

Public Comment Period

A resident requested an update on the substation being built. It was noted Florida Power and Light may own that property.

It was noted the District Engineer will discuss the issues on Wild Cherry Drive.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the:

- a. October 20, 2025, Board of Supervisors’ Workshop Meeting**
- b. December 8, 2025, Board of Supervisors’ Meeting**
- c. December 22, 2025, Continued Board of Supervisors’ Meeting**

Mr. Phelleps recommended including a fire alarm reference in the December 8th meeting minutes. He also noted the reference to a 10-foot buffer on the partial termination of access to the maintenance easement should be removed from the December 22nd meeting minutes. Lastly, he also requested removal of the reference to clearing out of the preserve due to water table.

Mr. Hebron referenced a change to a street name, noting it is Golden Glow, in the December 8th meeting minutes.

Ms. Ripoll noted the minutes will be amended as requested.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board approved the October 20, 2025, Board of Supervisors’ Workshop Meeting, the December 8, 2025, Board of Supervisors’ Meeting, and the December 22, 2025, Continued Board of Supervisors’ Meeting as amended.

Discussion of Pond 23

Mr. Brockmeier gave an update on Wild Cherry Drive and Pond 23. It was noted that all survey results have been reviewed, and a field visit has been conducted. The control structure area has been cleared, but the control structure needs to be modified to accommodate a 2-stage weir for lower and higher elevation. Mr. Brockmeier gave an overview of the scope of work.

There was brief discussion regarding the issue and initial oversight responsibility.

A resident commented regarding Pond 24 versus Pond 23. It was noted only Pond 23 is contributing to the issues regarding Wild Cherry's water table.

Mr. Brockmeier gave an overview of the issue.

There was discussion regarding the issues with the water table and Wild Cherry Drive.

Mr. Kearney noted the Board will be reviewing a proposal to cut the weir at the current meeting.

Mr. Brockmeier noted that ICI will have a geotechnical evaluation of the roadway segment. If the proposal is approved, the scope of work should be completed within four weeks. Once the water table is under control, the geotechnical engineer will most likely want 30 days to allow the pond to function at that elevation before evaluation.

It was noted this information should be communicated to the community via Leland Management. Mr. Brockmeier will create a summary to send out.

There was brief discussion regarding the proposal. It was noted only one vendor submitted a proposal; no other vendors responded to the bid.

A resident commented regarding the cost of remediation for the roadway on Wild Cherry Drive. It was noted the destruction of the road has been increased due to construction on Fescue Dr. and Willow Bearing Dr. Residents agreed that this remediation should be at the cost of the Developer.

There was brief discussion regarding the timeline for completion.

Review and Consideration of Paul Krupp Inc. Proposal

Mr. Kearney gave an overview of the proposal in the amount of \$7,000.00.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board approved the Paul Krupp Inc. Proposal.

There was brief discussion regarding original development responsibility and pursuing reimbursement. Mr. Kearney noted the Board will follow up with District Counsel.

Discussion of Wild Cherry Update

There was brief discussion regarding Pond 21 and Pond 23. It was noted there should be no effect on other ponds. Mr. Brockmeier noted the pond elevation should not be lower than the normal dry season height.

There was discussion regarding the safety issues with driving on Wild Cherry Drive. Ms. Stola recommended visible signage in the area. It was noted this is a POA issue. Mr. Kearney will follow up with Mr. Veazey.

Mr. Brockmeier gave an overview of the French drain system.

Mr. Phelleps commented on Pond 29. Mr. Brockmeier noted that pond is to collect runoff water and discharges into the wetlands. It was noted the Water Management District requires a depth of 8 feet for ponds.

Discussion of Possible Fountain Installation

Mr. Kearney gave an overview and noted the fountains will be placed in Ponds 8 and 9. These will be paid for and maintained by ICI.

There was brief discussion regarding the locations and possible lighting on the fountains.

Ms. Ripoll noted that District Counsel will draft an agreement with ICI regarding maintenance, electricity, and installation costs.

Mr. Phelleps noted health concerns due to the reuse water at Pond 8. Mr. Renfroe recommended a lower fountain height for that pond.

Mr. Phelleps also noted aeration may be required due to the fountain installation. Pond 8 already has aeration.

ON MOTION by Mr. Kearney, seconded by Mr. Renfroe, with all in favor, the Board approved the Pond 9 Fountain Installation.

District Counsel recommended an indemnification agreement with ICI.

There was brief discussion regarding liability and the agreement.

There was also brief discussion regarding the location. It was noted the requirement is 100 feet away from eating and bathing areas.

ON MOTION by Mr. Renfroe, seconded by Mr. Kearney, with all in favor, the Board authorized District Counsel to draft an indemnification agreement for the Pond 8 Fountain Installation, contingent upon health standards being addressed and reviewed by the Board.

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

Mr. Renfroe gave an update and noted that Phase 2 has been completed. He will follow up with getting the trenches filled properly and wiring covered up. The solution to having the lighting come on at the same time is an operating system that will be located at the guardhouse. The estimated cost for this system is \$1,200.00. Tree trimming will be taking place to allow for more sunlight on the solar panels prior to installing the operating system and having any additional cost.

There was brief discussion regarding the landscape and tree trimming.

Mr. Renfroe reviewed the budget for the project.

There was brief discussion regarding the budget and Phase 3. Mr. Renfroe noted Phase 3 would be uplighting for the trees on the north side.

It was noted there is conduit leftover. This can be used for Phase 3 or returned for reimbursement.

Mr. Renfroe noted the POA may do lighting as well and purchase the leftover conduit for their project.

There was brief discussion regarding sunrise to sunset lighting timers. Mr. Renfroe noted the timers currently used are industrial grade, although not set by time. He will further research additional options.

Mr. Renfroe gave an overview of the computer operating system and installation.

Mr. Phelleps requested an overview of the lighting solutions for Board review.

There was brief discussion regarding the timer lighting issues and sustainability.

Update of Fence on Pond 17 Proposal

Ms. Ripoll gave an update and noted the vendor did not honor the original price with the inclusion of a gate. The price has increased to \$19,170.00 from \$15,500.00.

There was discussion regarding the proposal. A resident noted he can provide access for Lake Doctors through his property and will pay the difference for the gate.

Mr. Kearney gave an overview of the budget constraints and noted there are no contingency funds available at this time.

There was discussion regarding the location and the budget.

Mr. Kearney noted this can be revisited at the end of the fiscal year.

There was continued discussion regarding the budget. Mr. Hebron noted the Board has tried to keep the assessment rates as low as possible, but there is a need for increase.

Review and Consideration of Aeration Proposal for Pond 29

Ms. Ripoll reviewed the two proposals from Lake Doctors. One proposal is for \$3,050.00 and the other proposal is for \$3,900.00.

There was brief discussion regarding the infrastructure requirements.

Mr. Kearney recommended waiting until there is a new pond maintenance vendor.

Mr. Phelleps recommended having the new vendor look at options for Pond 29 and having a resident aquatic expert view the pond as well.

There was brief discussion regarding options for Pond 29.

A resident commented regarding placing an aerator in the pond at his own cost. District Counsel advised against this and gave an overview of legal and safety issues.

There was brief discussion regarding the fountains being installed by ICI. It was noted he is the current community developer and not a resident.

Mr. Phelleps noted the ponds are the responsibility of the CDD.

A resident recommended a solar aerator.

This item will be kept on the agenda.

Update on Pond Maintenance

Mr. Phelleps provided an update on pond maintenance. It was noted that an RFP has been sent out to vendors and the proposals will be brought back to the April Board meeting.

It was noted the current contract with Lake Doctors ends June 1st, and they have a 30-day termination clause.

Ratification of Payment Authorization Nos. 311-318

Ms. Ripoll noted these are for contractual obligations that were previously approved. This is solely for ratification.

Mr. Phelleps commented regarding the lake maintenance and lake improvements line items. It was noted treatments need to be placed in the lake maintenance line item. Ms. Ripoll will follow up.

Mr. Hebron commented on the Coastal Greenery payment authorization. There was brief discussion regarding the difference. Ms. Glasgow gave an overview and noted the difference was for additional sitework in regard to the lighting enhancement.

ON MOTION by Ms. Stola, seconded by Mr. Renfroe, with all in favor, the Board ratified Payment Authorization Nos. 311-318.

Review and Consideration of District Financials

Ms. Ripoll noted the District Financials were as of December 2025.

There was brief discussion regarding the budget timeline. Ms. Ripoll noted the budget process will start in April.

Mr. Kearney noted the O&M assessments will need to be increased.

Ms. Ripoll gave an overview of the budget process and Public Hearing timeline. It was noted this will take place in August.

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

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Lewis gave an update regarding ICI and infrastructure turnover. He also noted District Counsel continues to work with the District Engineer for a full infrastructure map.

District Engineer – No report.

District Manager –

- **Work Order Spreadsheet**

Ms. Ripoll gave an overview of the work order spreadsheet. She noted the next Board meeting is scheduled for April 13, 2026.

Ms. Barker gave a brief update of the form. It was noted this form is also completed for POA work orders.

Ms. Stola requested a description to be added to the “No Fishing Signs” portion on the spreadsheet.

Ms. Ripoll noted the work order spreadsheet is available in the agenda packet on the District's website. Mr. Kearney recommended posting the POA work order spreadsheet to their website as well.

Mr. Hebron commented regarding communication with Ms. Barker. Ms. Barker noted she normally responds within 24-36 hours, not including weekends. It was noted that the office phone line is forwarded to her cell phone. It was also noted that Leland Management has an emergency line that is available 24 hours a day.

**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 to adjourn.

ON MOTION by Ms. Stola, seconded by Mr. Kearney, with all in favor, the February 9, 2026, Board of Supervisors' Meeting of the Amelia National CDD was adjourned at 1:22 p.m.


Secretary/Assistant Secretary


Chairperson/Vice Chairperson