish a policy governing the disbursement of funds without prior approval of the Board, as set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Payment of Expenses.

- **A.** Continuing Expenses. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:
 - 1. The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
 - **2.** The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.
 - 3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

B. Non-Continuing Expenses. The Board hereby authorizes the District Manager or his/her designee to purchase items or services which are 1) required or appropriate for the District to maintain orderly, efficient and effective operations, maintenance and replacement of the District's facilities and infrastructure, 2) required to provide for the health, safety, and welfare of the residents within the District; or 3) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, so long as the current fiscal year adopted budget includes amounts sufficient to provide for the items or services. In addition, the Board authorizes the disbursement of funds for payment of invoices of the aforementioned noncontinuing expenses, pursuant to the following schedule:

Non-Continuing Expenses Not Exceeding \$ _____ for general maintenance, not including new projects or enhancements, with approval of the Onsite Managers, if in the judgment of the Onsite Managers, such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

Non-Continuing Expenses Not Exceeding § for general maintenance, not including new projects or enhancements, with approval of the District Manager, if in the judgment of the District Manager, such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

Before any expenditure is made, the Onsite Manager shall confirm that there are available funds in the budget to pay the expense, either in the line item most germane to the expense or in another budget line item that has the capacity to be used for the expense.

C. Emergency Expenses. For critical or emergency repair expenses exceeding the authorization in section 1.B. above, and in the event that an emergency meeting of the Board cannot timely be convened pursuant to the District's Rule 1.3(6) and Florida law, the Board hereby authorizes the disbursement of funds, but only with the prior written approval of (i) the District Manager and (ii) the Chairperson of the Board of Supervisors, or in his or her absence, the Vice Chairperson. For purposes of this Resolution, the term "critical or emergency expense" means a purchase or payment necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the delay of waiting for a board meeting would be detrimental to the operational readiness and interests of the District. This includes, but is not limited to, instances where delay will jeopardize the

funding for the project, will materially increase the cost of the project, will likely cause damage to property or infrastructure, will prejudice the District's interest in a project already in progress, or will create an undue hardship on the public health, safety, or welfare.

- **Section 2. Board Consideration.** Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for review and ratification. Copies of any disbursements made under the authority of this Resolution shall be included in the agenda package for the scheduled meeting or otherwise distributed to the Board at the meeting.
- **Section 3. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- **Section 4. Effective Date; Conflicts.** This Resolution shall take effect upon the passage and adoption by the Board and shall remain in effect unless rescinded or repealed. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Introduced, considered favorably,	and adopted this day of, 2025.
ATTEST:	AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Chairman / Vice Chairman



Amelia National Community Development District

Review and Consideration of Resolution 2026-04, Election of Officers

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

OF THE DISTRICT:	AMELIA NATION	AL COMMUNITY [DEVELOPMENT
Section 1.		is elected Chairperso	on.
Section 2.		is elected Vice Chair	person.
Section 3.	Venessa Ripoll	is elected Secretary. is elected Assistant S is elected Assistant S is elected Assistant S is elected Assistant S	Secretary. Secretary.
Section 4.	Jennifer Glasgow	is elected Treasurer.	
Section 5.	Amanda Lane Amy Champagne	is elected Assistant T is elected Assistant T is elected Assistant T	reasurer.
Section 6.	All resolutions or parts of hereby repealed to the e	of Resolutions in conflict he extent of such conflict.	erewith are
Section 7.	This Resolution shall be adoption.	come effective immediatel	y upon its
PASSED AN	D ADOPTED THIS 8th DA	AY of DECEMBER 2025.	
ATTEST:		AMELIA COMMUNITY DEVELOPMI	NATIONAL (ENT DISTRICT
Secretary/As	sistant Secretary	Chair/Vice Cl	nair



Amelia National Community Development District

Discussion of Conservation Easement Clearing

From: Neal Brockmeier

To: <u>Venessa Ripoll; Buchanan, Katie S.; Leilani Chamberlain</u>

Cc: Steve Kearney

Subject: RE: Amelia National CDD - Possible Conservation Easement Clearing

Date: Tuesday, September 23, 2025 3:05:04 PM

Attachments: image001.png image002.png

ALERT: This message is from an external source.BE CAUTIOUS before clicking any link or attachment

Venessa,

The address and lot numbers provided do not appear to align with the County's GIS mapping. However, the recorded plat in this area indicates that the natural upland buffers (shown in orange below) are owned by the individual lot owners. The CDD property (Tract C-2) begins beyond these upland buffers (shown in green below). We can perform approximate field measurements (non-survey) to estimate cleared limits and assess whether CDD property has been impacted, but unless there was significant clearing (>25-ft) it appears this may be a potential enforcement matter for the SJRWMD and the individual lot owners.

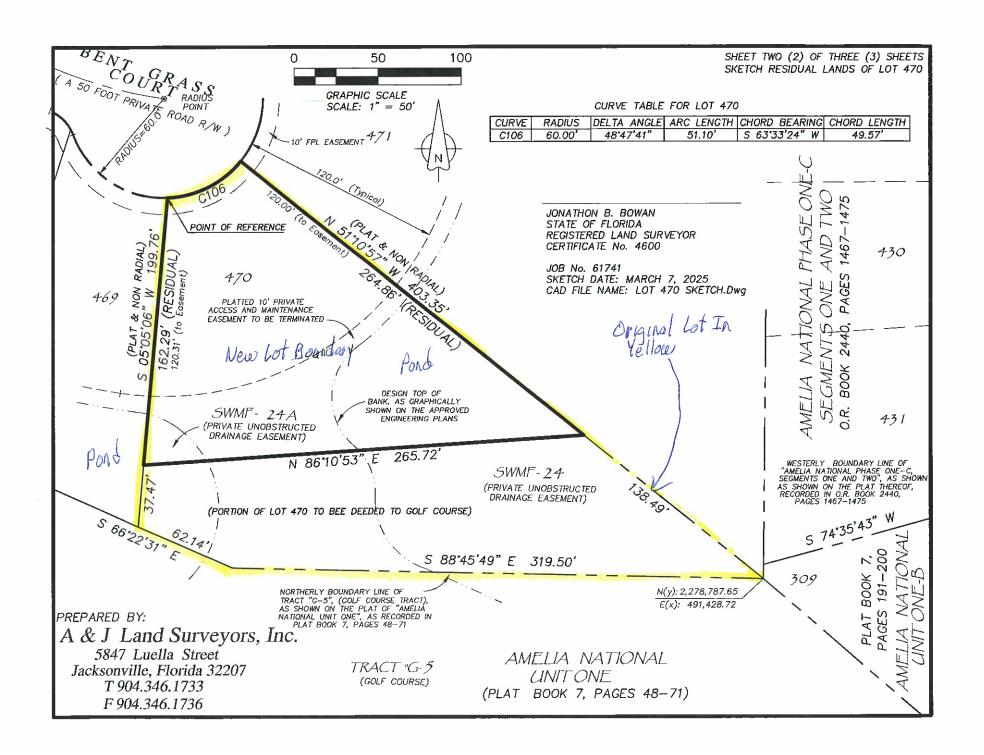
Let me know how you would like us to proceed.

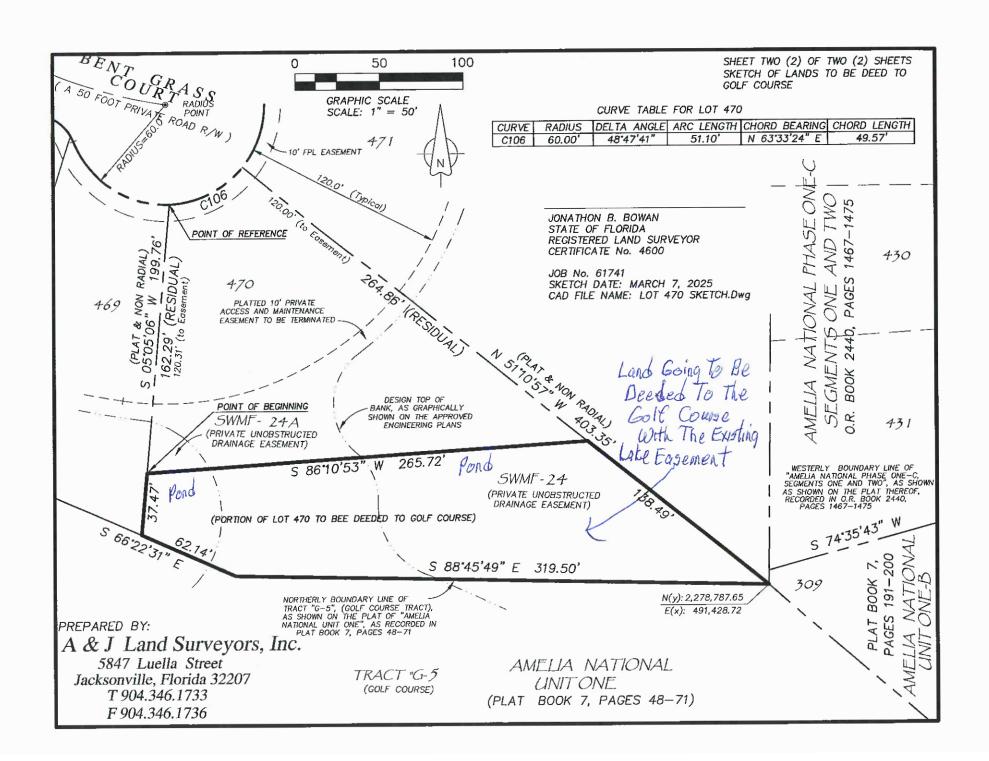


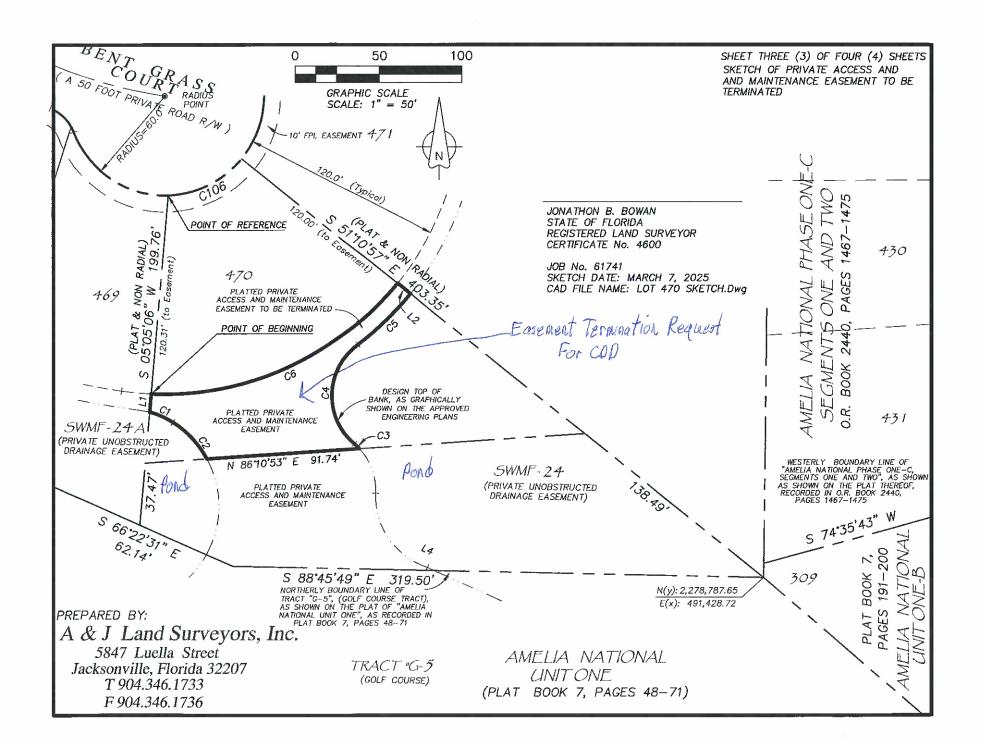
Neal Brockmeier, PEVice President, Civil Engineering

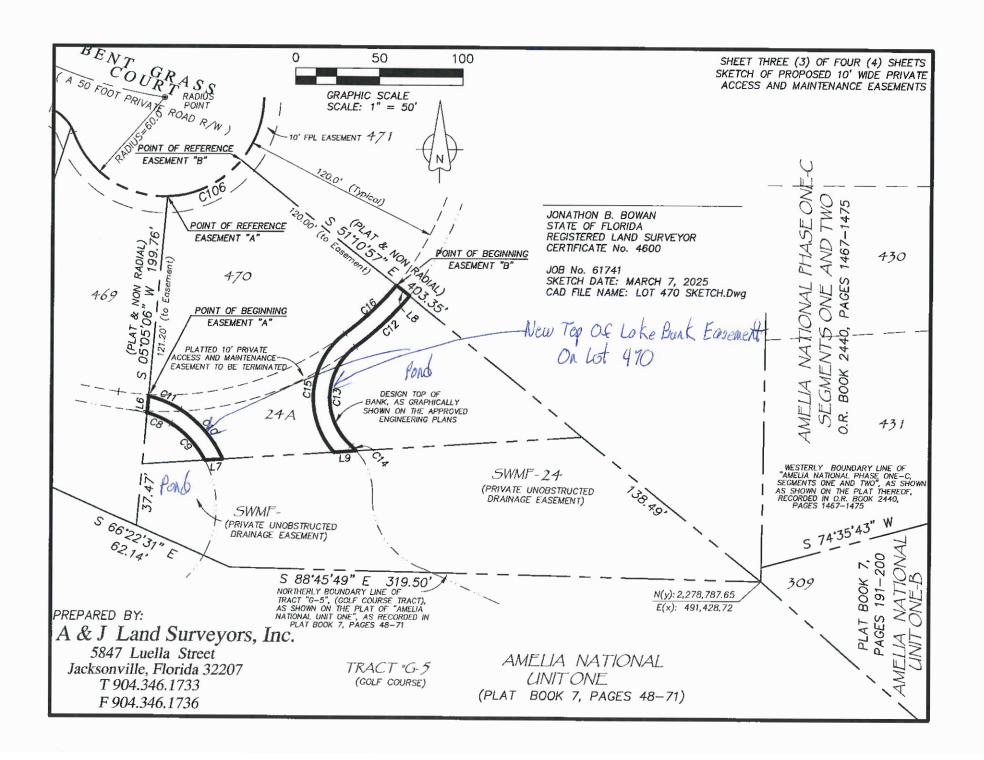


904.477.0488 (Mobile) 904.739.3655 (Office)









Inst. Number: 202545016290 Book: 2792 Page: 121 Page 1 of 8 Date: 6/3/2025 Time: 1:37 PM Mitch L. Keiter Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

Prepared by and return to:

Nika K. Hosseini, Esq. ICI Homes, Inc. 2379 Beville Road Daytona Beach, Florida 32119

GRANT OF EASEMENT

Amelia National - Lot 470

THIS GRANT OF EASEMENT is made this 3rd day of ______, 2025 by FF Florida Residential, LLC, a Florida limited liability company ("Grantor"), whose address is 2379 Beville Road, Daytona Beach, Florida 32119, to the Amelia National Community Development District, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes ("Grantee"), whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants and conveys a 10 foot non-exclusive private access and maintenance easement ("Access and Maintenance Easement"), in perpetuity, over, in, through, and under certain portions of property described in Exhibit "A" attached hereto and made a part hereof by reference (the "Property"). The location of the Access and Maintenance Easement is described in Exhibit "B."

- 1. Grantor permanently grants, bargains, conveys, and delivers to Grantee, its successors and assigns, the exclusive right, privilege and easement for a way of passage to access and maintain stormwater and drainage facilities.
- 2. This Grant of Easement is a condition running with the Property and shall be binding upon the successors and assigns of Grantor, all purchasers of the Property and all those persons or entities acquiring right, title or interest in the Property by, through or under Grantor.
- 3. Grantor, its successors and assigns, retains, reserves and shall continue to enjoy the use of the Property for any and all purposes, however, that such uses do not interfere with Grantee's use of the subject easement.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on the date first written above.

[Signature Page Follows]

Witnessed b TERI L. HANSEN Name:

2379 Beville Road Address: Daytona Beach, FL 32119 FF Florida Residential, LLC, a Florida limited liability company

By: ICI Homes Residential Holdings, LLC, its managing

Charlene B. Irland Vice-President

Kathleen Ragun

Name: Knthleen RAGAN

Address:

2379 Beville Road

Daytona Beach, FL 32119

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization on this 3rd day of June, 2025 by Charlene B. Irland, as Vice-President of ICI Homes Residential Holdings, LLC, managing member of FF Florida Residential, LLC, a Florida limited liability company. She is personally known to me or produced _____ as identification.

{Notary Seal must be affixed}



(Signature of Notary)

(Print Name of Notary Public)

TERI L. HANSEN

Notary Public, State of Florida

My Commission Expires: May 21,7028

Commission No.: 14H521887

Inst. Number: 202545016290 Book: 2792 Page: 123 Page 3 of 8 Date: 6/3/2025 Time: 1:37 PM Mitch L. Keiter Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

EXHIBIT A

The Property

Lot 470 of the plat for Amelia National Phase One-C, Segment Three and Phase One-E, recorded at Book 2628, Page 968 of the public records of Nassau County, Florida.

Inst. Number: 202545016290 Book: 2792 Page: 124 Page 4 of 8 Date: 6/3/2025 Time: 1:37 PM Mitch L. Keiter Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

EXHIBIT "B"

Access and Maintenance Easement

Inst. Number: 202545016290 Book: 2792 Page: 125 Page 5 of 8 Date: 6/3/2025 Time: 1:37 PM Mitch L. Keiter Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

SHEET ONE (1) OF FOUR (4) SHEETS SKETCH OF PROPOSED 10' MDE PRIVATE ACCESS AND MAINTENANCE EASEMENTS

MAP SHOWING SKETCH OF

LEGAL DESCRIPTION OF PROPOSED 10 FOOT PRIVATE ACCESS AND MAINTENANCE EASEMENT EASEMENT "A"

A PROPOSED 10' PRIVATE ACCESS AND MAINTENANCE EASEMENT, LYING WITHIN A PORTION OF LOT 470, "AMELIA NATIONAL PHASE ONE—C, SEGMENT THREE AND PHASE ONE—E", NASSAU COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2628, PAGES 968 THROUGH 975 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, SAID PROPOSED 10' PRIVATE ACCESS AND MAINTENANCE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGIN, BEGIN AT THE MOST NORTHERLY COMMON CORNER OF LOTS 469 AND 470, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF "BENT GRASS COURT", (A 50 FOOT PRIVATE ROAD RIGHT-OF-WAY), ALL AS SHOWN ON THE AFORESAID PLAT OF "AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE AND PHASE ONE-E", AND RUN THENCE, SOUTH 05'05'06" WEST, ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 469 AND 470, A DISTANCE OF 121.20 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 05'05'06" WEST, ALONG THE COMMON BOUNDARY LINE OF LOTS 469 AND 470, A DISTANCE OF 10.10 FEET, TO A POINT ON THE "DESIGN TOP OF BANK OF SWMF-24A", (A PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT, AS SHOWN ON THE AFORESAID PLAT OF "AMELIA NATIONAL PHASE ONE-C, SEGMENT THREE AND PHASE ONE-E"; RUN THENCE, ALONG THE AFORESAID DESIGN TOP OF BANK, AND DEPARTING FROM THE AFORESAID COMMON BOUNDARY LINE OF LOTS 469 AND 470, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE. BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 18'12'46" TO THE RIGHT, AN ARC LENGTH OF 15.89 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66'51'12" EAST. 15.83 FEET:

COURSE No. 2: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 59.86 FEET, THROUGH A CENTRAL ANGLE OF 29"17"40" TO THE RIGHT, AN ARC LENGTH OF 30.60 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43"05"58" WEST, 830.27 FEET; RUN THENCE, NORTH 86"10"53" EAST, A DISTANCE OF 10.84 FEET, TO A POINT, ON THE ARC OF A CURVE, LEADING NORTHWESTERLY; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE. BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 69.86 FEET, THROUGH A CENTRAL ANGLE OF 33"00"11" TO THE LEFT, AN ARC DISTANCE OF 40.24 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41"14"43" WEST, 39.69 FEET;

A & J Land Surveyors, Inc.

5847 Luella Street Jacksonville, Florida 32207 T 904.346.1733 F 904.346.1736 Inst. Number: 202545016290 Book: 2792 Page: 126 Page 6 of 8 Date: 6/3/2025 Time: 1:37 PM Mitch L. Keiter Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

SHEET TWO (2) OF FOUR (4) SHEETS SKETCH OF PROPOSED 10' WIDE PRIVATE ACCESS AND MAINTENANCE EASEMENTS

MAP SHOWING SKETCH OF

LEGAL DESCRIPTION OF PROPOSED 10 FOOT PRIVATE ACCESS AND MAINTENANCE EASEMENT "B"

A PROPOSED 10' PRIVATE ACCESS AND MAINTENANCE EASEMENT, LYING WITHIN A PORTION OF LOT 470, "AMELIA NATIONAL PHASE ONE—C, SEGMENT THREE AND PHASE ONE—E", NASSAU COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2628, PAGES 968 THROUGH 975 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, SAID PROPOSED 10' PRIVATE ACCESS AND MAINTENANCE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGIN, BEGIN AT THE MOST NORTHERLY COMMON CORNER OF LOTS 470 AND 471, AND THE SOUTHERLY RIGHT—OF—WAY LINE OF "BENT GRASS COURT", (A 50 FOOT PRIVATE ROAD RIGHT—OF—WAY), ALL AS SHOWN ON THE AFORESAID PLAT OF "AMELIA NATIONAL PHASE ONE—C, SEGMENT THREE AND PHASE ONE—E", AND RUN THENCE, SOUTH 51*10'57" EAST, ALONG THE COMMON BOUNDARY LINE BETWEEN LOTS 469 AND 470, A DISTANCE OF 120.00 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 51"10'57" EAST, ALONG THE COMMON BOUNDARY LINE OF LOTS 470 AND 471, A DISTANCE OF 10.00 FEET, TO A POINT ON THE "DESIGN TOP OF BANK OF SWMF-24", (A PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT, AS SHOWN ON THE AFORESAID PLAT OF "AMELIA NATIONAL PHASE ONE—C, SEGMENT THREE AND PHASE ONE—E"; RUN THENCE, ALONG THE AFORESAID DESIGN TOP OF BANK, AND DEPARTING FROM THE AFORESAID COMMON BOUNDARY LINE OF LOTS 470 AND 471, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 13'16'57" TO THE RIGHT, AN ARC DISTANCE OF 44.05 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45'34'00" WEST, 43.95 FEET;

COURSE No. 2: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 39.00 FEET, THROUGH A CENTRAL ANGLE OF 100°25'13" TO THE LEFT, AND HAVING AN ARC LENGTH OF 68.35 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°59'52" WEST, 59.93 FEET:

COURSE No. 3: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 37.83 FEET, THROUGH A CENTRAL ANGLE OF 06'16'32" TO THE RIGHT, AN ARC DISTANCE OF 4.14 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45'04'29" WEST, 4.14 FEET; RUN THENCE, SOUTH 86'10'53" WEST, A DISTANCE OF 13.30 FEET, TO A POINT ON THE ARC OF A CURVE LEADING NORTHERLY; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 49.00 FEET, THROUGH A CENTRAL ANGLE OF 94'22'05" TO THE RIGHT, AN ARC DISTANCE OF 80.70 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05'01'26" EAST, 71.89 FEET; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 13'16'35" TO THE LEFT, AN ARC DISTANCE OF 41.71 FEET, TO A POINT ON THE AFORESAID COMMON BOUNDARY LINE OF LOTS 470 AND 471, AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45'34'11" EAST, 41.62 FEET.

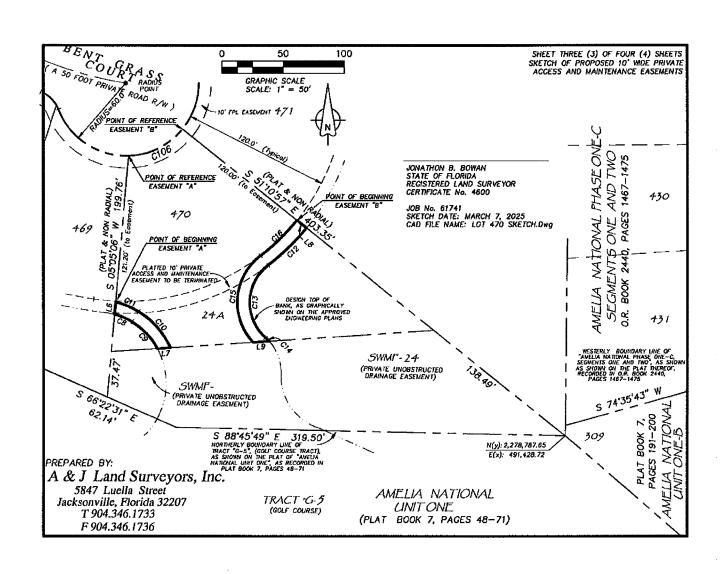
PREPARED BY: A & J Land Surveyors, Inc.

5847 Luella Street

Jacksonville, Florida 32207

T 904.346.1733

F 904.346.1736



Inst. Number: 202545016290 Book: 2792 Page: 128 Page 8 of 8 Date: 6/3/2025 Time: 1:37 PM Mitch L. Keiter Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

SHEET FOUR (4) OF FOUR (4) SHEETS GENERAL NOTES

MAP SHOWING SKETCH OF

A PORTION OF LOT 470, "AMELIA NATIONAL PHASE ONE—C, SEGMENT THREE AND PHASE ONE—E", NASSAU COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2628, PAGES 968 THROUGH 975 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA.

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE (FILL IN), AS (BEARING), AS MONUMENTED AND A) ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NADB3 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901(FL EAST), B)AND AS DESCRIBED IN THAT (TYPE OF DEED) RECORDED IN OFFICIAL RECORDS BOOK (9999), PAGE (9999) OF THE PUBLIC RECORDS OF SAID COUNTY.
- 2) THIS MAP/SKETCH/SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS MAP/SKETCH/SURVEY AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS MAP/SKETCH/SURVEY WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS MAP/SKETCH/SURVEY IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS MAP/SKETCH/SURVEY FOR ANY PURPOSE.
- 3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA, STANDARD OF PRACTICE SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17
- 4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.
- 6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, STANDARD OF PRACTICE, CHAPTER 5J-17.
- 7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

CURVE TABLE FOR LOT 470

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C106	60.00'	48'47'41"	51.10'	N 63'33'24" E	49.57*

CURVE TABLE FOR EASEMENT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C8	50.00'	18'12'46"	15.89'	S 66'51'12" E	15.83'
C9	59.86'	2917'40"	30.60'	S 43'05'58" W	30.27'
C10	69.86	33'00'11"	40.24	N 41'14'43" W	39.69'
C11	60.00	19'42'53"	20.65'	N 67'36'15" W	20.54'
C12	190.00'	13'16'57"	44.05'	S 45'34'00" W	43.95'
C13	39.00	100'25'13"	<i>68.35</i> ′	S 01'59'52" W	59.93'
C14	37.83	616'32"	4.14	S 45'04'29" E	4.14'
C15	49.00'	94'22'05"	80.70'	N 05'01'26" E	71.89'
C16	180.00'	13'16'35"	41.71'	N 45'34'11" E	41.62'

PREPARED BY:

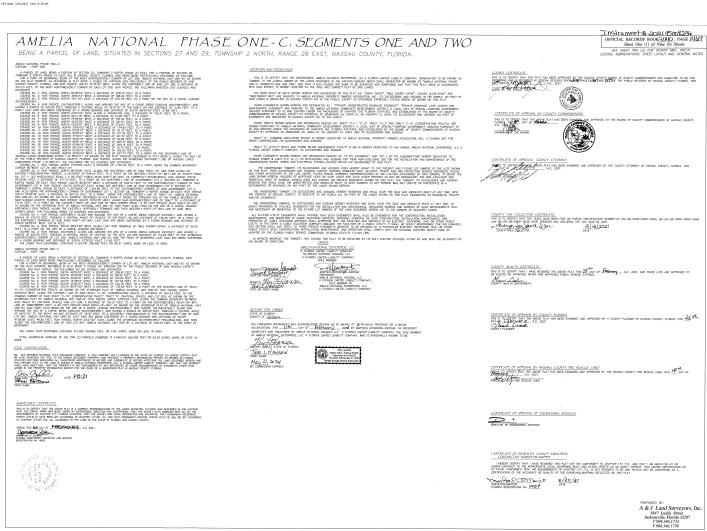
A & J Land Surveyors, Inc.

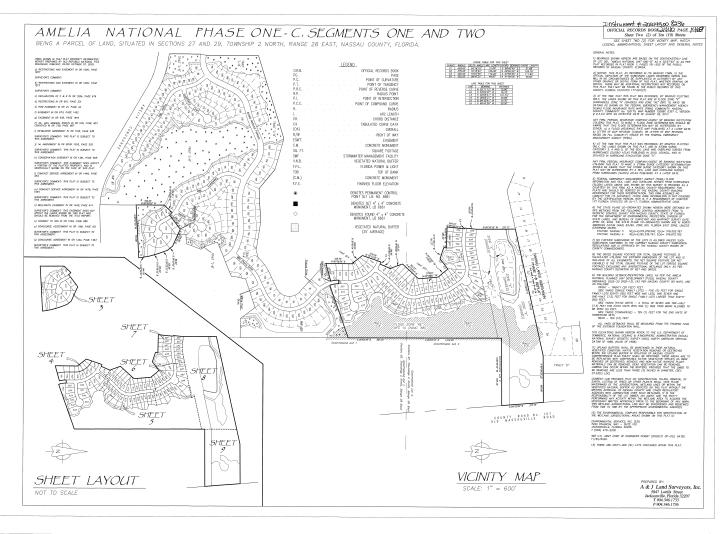
5847 Luella Street Jacksonville, Florida 32207 T 904.346.1733 F 904.346.1736

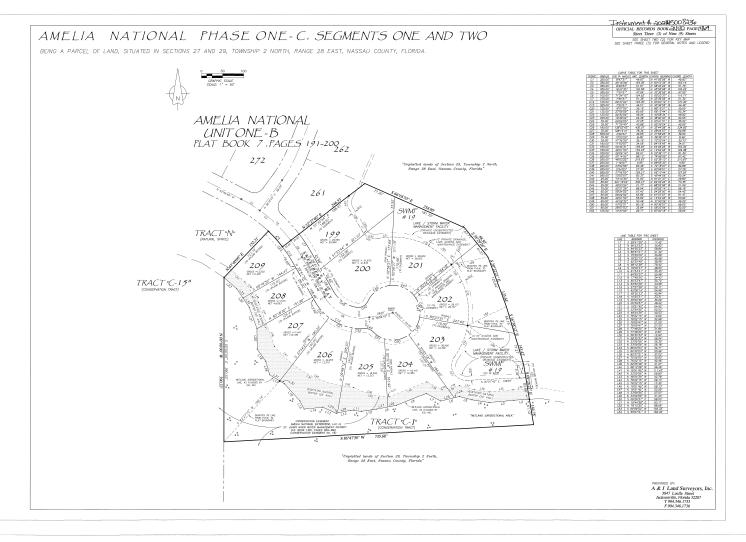
LINE TABLE FOR EASEMENT

LINE	BEARING	DISTANCE
L6	S 05'05'06" W	10.10'
L7	N 86'10'53" E	10.84'
L8	N 5110'57" W	10.00'
L9	S 86'10'53" W	13.30'

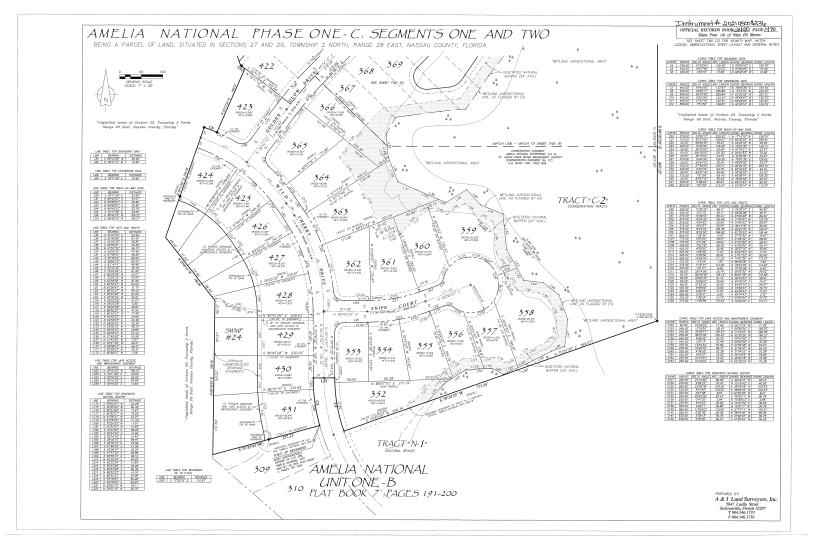
Inst. Number: 2021/45008236 Book: 2440 Page: 5467 Page 1 of 9 Date: 3/10/2021 Time: 9:26 AM John A. Charford Clerk of Courts, Nassau County, Florida

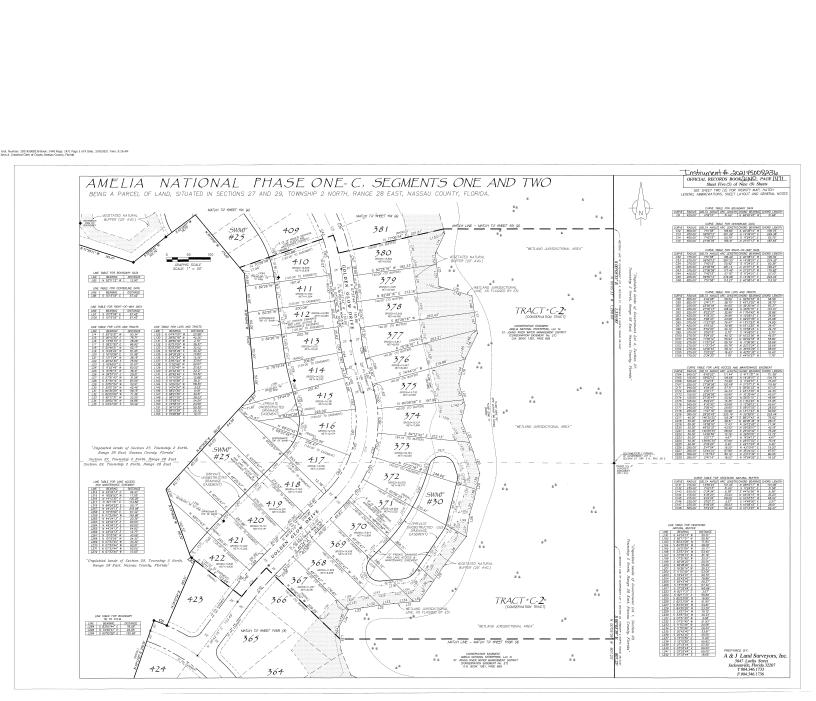












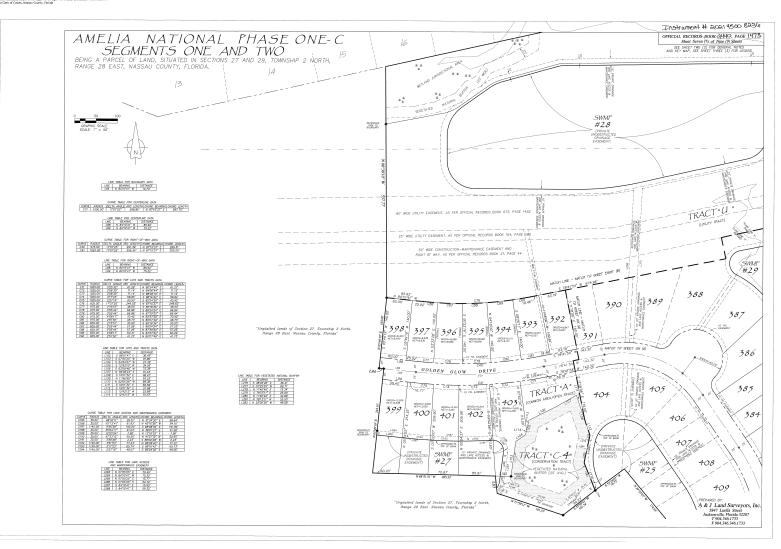
378

CONSCINATION EXEMENT
AMELIA INITIONAL INTERPRESE, (LC to
ST. JOHNS MUST INITIONAL INTERPRESE, (LC to
ST. JOHNS MUST INITIONAL INITIONAL OUTPICE
(CONSENSATION EXEMBELT IN, 27)
0.R. SOOK 133, PAGE 809

PREPARED BY: A & J Land Surveyors, Inc 5847 Luella Street Jacksonville, Florida 32207 T 904.346.1733 F 904.346.1736

Inst. Number: 202145008236 Book: 2440 Page: 1472 Page 6 of 9 Date: John A. Crawford Clerk of Courts, Nassau County, Florida







Update on Amelia National Entry Corridor Electrical & Lighting System Rebuild Phase 2



Discussion of Bermuda Ditch



Update of Fence on Pond 17



Discussion of Wild Cherry Drive Water Table for Pond 23 and Pond 24 Outfalls



Review and Consideration of Algae Removal Proposal for Pond 5



Physical Removal Agreement

PROPER	TY NAME (Community/E	Business/Individual)			
INVOICIN	G ADDRESS				
CITY		STATE	ZIP	PHONE ()	
EMAIL AI	DDRESS				
The partie	es hereto agree to follows:	:			
		ically remove specified aquati ent in the following location(s)		execution of this Agreement and in	accordance with the t
Phys	sical removal of Algae fr	om Pond 5 associated with	Amelia National	CDD in Fernandina Beach, Florida	а.
*Pro subs	posal will be to remove as equent days of work, if ne		ible within the allot	ted time frame (One Day). Email ap	proval needed for
	4 On a Time	Dhusiaal Daws and /Dailu Data	One Day Minimu		
		Physical Removal (Daily Rate f Aquatic Vegetation (On Site)		m) \$ 2,300.00 Per Day \$ INCLUDED	
	Service Re	eport		\$ INCLUDED	
	Total of So	ervices Accepted		\$ 2,300.00	
C The					
	. , ,	• •		ntended to provide effective and saf	
D. The	. , ,	nence services within thirty (3		ntended to provide effective and saf	
D. The and/o	Company agrees to commor required government po	nence services within thirty (3 ermits.	30) days, weather	·	of this executed Agree
D. The and/o	Company agrees to commor required government profession of the contained herein is well as Company on or before I	nence services within thirty (3 ermits. vithdrawn and this Agreement December 26th, 2025. pearing on the reverse side fo	80) days, weather shall have no furth	permitting, from the date of receipt o	of this executed Agree
D. The and/office to the has r	Company agrees to commor required government profer contained herein is we Company on or before I	nence services within thirty (3 ermits. vithdrawn and this Agreement December 26th, 2025. pearing on the reverse side fo	80) days, weather shall have no furth	permitting, from the date of receipt on the date of receipt one force and effect unless executed	of this executed Agree
D. The and/of	Company agrees to common required government profer contained herein is we Company on or before It. Terms and Conditions appread and is familiar with the	mence services within thirty (3 ermits. withdrawn and this Agreement December 26th, 2025. pearing on the reverse side for the contents thereof.	30) days, weather shall have no furth	permitting, from the date of receipt on the date of receipt one force and effect unless executed	of this executed Agree
D. The and/o E. The o to the F. The has r CUSTOM EMAIL IN	Company agrees to common required government por offer contained herein is well company on or before I. Terms and Conditions appread and is familiar with the ER PREFERENCES VOICE:YES NOORK ORDER:YES	nence services within thirty (3 ermits. vithdrawn and this Agreement December 26th, 2025. pearing on the reverse side for the contents thereof. O If yes, provide invoice email NO If yes, provide work of the contents the	shall have no furth rm an integral part iii:	permitting, from the date of receipt of the force and effect unless executed of this Agreement, and Customer h	of this executed Agree
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THE LAKE DOCTORS INC. TERMS AND CONDITIONS

- 1) The Physical Removal Services will be conducted in a manner consistent with good water management practices using the following methods and techniques when applicable. It is highly recommended that the Customer pursue a follow up treatment of the waterway with herbicides to ensure enduring conditions. Post-physical removal, the waterway will be highly nutrient rich and prone to extreme levels of growth if left untreated.
- 2) The Physical Removal Services will only complete removal of the aquatic vegetation from the waterway to the shoreline. Customer is responsible for any disposal from the shoreline. Note that many species take several months or longer to fully decompose.
- 3) The Physical Removal Services will be aimed at specific weeds and aquatic plants, but the scope of work may lead to impacts on other aquatic plants and vegetation. The Company assumes no responsibility for damage to non-target aquatic plants.
- 4) Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after the Company's address of the Customer's concerns, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the entire amount outstanding due under the terms of this Agreement.
- 7) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability, (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 8) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 9) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the daily fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 10) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 11) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action
- 12) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.
- 13) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 14) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the outstanding amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the daily equivalent invoice amount for three (3) consecutive days, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in <u>full</u>. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.



Review and Consideration of Aeration Proposal for Pond 5



Estimate

Jacksonville Electrical Contractors

5950 Dunn Avenue Jacksonville, FL, 32218 Phone: (904) 424-3758

Email: ed.jaxelectrical@gmail.com

License #EC13013421

Billing Address

Leland Management Amelia Nat 95211 Clubhouse Road Fernandina Beach, FL, 32034

Phone: -Email:

lbarker@lelandmanagement.com

Service Address

Leland Management Amelia Nat 95211 Clubhouse Road Fernandina Beach, FL, 32034 Phone: (904) 483-2987

Email:

lbarker@elandmanagement.com

Date: 10/03/2025 05:58 PM Estimate # E008881-1 Technician: Tim Karst

Line Item	Status	Rate	Qty	Total
Pond 5 - Power to Aerator	Approved	\$ 275.00	1	\$ 275.00

After looking at the existing power to the aerator on pond 5 we have found the following:

- *We do not know where the power is being fed from to power the outlet
- *This seems to be capable of up 20 amps based on what is currently there but could be a false statement because of the distance to the power source which we do not know where this source is *With 2 of these aerators on this system that would only draw 12
- *With 2 of these aerators on this system that would only draw 12 amps so it should be able to operate with 2 of these on the same circuit
- *However, with these being plugged into a GFI outlet we would recommend to turn this into 2 separate GFI outlets, one for each system so that it does not make the single GFI outlet so hot that it trips the circuit and then both systems are down
- *With 2 GFI's it will split the power between the 2 and never have a problem with overheating the GFI or if there is a issue it will only take down 1 of the GFI's
- *Install a second GFI at this location so that the new aerator can utilize its own GFI outlet
- *Test and clean up

Subtotal	\$ 275.00
Total Tax	\$ 0.00
Total	\$ 275.00
Net Amount	\$ 275.00

THANK YOU FOR THE OPPORTUNITY TO SUBMIT THIS PROPOSAL

Notes:

- *Any alterations or deviations from the drawings provided or scope of work stated above involving extra costs in materials or labor will become an extra charge above and beyond the estimate provided.
- *Jacksonville Electrical Contractors may withdraw this proposal if not accepted within 30 days
- *Jacksonville Electrical Contractors shall hold title to and right to possession of all equipment or materials used in the work outlined above until total payment has been collected.
- *By signing this document the customer agrees the scope of work stated is correct and will pay the amount stated.
- *Jacksonville Electrical Contractors standard payment terms are NET 30 for commercial projects unless stated differently
- *Payment is due upon completion of work on residential projects unless stated differently
- *Late payments beyond the terms above will incur a service charge of 3% per month or \$35 whichever is greater that will be added to the invoice.
- *Should this matter be turned over to an attorney for collection, customer agrees to pay all costs of collection, including all court costs and attorneys' fees incurred including, but not limited to, those fees/costs related to any demand for payment letter, any lawsuit, any arbitration, any bankruptcy proceeding and any appeal.



Review and Consideration of Aeration Proposal for Pond 29



Update of Partial Termination of Access and Maintenance Easement



Review and Acceptance of Kutak Rock Resignation Letter



Kutak Rock LLP

107 West College Avenue, Tallahassee, FL 32301-7707 office 850.692.7300

Katie S. Buchanan 850.692.7300 katie.buchanan@kutakrock.com

December 1, 2025

<u>Via Electronic Delivery</u>
Steve Kearney (<u>boardmember5@amelianationalcdd.com</u>)
Venessa Ripoll (<u>ripollv@pfm.com</u>)

Re: Resignation as District Counsel

Dear Chairman Kearney and Ms. Ripoll:

I am writing as a follow up to the recent meeting of the Board of Supervisors of the Amelia National Community Development District (the "District") at which the Board discussed its desire to seek new legal counsel.

Please accept this letter as my notice of resignation to be effective as of December 31, 2025, unless the District elects to exercise its option for an earlier termination. I am providing this resignation so that the District does not suffer a delay in moving forward with the Board's priorities and initiatives. I believe bringing new counsel in to handle those matters is more cost effective and efficient than having that work transition between counsel mid-stream.

I have enjoyed my tenure with the District and will cooperate fully in the transfer of files and information to new counsel. I wish you continued success in the Amelia National community.

Sincerely,

Katie S. Buchanan

Katu O Bran



Review and Consideration of District Counsel Services Proposals

TAMMI E. BACH, ESQ., B.C.S.

Clearwater, FL 33756

(727) 733-0494 (office)//(904) 415-3853 (mobile) - Tammi@cityattorneys.legal

PROFESSIONAL SUMMARY				
	extensive experience to city, county and sp	ounty & Local Government Law and prepared to bring ecial district government clients. Adept at navigating ic counsel to local government officials. Known for through teamwork and adaptability.		
SKILLS	LLS			
	Land Use and Environmental Law	Public Procurement		
	• Contract Drafting and Review	• Intergovernmental Relations		
Work History _				
03/2025 - Current	Attorney - Trask Daigneault, LLP - Clear	water, FL		
	Provides comprehensive and efficient legal s	ervices to local government clients utilizing		
	over 25 years of experience handling all mat	ters affecting local governments		
11/2007 - 02/2025	 City Attorney - City of Fernandina Beach – Fernandina Beach, FL City Overview: (pop 13,647//annual budget \$169 Million//250+ employees) Represented City Commission, Charter Officers and City staff Experienced in Florida land use/development issues Managed public procurement transactions Negotiated and reviewed complex contracts Experienced in charter review process, strategic planning, taxes and fees, public finance, risk management, real estate and environmental law, Florida Building Code and Administrative Code, Florida Election and Ethics Codes Experienced in City/County/Special District/State intergovernmental relations 			
06/2006 - 10/2007	 Litigation Associate - Carey & Leisure, P.A. – Clearwater, FL Handled government liability, personal injury, real estate, construction cases Drafted pleadings, handled depositions and mediations Won \$750,000 Plaintiff verdict in jury trial 			
07/2000 - 04/2006	 Assistant City Attorney - City of Largo - 1 City Overview: (pop 82,000//annual but Reviewed, drafted and negotiated control Advised City Commission, Charter Off Board Attorney for Code Enforcement 	dget \$185 Million//922 employees) acts, ordinances and resolutions icers and City staff		

Tammi E. Bach, Esq., B.C.S. Page 2

PROFESSIONAL LEADERSHIP AFFILIATIONS AND COURTS • Florida Bar Association, 1999 • City, County & Local Government Law Section, Chair 2023-2024 • Florida Municipal Attorneys Association, President, 2022-2023 • Florida Supreme Court, all state courts of Florida, U.S. Middle District of Florida PROFESSIONAL RECOGNITION _ • Florida Trend Magazine's Legal Elite, 2015, Government Attorneys • Chair Service Award, 2022, City, County & Local Government Law Section EDUCATION 05/1999 **Juris Doctor** Stetson University College of Law – Gulfport, FL • With Honors 05/1995 **Bachelor of Arts: History** University of Florida - Gainesville, FL • With High Honors BOARD CERTIFICATION Board Certified Specialist in City, County & Local Government Law, since 2006 PRO BONO LEGAL WORK

Children's Burn Foundation of Florida, Inc., Board Attorney since 2008

CONTRACT FOR LEGAL SERVICES AS DISTRICT ATTORNEY FOR THE AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

THIS AGREEMENT, is made and entered into effective this	_day of
, 2025, by and between the Amelia National Community Devel	opment
District, a Florida independent special district organized pursuant to Ch. 190, Florida	Statutes
(hereinafter, "District") and Tammi E. Bach, Esq., (hereinafter, "Attorney") and	1 Trask
Daigneault, LLP, (hereinafter, "Law Firm").	

WITNESSETH: In consideration of the mutual covenants and promises contained herein, the parties agree as follows:

- 1. The District agrees to retain Attorney and Law Firm as legal counsel for the District, to perform the functions and duties of legal counsel to the District and its Board of Supervisors consisting in substantial part of the attendance and participation at regular and special meetings of the Board of Supervisors; attending and participating in other meetings when directed by the Board of Supervisors; reviewing agreements, contracts, permits, or similar such documents involving the District's operations and business; advising the Board of Supervisors and District staff, as directed by the Board of Supervisors, regarding legal and regulatory issues involving the District, and; representation of the District in administrative, judicial, and quasi-judicial proceedings, unless other representation is deemed appropriate by the Board of Supervisors, Attorney or Law Firm.
- 2. The District agrees to compensate Attorney and Firm for services provided in the amount of Two Hundred Eighty-Five Dollars and 00/100 (\$285.00) per hour. Based on the District's annual budget amounts for District Attorney legal services, it is likely that legal services requested by the Board of Supervisors in addition to the District Attorney's attendance at the Board of Supervisors' regular meetings will incur additional legal costs above annual budgeted amounts. Should the Board of Supervisors require the District Attorney to travel for the District, travel time is charged at the hourly rate of \$285/hour, but the District is not responsible for reimbursing costs for mileage or fuel if the District Attorney travels by automobile. Any travel reimbursements from the District, such as hotel, airfare, etc. for the District Attorney, shall be pre-approved by the District, in writing, prior to the District Attorney incurring such travel expenses.
- 3. <u>Invoices</u>. District Attorney shall render invoices to the District for services that have been rendered in accordance with this Agreement in the previous month. Invoices will be reviewed and normally paid within thirty (30) days following the District's receipt of the District Attorney's invoice. Invoices shall be submitted to:

Amelia National Community Development District Attn: Venessa Ripoll, District Manager PFM Group Consulting, LLC 3501 Quadrangle Boulevard Suite 270 Orlando, FL 32817

Or electronically to: ripollv@pfm.com

If the District has questions or concerns regarding an invoice, it will notify District Attorney and/or Law Firm regarding the same within ten (10) days of receiving the invoice. The District will then pay the invoice within thirty (30) days of resolving the outstanding issues.

- 4. The District shall either pay directly or reimburse Attorney for any and all out-of-pocket expenses incurred on behalf of the District, such as travel, parking, food, and lodging for any matters requiring Attorney to appear on behalf of the District outside of Nassau County, Florida; court costs and other costs related to litigation in which the District is a party; and the cost of legal research on subjects in which District has a direct interest.
- 5. This Agreement may be renewed by District at the beginning of each fiscal year, subject to rate renegotiation by the parties. Either party may terminate this contract, for any reason, upon 60 days' written notice.
- 7. This Agreement shall automatically renew for a one (1) year term on the first date of the District's recurring fiscal year should rate renegotiation not occur.
- 8. This Agreement represents the entire agreement between the parties respecting the subject matter hereof and may be modified only by mutual written agreement signed by all parties to the Agreement.

IN WITNESS WHEREOF, the parties hereto have executed their names and affixed their seals on the day and year first written above, and hereby assert they have the power, authority, and permission to enter into this Agreement.

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT

D	Stanhan	Kaarnav

By: Stephen Kearney

Title: Chairman, Board of Supervisors

Tammi E. Bach, Esq.

FOR THE LAW FIRM:

By:

PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

David P. Persson** Andrew H. Cohen Kelly M. Fernandez* Maggie D. Mooney* R. David Jackson* Daniel P. Lewis Amy T. Farrington

Telephone (941) 306-4730 Facsimile (941) 306-4832 Email: acohen@flgovlaw.com

Karla M. Armstrong

Reply to: Lakewood Ranch

* Board Certified City, County and Local Government Law

November 14, 2025

VIA U.S. MAIL AND EMAIL

Venessa Ripoll, District Manager PFM Group Consulting LLC 3501 Quadrangle Boulevard, Ste. 270 Orlando, FL 32817

Amelia National Community Development District

Dear Venessa,

On behalf of the law firm of Persson, Cohen, Mooney, Fernandez & Jackson, P.A., please allow this correspondence to serve as our proposal to provide District Counsel services for the Amelia National Community Development District. Our firm and I greatly appreciate the opportunity of being considered for this position.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A. was established in 2002 under the name of Persson & Cohen, P.A., and most recently changed its name to Persson, Cohen, Mooney, Fernandez & Jackson, P.A., in January 2022. I have been practicing law for over twenty-nine (29) years and have been an attorney with the firm since its inception. During that time, I, and other members of the firm, have represented numerous local government clients. In fact, most of our firm's attorneys have been practicing local government law for well over ten (10) years. We currently have seven (7) attorneys working full-time for our firm while Mr. Persson is retired.

Our firm currently represents multiple special districts across Florida, with our primary focus on resident-controlled districts. I serve as primary counsel to over twenty (20) community development districts and approximately ninety percent (90%) of my personal practice is dedicated to local government work for the firm's special district clients. Further, Daniel Lewis has been practicing for fourteen (14) years, serves as primary counsel for three (3) community development districts, and is Town Attorney for Indian Shores and Belleair Shore.

If provided the opportunity to represent the District, Mr. Lewis and I would serve as District Counsel. I would respectfully submit that our firm's background in representing special districts and other local government entities would be an asset and benefit to our representation of Amelia National Community Development District.

Our firm would propose services to the District on an hourly basis. The rate of compensation for most work that we would perform including, but not limited to, contract review, research, and consulting, would be \$350.00 per hour for attorney time (applicable to all attorneys in our firm). We do bill the District for travel time, but we do not bill clients for incidental costs. Bond-related transactions would typically be billed on a flat rate.

Enclosed with this letter are resumes for myself and Daniel Lewis. In addition, a list of the firm's special district clients is also enclosed, along with other local governments our firm currently represents. A list of references with contact information is also enclosed.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A., would like to thank you and the Board of Supervisors for your consideration of our firm's proposal. We hope to have the opportunity to discuss our potential representation of the Amelia National Community Development District further and to answer any additional questions you or the Board of Supervisors may have.

Sincerely,

AHC:fmw Encls.

Andrew H. Cohen



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

ANDREW H. COHEN

6853 Energy Court, Lakewood Ranch, Florida 34240 Tel: (941) 306-4730 Fax: (941) 306-4832

E-Mail: acohen@flgovlaw.com

Practice areas include: Governmental Law, Special Districts and Community Association collections

Education:

University of Florida College of

Law Gainesville, Florida Juris Doctorate, 1996

New College (Honors College for the State University System) Sarasota, Florida

B.A. Political Science, 1993

Qualifications:

- Over 29 years of legal practice
- Representation of multiple special districts across Southwest Florida
- Representation of numerous community associations in the collection of past-due assessments
- Lecturer on community association collections and Florida's Public Records, Ethics and Sunshine laws

Affiliations:

- Florida Bar Association; Sarasota County Bar Association
- Former Trustee of the Hershorin Schiff
 Community Day School Board of Trustees

Awards:

Evan J. Yegelwel Book Award in Environmental Law, Spring 1996

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PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

ATTORNEYS AND COUNSELORS AT LAW

DANIEL P. LEWIS

236 Pedro Street, Venice, Florida 34285 Tel: (941) 306-4730 Fax: (941) 306-4832 E-Mail: dlewis@flgovlaw.com

Practice areas include: Local Government and Special Districts, Zoning and Land Use Law

Education:

Gonzaga University School of Law Spokane, Washington Juris Doctorate, 2010

University of Florida Gainesville, Florida Bachelor of Arts, 2007

Qualifications:

- Over 14 years of legal practice
- Represents local governments, community development districts and community associations in Southwest Florida
- Prosecutes enforcement violations for local governments and handles appeals of orders

Affiliations:

- The Florida Bar
- Sarasota County Bar Association

CLIENT LIST

Municipalities

- City of Venice Sarasota County, Florida
- Town of Longboat Key
 Sarasota County, Florida

- Town of Indian Shores
 Pinellas County, Florida
- Town of Belleair Shore
 Pinellas County, Florida

Fire Districts

- Cedar Hammock Fire Control District Manatee County, Florida
- Duette Fire & Rescue District Manatee County, Florida
- East Manatee Fire Rescue District Manatee County, Florida
- North River Fire District Manatee County, Florida

- Southern Manatee Fire & Rescue District Manatee County, Florida
- West Manatee Fire Rescue District Manatee County, Florida
- Upper Captiva Fire Protection and Rescue Service District Lee County, Florida

Other Special Districts

- Holiday Park Park and Recreation District Sarasota County, Florida
- Tri-Par Estates Park & Recreation District Sarasota County, Florida
- West Coast Inland Navigation District Sarasota County, Florida
- Port Malabar Holiday Park Mobile Home Park Brevard County, Florida

- Fort Myers Beach Public Library District Lee County, Florida
- Trailer Estates Park & Recreation District Manatee County, Florida
- Captiva Erosion Prevention District Lee County, Florida
- Tampa Bay Water
 Pinellas County, Florida

Other Local Government Clients

- City of Bradenton
 Manatee County, Florida
 Special Magistrate Services
- City of North Port
 Sarasota County, Florida
 Special Counsel/Conflict Counsel
- City of Palmetto
 Manatee County, Florida
 Special Magistrate Service

- City of Sarasota
 Sarasota County, Florida
 Attorney for Nuisance Abatement Board
- Manatee County
 Hearing Officer Land Use Matters

City of Punta Gorda
 Charlotte County, Florida
 Attorney for Building Bd. & Code Enforcement Bd.

Community Development Districts

- Aqua One Community Development District Bradenton, Florida
- Aqua By the Bay Community Development District
 Bradenton, Florida
- Blackburn Creek Community Development District
 Sarasota, Florida
- Bobcat Trail Community Development District North Port, Florida
- Chapel Crossings Community Development District
 Wesley Chapel, Florida
- Cheval West Community Development District Lutz, Florida
- Covington Park Community Development District
 Apollo Beach, Florida
- Cross Creek Community Development District Bradenton, Florida
- Cypress Creek of Hillsborough County Community Development District Wimauma, Florida
- Eastlake Oaks Community Development District
 Oldsmar, Florida
- Easton Park Community Development District Tampa, Florida
- Greyhawk Landing Community Development District
 Bradenton, Florida

- Harbot Bay Community Development District Apollo Beach, Florida
- Heritage Harbour South Community Development District Bradenton, Florida
- Heritage Isles Community Development District Tampa, Florida
- Heritage Lake Park Community Development District
 Punta Gorda, Florida
- Heritage Oak Park Community Development District
 Port Charlotte, Florida
- Highlands Community Development District Wimauma, Florida
- Laguna Lakes Community Development District Ft. Myers, Florida
- Lakewood Ranch Community Development District 2 Lakewood Ranch, Florida
- Lakewood Ranch Community Development District 4 Lakewood Ranch, Florida
- Lakewood Ranch Community Development District 5
 Lakewood Ranch, Florida
- Lakewood Ranch Community Development District 6
 Lakewood Ranch, Florida
- Legends Bay Community Development District Manatee County, Florida
- Lexington Community Development District Parrish, Florida

- Paseo Community Development District Ft. Myers, Florida
- Silverleaf Community Development District Parrish, Florida
- Stoneybrook at Venice Community Development District Venice, Florida
- Tara Community Development District 1 Bradenton, Florida
- University Place Community Development District
 Bradenton, Florida
- Venetian Community Development District Venice, Florida
- Waterlefe Community Development District Bradenton, Florida

REFERENCES

Philip Frankel, Chairman
Heritage Harbour South Community Development District
Bradenton, Florida 34202
Seat2@HeritageHarbourSouthCDD.org

Kenneth Bumgarner Waterlefe Community Development District Bradenton, Florida 34212 ken@waterlefecdd.com

Steven H. Zielinski, Executive Director Lakewood Ranch Community Development Districts Lakewood Ranch, Florida Phone – 941-907-0202 Steve.zielinski@lwrtownhall.com LAW OFFICES

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

ESTABLISHED 1977

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GINGER E. WALD
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PALM BEACH GARDENS, FLORIDA 33418
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WWW.BILLINGCOCHRAN.COM

PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
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MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL

CLARK J. COCHRAN, JR. SUSAN F. DELEGAL GERALD L. KNIGHT DENNIS E. LYLES BRUCE M. RAMSEY RICHARD T. WOULFE

November 7, 2025

Ms. Venessa Ripoll PFM Group Consulting LLC 3501 Quadrangle Blvd., Ste 270 Orlando, FL 32817

> Re: Proposal to serve as District Counsel for Amelia National Community Development District

Dear Venessa:

This letter will serve to memorialize our prior discussions regarding the possibility of this firm undertaking to provide legal services as District Counsel to the Amelia National Community Development District. If accepted, general District legal services will be billed at the rate of \$325.00 per hour when that work is performed by a partner of the firm. Legal work carried out by associates will be billed at \$250.00 per hour. Tasks assigned to paralegals are billed at \$100.00 per hour. I will serve as registered agent and our office will be listed as the registered office for the Amelia National Community Development District pursuant to Florida law. There will be a monthly minimum fee of \$500.00 for general/recurring legal services which may include, but shall not be limited to: communications with District Manager and District Staff re: routine operations of the CDD; communications with state and local government agencies re: CDD matters, requests for information, audits, etc.; updating and maintaining CDD records, notices, filings, etc.; reviewing miscellaneous correspondence re: CDD; scheduling matters involving the CDD and Agendas re: meetings of the Board of Supervisors; monitoring litigation matters, receiving and processing all notices, service of process, etc., as Registered Agent of the CDD; reviewing and reporting upon changes in legislation and regulatory measures affecting the CDD. This fee structure will be adjusted on a periodic basis in connection with the District's budget process and no later than every third fiscal year to reflect changes in the Consumer Price Index published by the U.S. Department of Labor.

Specialized legal services performed in connection with litigation, the validation and issuance of CDD bonds, as well as infrastructure construction activities funded by CDD bonds, will be invoiced separately and, when appropriate, charged against bond proceeds. Costs related to all of the above-listed activities will also be invoiced separately.

This firm currently serves as district counsel to over 150 community development districts. While the majority of our CDD clients are located in South Florida, we have several other CDD clients located throughout the State of Florida. As a result, our team has extensive experience in establishing CDDs, expanding and contracting CDD boundaries, validating, issuing, and refunding bonds for public infrastructure, providing for and addressing conveyances of interests in real property related to CDD projects, contract preparation, non-ad valorem special assessments, Florida Ethics, Public Records, and Sunshine laws, and other general aspects of providing legal services to CDDs and other special district clients.

It is my understanding that this proposal will be placed upon the District's agenda for review and approval by the Board of Supervisors at a future meeting. Should you or any members of the Board of Supervisors have any questions regarding the above, please feel free to contact me at your convenience.

Very truly yours,

MICHAEL J. PAWELCZYK

For the Firm



Amelia National Community Development District

Discuss the Communication Expectations for Leland Management Representatives



Amelia National Community Development District

Update on Pond Maintenance

CDD Pond Summary 12/08/2025 Board Member 4, Fred Phelleps

- Updated the Lake Doctor's service reports pdf for the Amelia National CDD website.
- Pond Algae Control
 - We continue to have algae issues in the front ponds and ponds with dead floating algae. I sent the request below by email (11/26) to Venessa. Unfortunately,
 Florida sunshine laws limit what can be approved by email.
 - o I am requesting board approval and strongly recommend we have Lake Doctors remove the dead algae from pond 5 and any other ponds (pond 10 would be the second) they can complete during the day Lake Doctors equipment is on site. The attached quote from Lake Doctors is for \$2300 for a day, the preferred rate to Amelia National. As you know, we have been struggling with algae issues on the front ponds since June. The current dead algae on pond 5 is thick and has been moving from one end to the other with the wind for over 4 weeks. Lake Doctors has applied algicides to kill the algae as well as alum to limit growth, however, we have a thick dead patch floating on the pond. Please see the images in the link
 - (https://drive.google.com/drive/folders/16VacWMeq9afleaTmoc7Dkffp_urPWUc C?usp=drive_link). I hope removal of the material in conjunction with cooling outdoor temperatures, the front ponds should remain clearer until late spring.
 - I have heard from several neighbors about the algae in ponds. They are all concerned about thick dead patches. Some have threatened legal action.
 - Follow-up on long term pond maintenance:
 - Two other pond management companies (<u>Florida Water Ways Inc.</u> and <u>Estate Management Services</u>) have been on site to review the property and discuss our issues with their aquatics directors.
 - Attached is a proposed SOW for Bid for pond services.
 - Have made several attempts to meet with Tyler Clem at Nassau County Extension Service. Messages sent on Nov 4, Visit to their site on Nov 7th and 14th, email on Nov 17. There is currently personnel changes at the Nassau County Extension Service. I will follow-up with the new director.
 - Amelia National has an Aquaculture professional, <u>Chris Kohler</u>, within the community. We met on Nov. 25 and discussed the current situation. He has agreed to help with questions as we work on the issue. Reference material provided. Thanks to Dr. Mauricio Stola for providing the connection.
- Midge Control

o Blue Gill fish restocking to complete on Dec. 18. The blue gill should help reduce midge larva and ultimately help control midge. Grass Crap will also be restocked at that time.

SOW Proposal

Proposed - Amelia National Community Development District (CDD) Pond Management Services Statement of Work

1. Service Overview

The Amelia National CDD is soliciting proposals from qualified contractors to provide comprehensive pond management services for 34 ponds located throughout a master-planned golf course community. These ponds are interconnected and serve dual purposes: aesthetic enhancement and irrigation via reuse water systems.

2. Scope of Services

The selected contractor shall provide the following services:

A. Routine Pond Maintenance

- Monthly inspections of all 34 ponds
- Algae and aquatic weed control (including cyanobacteria mitigation)
- Shoreline vegetation management
- Trash and debris removal
- Aeration system monitoring and minor repairs

B. Water Quality Monitoring

- Provide a baseline lab analysis (nutrients, pH, DO and turbidity) at the beginning of contract.
- Water quality sampling and lab analysis (nutrients, pH, DO, turbidity) schedule.
- Reporting of results with trend analysis
- Recommendations for corrective actions

C. Reuse Water Integration Support

- These requirements are in addition to water quality monitoring
- Ponds 1-10 and 32 are interconnected with reuse water from JEA entering in pond 1.
- Establish a baseline water quality of Ponds 1-10 and 32 and required monitoring schedule if different than other ponds.

- Generate a preventative plan to maintain stable water quality in these ponds including:
 - Monitoring for nutrient loading and potential cyanotoxin risks

D. Emergency Response

- Rapid response to fish kills, algae blooms, or system failures
- Provide notification protocols and mitigation plans

E. Reporting & Communication

- Service reports within 5 business days for all monitoring or actions
- Semi-annual summary of pond health and management outcomes
- Attendance at CDD board meetings upon request

F. Compliance

• Compliance with Federal, State, and SJRWMD regulations

3. Proposal Requirements

Respondents must include:

- Company profile and relevant experience
- Licenses and certifications (e.g., aquatic pesticide applicator, SJRWMD compliance experience)
- Proposed service schedule and staffing plan
- Required services that are provided by in-house vs outsourced
- Itemized pricing
 - Proposed service cost (monthly, quarterly, annual)
 - Proposed cost for special needs: baseline water chemistry, TSS and TDS testing, algae identification and numeration, bathymetry surveys, sediment testing, and annual stormwater system inspections
- References from similar projects (preferably golf course or reuse water environments)

4. Timeline

• RFP Release: Jan. 15, 2026

• Site Visit: Before March 1, 2026

• Proposal Submission Deadline: March 15, 2026

• Selection Notification: May 1, 2026

• Contract Start Date: June 1,2026

5. Submission Instructions

Submit proposals to:

Amelia National CDD
Leland Management Lifestyle
Liane Barker, Community Association Manager
10175 Fortune Parkway Suite 906, Jacksonville, FL 32256

Phone: 904-300-1183

Email: lbarker@lelandmanagement.com
Website: www.LelandManagement.com

Lake Doctors Service Quote for Removal of Dead Algae



Physical Removal Agreement

PROPER	ΓΥ NAME (Community)	/Business/Individual)			
INVOICIN	G ADDRESS				
CITY		STATE	ZIP	PHONE ()	
EMAIL A	DDRESS				
The partie	s hereto agree to follow	s:			
		sically remove specified aquati- ment in the following location(s)		execution of this Agreement and in	accordance with the t
Phys	sical removal of Algae	from Pond 5 associated with	Amelia National	CDD in Fernandina Beach, Florid	a.
*Prop	posal will be to remove a equent days of work, if r		ible within the allo	tted time frame (One Day). Email ap	oproval needed for
	4 On a Time	- Dhysical Damasyal (Daily Data	/On a Day Minimu	\	\neg
		e Physical Removal (Daily Rate of Aquatic Vegetation (On Site)		m) \$ 2,300.00 Per Day \$ INCLUDED	
	Service F	Report	<i></i>	\$ INCLUDED	
	Total of	Services Accepted		\$ 2,300.00	
				nis Agreement.	
	. , ,	and equipment which, in its so	ole discretion, are i	ntended to provide effective and sa	
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THE LAKE DOCTORS INC. TERMS AND CONDITIONS

- 1) The Physical Removal Services will be conducted in a manner consistent with good water management practices using the following methods and techniques when applicable. It is highly recommended that the Customer pursue a follow up treatment of the waterway with herbicides to ensure enduring conditions. Post-physical removal, the waterway will be highly nutrient rich and prone to extreme levels of growth if left untreated.
- 2) The Physical Removal Services will only complete removal of the aquatic vegetation from the waterway to the shoreline. Customer is responsible for any disposal from the shoreline. Note that many species take several months or longer to fully decompose.
- 3) The Physical Removal Services will be aimed at specific weeds and aquatic plants, but the scope of work may lead to impacts on other aquatic plants and vegetation. The Company assumes no responsibility for damage to non-target aquatic plants.
- 4) Customer also agrees to notify the Company, in writing, of any conditions which may affect the scope of work and Customer agrees to pay any resultant higher direct costs incurred.
- 5) Customer agrees to reimburse the Company for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portal fees. Fees will be reimbursed via an additional invoice per the Company's discretion.
- 6) If at any time during the term of this Agreement, Customer reasonably believes the Company is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, Customer shall give the Company written notice stating with particularity the reasons for Customer's dissatisfaction. The Company shall investigate and attempt to address Customer's concerns. If, after the Company's address of the Customer's concerns, Customer continues to reasonably believe the Company's performance is unsatisfactory, Customer may terminate this Agreement by giving written notice ("Second Notice") to the Company and paying all monies owing to the effective date of termination, which shall be the entire amount outstanding due under the terms of this Agreement.
- 7) The Company shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability, (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming Customer as "Additional Insured" may be provided at Customer's request. Customer agrees to pay for any additional costs of insurance requirements over and above the standard insurance provided by the Company.
- 8) The Company agrees to indemnify, defend and hold harmless Customer from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on Customer by any person caused by or that results from the gross negligence or willful misconduct of the Company, its employees or agents. Customer hereby agrees to indemnify, defend and hold the Company harmless from and against any and all liability for any loss, injury or damage, including, without limitation, all costs, expenses, court costs and reasonable attorneys' fees, imposed on the Company by any person whomsoever that occurs on or about Customer's premises, except for any such loss, injury or damage that is caused by or results solely from the gross negligence or willful misconduct of the Company its employees or agents.
- 9) IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS, SAVINGS OR REVENUE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. Customer agrees that the Company's liability under this Agreement shall be limited to six (6) times the daily fee, which amount shall be Customer's maximum remedy regardless of the legal theory used to determine that the Company is liable for the injury or loss (including, without limitation, negligence breach of contract breach of warranty and product liability).
- 10) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should the Company be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, the Company shall notify Customer of said condition and of the excess direct costs arising therefrom. Customer shall have thirty (30) days after receipt of notice to notify the Company in writing of any inability to comply with excess direct costs as requested by the Company.
- 11) Customer warrants that it is authorized to execute this Agreement on behalf of the riparian owner If a legal entity, the person executing this Agreement on behalf of Customer represents that Customer is duly organized and existing, and is in good standing, under the laws of the jurisdiction of its organization and that execution, delivery, and performance of this Agreement has been duly authorized by all appropriate corporate action
- 12) The Company covenants to perform and complete the services hereunder in a timely, competent and workmanlike manner and in accordance with the specifications and requirements set forth in this Agreement. THE COMPANY HEREBY EXPRESSLY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, RELEASES AND RENOUNCES, ALL OTHER WARRANTIES AND CLAIMS EXPRESS OR IMPLIED, ARISING BY LAW OR OTHERWISE, WITH RESPECT TO SERVICES OR PRODUCTS PROVIDED BY THE COMPANY.
- 13) The Company agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of the Company. However, the Company shall in no event be liable to Customer or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 14) Should Customer become delinquent, the Company may place the account on hold for non-payment and Customer will continue to be responsible for the outstanding amount even if the account is placed on hold. The Company may, at its sole discretion, choose to suspend services and charge the Customer 25% of the daily equivalent invoice amount for three (3) consecutive days, herein referred to as the Credit Hold Period, or until Customer pays all invoices due, whichever comes earlier. Regular Service may be reinstated once the entire past due balance has been received in <u>full</u>. Should the Customer remain delinquent at the end of the Credit Hold Period, Company shall be entitled to bring action for collection of monies due and owing under this Agreement. Customer agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by the Company resulting from such collection action. The Company reserves the right at any time to charge interest on unpaid amounts at the rate of eighteen percent (18%) per year. Customer hereby irrevocably submits to the exclusive personal jurisdiction of the state and federal courts of Duval County, Florida for the adjudication of all disputes or questions hereunder.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by the Company Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both the Company and Customer. This Agreement is assignable by Customer only with the prior written consent of the Company.

Information Chris Kohler referenced from Web Search

When a pond "turns over," it means the water layers are mixing from top to bottom, which happens naturally in the spring and fall as water temperature changes. This mixing can temporarily cause murkiness, foul odors, and a sharp drop in dissolved oxygen, potentially stressing fish, especially in ponds with high nutrient levels. While turnover is a natural process that redistributes nutrients and oxygen, it can lead to fish kills if the water is low in oxygen and high in pollutants like ammonia. @

Why it happens

- Spring turnover: Occurs after the ice melts. As the sun warms the surface water to (), its
 maximum density, it sinks, and the whole water column mixes. This mixes in nutrients and oxygen
 from the bottom up.
- <u>Fall turnover:</u> Happens as the surface water cools. When the temperature of the top layer drops to
 match the density of the bottom layer, strong winds can easily mix the entire water column,
 redistributing oxygen and nutrients. ②

Signs of turnover

- Water appearance: The water may become cloudy, murky, and a gray or brown color. 🔗
- Foul odors: A "rotten egg" smell (from hydrogen sulfide) can be noticeable.
- **Fish behavior:** Fish may be seen gulping for air at the surface, and larger fish may die first because they require more oxygen. *②*

What to do

- Monitor the situation: A pond typically recovers in a week or two. @
- Use aeration: Installing an aerator can help prevent a turnover from becoming catastrophic. It
 keeps the water mixed and increases dissolved oxygen levels, especially in the deepest parts of
 the pond.
- **Manage nutrients:** Reducing nutrient levels, which fuel excessive algae growth, can significantly decrease the risk of a severe turnover and fish kill.

To prevent pond turnover in Florida, the primary method is to use mechanical aeration to keep the water column from stratifying, which is the underlying cause of turnover. This involves installing systems like bottom diffused aerators or surface aerators/fountains that continually circulate the water from spring through fall to prevent the separation of warm, oxygen-rich surface water and cooler, oxygen-poor bottom water. Another approach is to build ponds at shallower depths to prevent stratification from occurring in the first place.

Mechanical aeration



• Bottom diffused aeration systems: These systems are often the most effective for preventing turnover in deeper ponds. They pump air through tubing to diffusers on the pond bottom, creating bubbles that rise and circulate the entire water column.



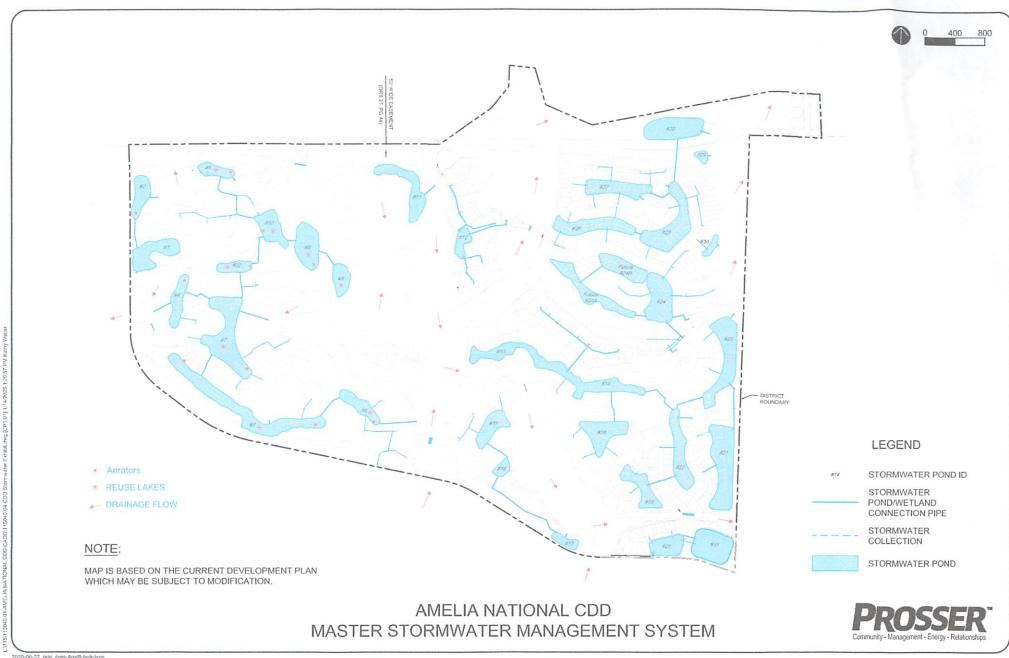
- Surface aerators or fountains: These devices are most effective in shallower ponds. They work
 by spraying water into the air, which helps oxygenate the surface layer and can prevent
 stratification.
- Start early: To avoid triggering a turnover, aeration systems should be installed and turned on before stratification begins, typically in the spring or early summer. If a pond is already stratified, turning on a system can cause a rapid turnover and potentially harm fish.

Other management practices

- Manage organic load: Reduce the amount of nutrients that enter the pond from sources like fertilizers, septic systems, and runoff to prevent over-enrichment, which can lead to large algal blooms that consume oxygen when they die off.
- Monitor water quality: Regularly test your pond's dissolved oxygen levels to ensure there is adequate oxygen throughout the water column.
- Consider pond design: For new ponds, building them at a shallower depth can help prevent stratification and the associated risks of turnover.

Important considerations for Florida

- Warm weather: In Florida, the risk of stratification and turnover is a year-round concern due to the warm climate, though the most significant events may be triggered by temperature changes in the fall.
- **Power and maintenance**: Aeration systems require electricity, and it is important to have a reliable power source. You should also consider the cost of the equipment, installation, and ongoing maintenance.
- Professional help: It's best to consult with a pond or aeration professional to determine the right type of system, size it correctly, and ensure it is installed and operated properly for your specific ρονδ.



2020-06-22 prar_pres-AnsiB-brdr-Iscp



Amelia National Community Development District

Ratification of Payment Authorization Nos. 304-310

Payment Authorization 304 10/3/2025

Invoice No	Supplier	Invoice Date	Property		Invoice Amount
138274	PFM Financial Advisors LLC (AMELI)	09/30/2025	Amelia National CDD		250.00
138220	PFM Group Consulting LLC (AMELI)	09/29/2025	Amelia National CDD		1,250.00
311554B	The Lake Doctors, Inc. (AMELI)	10/01/2025	Amelia National CDD		2,500.00
2024-7-22	Trapper John's Beaver Busters (AMELI)	10/01/2025	Amelia National CDD		850.00
2915	Victory Lawn & Landscape (AMELI)	10/04/2025	Amelia National CDD		4,482.17
			1	Total:	9.332.17

Kwame Jackson Secretary / Assistant Secretary

Payment Authorization 305 10/10/2025

Invoice No	Supplier	Invoice Date	Property		Invoice Amount
51193	Coastal Greenery Inc (AMELI)	10/13/2025	Amelia National CDD		6,274.99
92821	FloridaCommerce (AMELI)	10/01/2025	Amelia National CDD		175.00
69435	Leland Management, Inc. (AMELI)	10/02/2025	Amelia National CDD		925.00
OE-EXP-10-2025-01	PFM Group Consulting LLC (AMELI)	10/06/2025	Amelia National CDD		7.85
7713	VGlobalTech (AMELI)	09/30/2025	Amelia National CDD		300.00
				Total:	7,682,84

Kwame Jackson Secretary / Assistant Secretary

Payment Authorization 306 10/17/2025

Invoice No	Supplier	Invoice Date	Property		Invoice Amount
15020-102025	FPL (AMELI)	10/20/2025	Amelia National CDD		121.90
42156-102025	FPL (AMELI)	10/20/2025	Amelia National CDD		97.49
42159-102025	FPL (AMELI)	10/20/2025	Amelia National CDD		35.47
45521-102025	FPL (AMELI)	10/20/2025	Amelia National CDD		92.27
59383-102025	FPL (AMELI)	10/20/2025	Amelia National CDD		131.60
138318	PFM Group Consulting LLC (AMELI)	10/01/2025	Amelia National CDD		33.75
138319	PFM Group Consulting LLC (AMELI)	10/01/2025	Amelia National CDD		68.25
DM-10-2025-01	PFM Group Consulting LLC (AMELI)	10/01/2025	Amelia National CDD		3,175.00
55223	Prime AE (AMELI)	10/18/2025	Amelia National CDD		117.50
1074	Rewired Electrical Solutions (AMELI)	10/13/2025	Amelia National CDD		9,900.00
7786	VGlobalTech (AMELI)	10/01/2025	Amelia National CDD		125.00
				Total:	13,898.23

Payment Authorization 307 10/24/2025

Invoice No	Supplier	Invoice Date	Property		Invoice Amount
30568	Egis Insurance Advisors, LLC (AMELI)	10/13/2025	Amelia National CDD		850.00
REIMB-102325	William Phillips (AMELI)	10/23/2025	Amelia National CDD		242.75
				Total:	1 002 75

Kwame Jackson

Secretary / Assistant Secretary

Payment Authorization 308 10/31/2025

Invoice No	Supplier	Invoice Date	Property		Invoice Amount
51718	Coastal Greenery Inc (AMELI)	10/27/2025	Amelia National CDD		2,651.81
102574543	Nassau County Record (AMELI)	10/26/2025	Amelia National CDD		341.50
138906	PFM Group Consulting LLC (AMELI)	11/03/2025	Amelia National CDD		69.75
320113B	The Lake Doctors, Inc. (AMELI)	11/01/2025	Amelia National CDD		2,500.00
2024-7-24	Trapper John's Beaver Busters (AMELI)	11/03/2025	Amelia National CDD		850.00
			1	Total:	6,413.06

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#51718 PROMINES MIROUR

Venessa Ripoll
Secretary / Assistant Secretary

Payment Authorization 309 11/7/2025

Invoice No	Supplier	Invoice Date	Property		Invoice Amount
70559	Leland Management, Inc. (AMELI)	11/03/2025	Amelia National CDD		925.00
OE-EXP-11-2025-02	PFM Group Consulting LLC (AMELI)	11/04/2025	Amelia National CDD		92.79
7942768	US Bank (AMELI)	10/24/2025	Amelia National CDD		4,040.63
7874	VGlobalTech (AMELI)	11/01/2025	Amelia National CDD		125.00
3031	Victory Lawn & Landscape (AMELI)	11/05/2025	Amelia National CDD		4,482.17
			1	Total:	9,665.59

Kwame Jackson

Secretary / Assistant Secretary

Chairman / Vice Chairman

BNOV 2025

Payment Authorization 310 11/14/2025

Invoice No	Supplier	Invoice Date	Property		Invoice Amount
3644785	Kutak Rock LLP (AMELI)	10/31/2025	Amelia National CDD		1,338.50
DM-11-2025-01	PFM Group Consulting LLC (AMELI)	11/06/2025	Amelia National CDD		3,175.00
55332	Prime AE (AMELI)	11/14/2025	Amelia National CDD		757.50
				Total:	5 271 00

PM CONSTANT CONSTANT GREENSKY

Vivian Carvalho

Secretary / Assistant Secretary



Amelia National Community Development District

Review and Consideration of District Financials



October 2025 Financial Package

October 31st, 2025

PFM Group Consulting LLC 3501 Quadrangle Blvd. Suite 270 Orlando, FL 32817 407-723-5900



Statement of Financial Position As of 10/31/2025

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
		<u>Assets</u>				
Current Assets						
General Checking - CNB	\$81,362.00					\$81,362.00
State Board of Administration	6,938.60					6,938.60
CNB Engineering Reserve	28,228.04					28,228.04
CNB Reserve	121,430.24					121,430.24
CNB - Aerator Reserve	60,000.47					60,000.47
Accounts Receivable - Due from Developer	1,275.00					1,275.00
Assessments Receivable	284,091.66					284,091.66
Prepaid Expenses	2,020.31					2,020.31
Assessments Receivable		\$249,042.73				249,042.73
Due From Other Funds		1,607.32				1,607.32
Revenue 2021 Refund		62,566.69				62,566.69
Interest 2021 Refund		25,208.30				25,208.30
Prepayment 2021		16,829.54				16,829.54
Assessments Receivable			\$330,146.13			330,146.13
Due From Other Funds			629.34			629.34
Debt Service Reserve - 2006A			217,766.83			217,766.83
Revenue - 2006A			100,770.12			100,770.12
Prepayment 2006A			60,157.97			60,157.97
Acquisition/Construction - 2006A				\$44,468.42		44,468.42
Deferred Cost - 2006A				283,134.43		283,134.43
Total Current Assets	\$585,346.32	\$355,254.58	\$709,470.39	\$327,602.85	\$0.00	\$1,977,674.14
Investments						
Amount Available in Debt Service Funds					\$483,299.45	\$483,299.45
Amount To Be Provided					4,771,700.55	4,771,700.55
Total Investments	\$0.00	\$0.00	\$0.00	\$0.00	\$5,255,000.00	\$5,255,000.00
Total Assets	\$585,346.32	\$355,254.58	\$709,470.39	\$327,602.85	\$5,255,000.00	\$7,232,674.14
Total Assets	φ303,340.32	ψ330,204.30	φ103,410.33	Ψ021,002.00	ψ3,203,000.00	ψ1,202,014.14
	<u>Liabil</u>	ities and Net Assets				
Current Liabilities						
Accounts Payable	\$7,751.56					\$7,751.56
Due To Other Funds	1,365.76					1,365.76
Deferred Revenue	282,720.32					282,720.32
Deferred Revenue		\$247,566.78				247,566.78
Deferred Revenue			\$329,549.02			329,549.02
Total Current Liabilities	\$291,837.64	\$247,566.78	\$329,549.02	\$0.00	\$0.00	\$868,953.44
Long Term Liabilities						
Revenue Bonds Payable - Long-Term					\$5,255,000.00	\$5,255,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$5,255,000.00	\$5,255,000.00
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Total Liabilities	\$291,837.64	\$247,566.78	\$329,549.02	\$0.00	\$5,255,000.00	\$6,123,953.44



Statement of Financial Position As of 10/31/2025

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
Net Assets						
Net Assets, Unrestricted	\$183,653.14					\$183,653.14
Net Assets - General Government	98,665.74					98,665.74
Current Year Net Assets - General Government	11,189.80					11,189.80
Net Assets, Unrestricted		\$106,700.53				106,700.53
Current Year Net Assets, Unrestricted		987.27				987.27
Net Assets, Unrestricted			\$379,542.88			379,542.88
Current Year Net Assets, Unrestricted			378.49			378.49
Net Assets, Unrestricted				\$327,442.82		327,442.82
Current Year Net Assets, Unrestricted				160.05		160.05
Net Assets - General Government				(0.02)		(0.02)
Total Net Assets	\$293,508.68	\$107,687.80	\$379,921.37	\$327,602.85	\$0.00	\$1,108,720.70
Total Liabilities and Net Assets	\$585,346.32	\$355,254.58	\$709,470.39	\$327,602.85	\$5,255,000.00	\$7,232,674.14



Statement of Activities For the period of 10/31/2025

	General Fund	Debt Service Fund - 2021	Debt Service Fund - 2006A	Construction Fund	Long Term Debt Group	Total
Revenues						
On-Roll Assessments	\$967.31					\$967.31
Off-Roll Assessments	32,857.37					32,857.37
Other Income & Other Financing Sources	425.00					425.00
On-Roll Assessments		\$987.27				987.27
On-Roll Assessments			\$378.49			378.49
Total Revenues	\$34,249.68	\$987.27	\$378.49	\$0.00	\$0.00	\$35,615.44
Expenses						
Supervisor Fees	\$800.00					\$800.00
Public Official Insurance	4,458.00					4,458.00
Management	3,175.00					3,175.00
Field Management	925.00					925.00
Legal Advertising	341.50					341.50
Web Site Maintenance	125.00					125.00
Office Misc (Postage, Tel, Copies, Etc.)	69.75					69.75
Dues, Licenses, and Fees	175.00					175.00
Electric	478.73					478.73
Entry Lighting	242.75					242.75
Wetland Upland Maintenance	850.00					850.00
General Insurance	4,687.00					4,687.00
Lake Maintenance	5,000.00					5,000.00
Front Entry Refurbishment	2,651.81					2,651.81
Total Expenses	\$23,979.54	\$0.00	\$0.00	\$0.00	\$0.00	\$23,979.54
Other Revenues (Expenses) & Gains (Losses)						
Interest Income	\$919.66					\$919.66
Interest Income				\$160.05		160.05
Total Other Revenues (Expenses) & Gains (Losses)	\$919.66	\$0.00	\$0.00	\$160.05	\$0.00	\$1,079.71
Change In Net Assets	\$11,189.80	\$987.27	\$378.49	\$160.05	\$0.00	\$12,715.61
Net Assets At Beginning Of Period	\$282,318.88	\$106,700.53	\$379,542.88	\$327,442.80	\$327,602.85	\$1,423,607.94
Net Assets At End Of Period	\$293,508.68	\$107,687.80	\$379,921.37	\$327,602.85	\$327,602.85	\$1,436,323.55



Budget to Actual For the Month Ended 10/31/25

Year to Date

		Tou. to Duto						
	Actual		Budget	,	Variance		pted FY Budget	Percentage Spent
Revenues								
On Roll Assessments	\$ 967.31	\$	20,294.05	\$	(19,326.74)	\$ 24	3,528.62	0.40%
Off Roll Assessments	32,857.37		6,084.70		26,772.67	7	3,016.38	45.00%
Other Income & Other Financing Sources	 425.00				425.00			0.00%
Net Revenues	\$ 34,249.68	\$	26,378.75	\$	7,870.93	\$ 31	6,545.00	10.82%
General & Administrative Expenses								
Supervisor Fees	\$ 800.00	\$	583.33	\$	216.67	\$	7,000.00	11.43%
Public Official Insurance	4,458.00		319.17		4,138.83		3,830.00	116.40%
Trustee Fees	-		691.40		(691.40)		8,296.76	0.00%
District Management Fees	3,175.00		3,175.00		-	3	8,100.00	8.33%
Field Management Fees	925.00		925.00		-	1	1,100.00	8.33%
District Engineer	-		416.67		(416.67)		5,000.00	0.00%
District Engineer - Reserves	-		166.67		(166.67)		2,000.00	0.00%
Engineering Inspections - Reserves	-		416.67		(416.67)		5,000.00	0.00%
Disclosure Agent	-		416.67		(416.67)		5,000.00	0.00%
Property Appraiser Fee	-		541.67		(541.67)		6,500.00	0.00%
District Counsel	-		333.33		(333.33)		4,000.00	0.00%
Assessment Administration	-		625.00		(625.00)		7,500.00	0.00%
Re-amortization Schedule	-		41.67		(41.67)		500.00	0.00%
Audit Fees	-		400.00		(400.00)		4,800.00	0.00%
Arbitrage	-		83.33		(83.33)		1,000.00	0.00%
Tax Document Preparation Fee	-		4.00		(4.00)		48.00	0.00%
Legal Advertising	341.50		83.33		258.17		1,000.00	34.15%
Bank Fees	-		8.33		(8.33)		100.00	0.00%
Contingency/Miscellaneous	-		2,356.75		(2,356.75)	2	8,281.00	0.00%
Website Maintenance	125.00		225.00		(100.00)		2,700.00	4.63%
Office Misc (Phone/Postage/Copies/Supplies/etc)	69.75		62.50		7.25		750.00	9.30%
Dues, Licenses & Fees	175.00		14.58		160.42		175.00	100.00%
Electric	478.73		833.33		(354.60)	1	0,000.00	4.79%
Wetlands Water Table Management	850.00		425.00		425.00		5,100.00	16.67%
General Insurance	4,687.00		414.85		4,272.15		4,978.20	94.15%
Crime Insurance	-		41.67		(41.67)		500.00	0.00%
Repairs & Maintenance - Entry	2,651.81		416.67		2,235.14		5,000.00	53.04%
Repairs & Maintenance - Irrigation/wetland tree maintenance	-		666.67		(666.67)		8,000.00	0.00%
Lake Maintenance	5,000.00		3,208.33		1,791.67	3	8,500.00	12.99%
Landscape Maintenance	-		4,482.17		(4,482.17)		3,786.04	0.00%
Landscape Improvement	-		333.33		(333.33)		4,000.00	0.00%
Lake Improvements Repairs and Maint	_		333.33		(333.33)		4,000.00	0.00%
Lake Treatment	-		416.67		(416.67)		5,000.00	0.00%
Entry Decorations	242.75		416.67		(173.92)		5,000.00	4.86%
Lake Improvements/Aerators New	_		2,500.00		(2,500.00)		0,000.00	0.00%
Total General & Administrative Expenses	\$ 23,979.54	\$	26,378.75	\$	(2,399.21)		6,545.00	7.58%
Income (Loss) from Operations	\$ 10,270.14	\$	-	\$	10,270.14	\$	-	
Other Income (Expense)								
Interest Income	\$ 919.66	\$	-	\$	919.66	\$	-	
Total Other Income (Expense)	\$ 919.66	\$	-	\$	919.66	\$	-	
Net Income (Loss)	\$ 11,189.80	\$	-	\$	11,189.80	\$	-	



Amelia National Community Development District

Staff Reports



Amelia National Community Development District

District Manager

Amelia National Community Development District

Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No 🗆

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., pewspaper, CDD website, electronic communications).

Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☑ No □

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☑No □

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☑ No □

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☑ No □

Chair/Vice Chair:	Date:	
Print Name:		
	*	
District Manager: Unessa Ripoll Print Name: Venessa Ripoll	Date: \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
Print Name: Venessa Ripoll		