

MINUTES OF MEETING

AMELIA NATIONAL COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

Monday, August 10, 2026, 11:30 AM

95211 Clubhouse Road, Fernandina Beach, FL, 32034

Board Members present:

Stephen Kearney	Chairperson
Vance Renfro	Vice Chairperson
Julie Stola	Assistant Secretary
Fred Phelleps	Assistant Secretary

Also present in person or via phone:

Venessa Ripoll	District Manager - PFM MS LLC	
Gazmin Kerr	PFM MS LLC	(via phone)
Jennifer Glasgow	District Accountant – PFM MS LLC	(via phone)
Dan Lewis	District Counsel – Persson, Cohen, Mooney, Fernandez & Jackson, P.A.	(via phone)

Various audience members in person

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 confirmed quorum with roll call. Those in attendance are listed above.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS

Administrative Matters

Consideration of the Minutes of the:

a. June 8, 2026, Board of Supervisors' Workshop Meeting

b. June 8, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

There was brief discussion regarding the maintenance agreements. Ms. Ripoll noted that there is not a maintenance agreement with the front entrance.

ON MOTION by Ms. Stola, seconded by Mr. Kearney, with all in favor, the Board approved the Minutes of the June 8, 2026, Board of Supervisors' Workshop Meeting and the June 8, 2026, Board of Supervisors' Meeting.

THIRD ORDER OF BUSINESS

Vendor Report

District Engineer: *Alliant*

a. Update of Pond 23 and Wild Cherry Project

This item will be kept on the agenda.

FOURTH ORDER OF BUSINESS

OLD BUSINESS MATTERS

Discussion of Amelia National CDD Map

This item was deferred.

Discussion about Front Entrance Maintenance Responsibility

This item was deferred.

Review and Consideration of Acquisition of Improvements for Phase One-C Segment and One-D Segment 2A Improvements

This item was deferred.

FIFTH ORDER OF BUSINESS

NEW BUSINESS MATTERS

Public Hearing on Adoption of Fiscal Year 2026/2027 Budget

- a) Public Comments**
- b) Board Comments**
- c) Consideration of
Resolution 2026-05,
Relating to the Annual
Appropriations and
Adopting the Budget for the
Fiscal Year Beginning
October 1, 2026, and
Ending September 30, 2027**

Ms. Ripoll asked for a motion to open the Public Hearing.

ON MOTION by Mr. Kearney, seconded by Ms. Stola, with all in favor, the Board opened the Public Hearing.

Ms. Ripoll noted that the Budget is staying the same and the Assessments have not been increased.

An audience member asked if the CDD maintains a Reserve. A Board member noted that the Reserve is in the financials and gave a brief explanation. There was additional discussion on the Reserve Fund. There were additional discussions regarding the Bonds.

Ms. Ripoll noted that at the next meeting she will discuss the possibility of having a Reserve Study completed.

ON MOTION by Mr. Kearney, seconded by Mr. Renfroe, with all in favor, the Board closed the Public Hearing.

ON MOTION by Mr. Renfroe, seconded by Ms. Stola, with all in favor, the Board approved Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year Beginning October 1, 2026 and Ending September 30, 2027.

**Public Hearing on the Imposition
of Operation and Maintenance
Assessments**

- a) **Public Comments**
- b) **Board Comments**
- c) **Consideration of
Resolution 2026-06,
Imposing Operating
Maintenance Assessments
and Certifying an
Assessment Roll**

ON MOTION by Mr. Kearney, seconded by Mr. Renfroe, with all in favor, the Board approved Resolution 2026-06, Imposing Operating Maintenance Assessments and Certifying an Assessment Roll.

Consideration of Resolution 2026-07, Adopting the Annual Meeting Schedule and Workshop Schedule for Fiscal Year 2026-2027

This item was deferred.

**Review and Consideration of
Reserve Study Proposal By:
Reserve Advisors**

This item was deferred.

**Discussion of Board Approval to
move Accounts from Wells Fargo
to Valley Bank**

This item was deferred.

**Update on Pond Maintenance By:
*Supervisor Phelleps***

This item was deferred.

Ratification of Payment
Authorization Nos. 335 – 341.

This item was deferred.

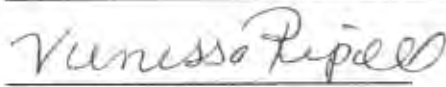
Review and Consideration of
District Financials

This item was deferred.

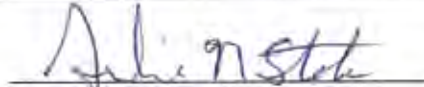
SIXTH ORDER OF BUSINESS

Continuance

ON MOTION by Ms. Stola, seconded by Mr. Renfroe, with all in favor, the Board approved to continue this meeting to September 28, 2026, at 11:30am at 95211 Clubhouse Road., Fernandina Beach, FL 32034.



Secretary/Assistant Secretary



Chairperson/Vice Chairperson