

## MINUTES OF MEETING

### **AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT WORKSHOP MEETING MINUTES**

**Monday, February 9, 2026, 10:30 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	(via phone)
Fred Phelleps	Assistant Secretary	

Also present in person or via phone:

Venessa Ripoll	District Manager - PFM Group Consulting LLC	
Gazmin Kerr	ADM - PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	District Accountant - PFM Groups Consulting LLC	(via phone)
Kiara Cuesta	District Accountant - PFM Groups Consulting LLC	(via phone)
Dan Lewis P.A.	District Counsel – Persson, Cohen, Mooney, Fernandez, and Jackson, P.A.	(via phone)
Liane Barker	HOA – Leland Management, Inc.	
Jean Stanley	Homeowner	

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' workshop meeting at 10:31 a.m. and roll call was initiated. Those in attendance are listed above.

District Staff introduced themselves.

#### **Public Comment Period**

It was noted the workshop is for constructive discussion with the residents prior to making decisions at the CDD Board meeting.

There were no further public comments at this time.

## **SECOND ORDER OF BUSINESS**

### **Discussion Matters**

#### **Feedback on Amelia National Entry Corridor Electrical & Lighting System Rebuild**

Ms. Stanley noted the lighting is not consistent.

There was brief discussion regarding the lighting timers. It was noted they are on solar timers and come on based on the area they are in. Mr. Renfro gave an overview of the operating system solution that will be placed at the guardhouse but still needs installation.

Ms. Stanley noted the dirt needs to be replaced in the areas of trenching and many of the wires are still exposed.

There was a comment regarding a dimmer at the entrance. It was noted the lighting has been turned down.

### **Discussion of Bermuda Ditch**

A resident commented regarding the ditch and noted although he has reached out to Leland Management, there has been no response.

Mr. Kearney noted this should be addressed by the District Engineer. It was noted this may be a POA or Developer issue.

### **Feedback of Fence on Pond 17**

Ms. Stanley noted that ICI has extended their fence.

Mr. Kearney noted this pond is owned by the CDD, but Mr. Veazey is currently looking into special assessments to put fencing around the entire concourse.

There was discussion regarding the proposals for fencing and the responsibility of the golf course related to partial payment of the fence. It was noted Mr. Veazey has mentioned sending out a resident survey regarding the issue, but no survey has been received thus far.

There was also brief discussion regarding people entering the golf course illegally. It was noted there is a need for a fence.

Ms. Barker gave an overview of the special assessment status thus far.

It was noted the CDD has approved the fencing for Pond 17, but there is no money in the budget at this time.

There was brief discussion regarding safety and liability.

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

Mr. Kearney gave an overview. It was noted the Board will make a motion at the CDD Board meeting regarding the weir. The outfall from Pond 24 has been cleared and paid. The weir at Pond 23 has received one proposal. This scope of work is to cut the weir and lower the pond for an analysis to be completed. This was completed during the original development.

A resident, living on Wild Cherry Drive, commented regarding the proposal amount and scope of work.

There was brief discussion regarding the gutters and road issues and maintenance responsibilities. This included discussion on repairs already completed and those still needing completion.

Mr. Phelleps noted the pond water levels vary with rainfall.

There was brief discussion regarding budgetary issues. It was noted that ICI contributes to the reserves of the POA.

A resident commented regarding the safety issues with the road drop on Wild Cherry Drive.

#### **Discussion of Aeration for Pond 2, 5, 8, 10 & 29**

There was brief discussion regarding the aeration.

Mr. Phelleps noted that pond depth is a factor in determining aeration. He gave an overview of the ponds and the JPA reflow water system.

It was recommended to research aquatic plant life.

Ms. Stanley recommended reminding residents to clean out the leaves that are in the rain gutters.

It was noted there is a resident who is an expert in aquaculture who can provide recommendations.

#### **Overall feedback of General Pond Maintenance**

It was noted other vendor proposals for pond maintenance are being gathered for Board review.

## **Feedback on Leland Management Communications**

There was a comment regarding the dead plant material in the community and the plants that the landscapers recommend. Ms. Stanley noted she has been in communication with Leland Management and Victory Landscape and completed a walkthrough regarding the dead plants.

It was noted there needs to be more communication from Leland Management regarding community reminders. District Management has been in contact with Ms. Barker regarding sending emails for communication.

There was brief discussion regarding communication and work needing to be completed within the community.

Mr. Kearney commented regarding the security of the community and the budget.

A resident commented on the CDD budget.

Mr. Kearney gave an overview of the budget.

There was discussion regarding the budget and unexpected expenses.

It was noted an update should be given to residents every two to three months from Leland Management as that was the commitment they made.

A resident recommended that ICI be pursued for cost of Wild Cherry Drive issues as it is based on the original development. She also commented on the Crepe Myrtle landscaping.

A resident commented regarding communication from the CDD and the POA. Ms. Barker noted residents have to subscribe to receive emails and all information is located in the move-in packet.

## **November Open CDD Seats**

Ms. Stanley encouraged residents to get involved and join the Board.

Mr. Kearney gave an overview of the assessments and noted the CDD budget process starts in March. He noted the annual budget will need to be increased for needed projects within the community.

There was brief discussion regarding the contingency fund.

A resident recommended sending out reasoning for any increase in assessments.

There was brief discussion regarding the term length for CDD Seats. Ms. Stanley recommended two-year terms.

There was continued discussion regarding the contingency fund and unexpected projects.

**THIRD ORDER OF BUSINESS**

**Adjournment**

The February 9, 2026, Amelia National Community Development District Board of Supervisors' Workshop Meeting was adjourned at 11:26 a.m.

Vanessa Rippeel  
Secretary/Assistant Secretary

Stephen Kearney  
Chairperson/Vice Chairperson