

**MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT**

The Governing Board of the East Nassau Stewardship District held a Regular Meeting on February 18, 2021 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034.

Present were:

Mike Hahaj	Chair
Dan Roach (via telephone)	Vice Chair
Janet Price	Assistant Secretary
Rob Fancher	Assistant Secretary
Max Hord	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Jonathan Johnson	District Counsel
Zach Brecht	District Engineer
Brett Sealy	MBS Capital Markets
Sete Zare	MBS Capital Markets
Amy Norsworthy	Field Operations Manager

FIRST ORDER OF BUSINESS

Call to Order

Mr. Wrathell called the meeting to order at 10:01 a.m.

- **Administration of Oath of Office to Newly Elected Supervisors, Michael Hahaj [SEAT 1], Robert Fancher [SEAT 2], and Max Hord [SEAT 5]**

Mr. Wrathell, a notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Hahaj, Mr. Fancher and Mr. Hord.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors Hahaj, Price, Fancher and Hord were present, in person. Supervisor Roach was attending via telephone.

THIRD ORDER OF BUSINESS

Chairman’s Opening Remarks

Mr. Hahaj thanked everyone for attending and stated the items in today’s agenda mark the progression at Wildlight, with its next phase, specifically, the next bond issuance and a recent press release regarding DellWeb. The District’s retail partners have continued to sign tenants into the new building that the Skinners are developing on the frontage at Wildlight, with continued interests. Residents are thrilled that the Decantery, a bar, would be opening on site in the near future. Businesses were opening at Wildlight, even during these difficult times, which was an indication that the District is doing something right.

FOURTH ORDER OF BUSINESS

Public Comments *(limited to 3 minutes per person)*

There were no public comments.

FIFTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors, Michael Hahaj [SEAT 1], Robert Fancher [SEAT 2], and Max Hord [SEAT 5] *(the following will be provided in a separate package)*

Administration of the Oath of Office occurred following the First Order of Business.

The following items were provided:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Review of Special Act**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B – Memorandum of Voting Conflict**

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to the Special Act, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-01. The results of the Landowners’ Election were as follows:

Seat 1	Michael Hahaj	23,141 votes	4-year Term
Seat 2	Robert Fancher	23,141 votes	4-year Term
Seat 5	Max Hord	23, 141 votes	4-year Term

On MOTION by Mr. Hahaj seconded by Mr. Roach, with all in favor, Resolution 2021-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to the Special Act, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the East Nassau Stewardship District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-02. Mr. Hahaj nominated the following slate of officers:

Michael Hahaj	Chair
James Daniel (Dan) Roach	Vice Chair
Craig Wrathell	Secretary
Robert D. (Rob) Fancher	Assistant Secretary
Janet Price	Assistant Secretary
Max Hord	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Howard McGaffney	Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

No other nominations were made.

On MOTION by Mr. Hahaj and seconded by Mr. Hord, with all in favor, Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the East Nassau Stewardship District, as nominated, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Engineers Report for Wildlight Village Phase, 2, dated February 18, 2021

Referencing a list of exhibits, Mr. Brecht stated that entitlements were recently approved to construct over 1,400 residential units and over 400,999 square feet of non-residential space, within what is deemed P&P #3. The areas where the entitlements lay is being utilized for Wildlight Village Phase 2 to construct master roadways, ponds and other infrastructure to serve the development that is proposed. He noted the relevant information in each section of the Engineer’s Report and discussed the phases of the development project, unit allotments for each phase, master and neighborhood infrastructure improvements within Wildlight Village Phase 2, the DellWeb property and soft costs. The anticipated buildout total over the seven-year buildout projection for the master infrastructure is slightly over \$40 million and the anticipated costs for the neighborhood infrastructure improvements is slightly over \$29 million. Discussion ensued regarding the proposed improvement costs, costs of issuance, Phase 1D, Phase 2 boundary lines, overall capital improvement program (CIP), proposed operation and maintenance (O&M) responsibilities and the mobility roadways.

On MOTION by Ms. Price seconded by Mr. Fancher, with all in favor, the Engineers Report for Wildlight Village Phase, 2, dated February 18, 2021, in substantial form, was approved.

NINTH ORDER OF BUSINESS

Consideration of Master Special Assessment Methodology Report for the Wildlight Village Phase 2, *dated February 18, 2021*

Mr. Wrathell stated the intent of the Master Special Assessment Methodology Report for the Wildlight Village Phase 2 was to define the maximum degree of benefit that property owners would receive. He discussed the relevant information in each section, including the CIP, Development Program, Wildlight Phase 2 project, financing program, benefit allocation, lien structure, lienability tests, maximum par amount of bonds, maximum annual debt assessments, True-up Mechanism and the Appendix Tables, on Pages 15 through 22. Discussion ensued regarding the neighborhood costs, bond issuance, assessments, annual principal and interest payments, total residential units and total commercial square footage.

On MOTION by Ms. Price seconded by Mr. Fancher, with all in favor, the Master Special Assessment Methodology Report for the Wildlight Village Phase 2, *dated February 18, 2021*, as presented, in substantial form, was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Declaring Special Assessment as it Relates to Certain Lands Within the District Known as Wildlight Village Phase 2; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

Mr. Wrathell presented Resolution 2021-03 and read the title.

On MOTION by Mr. Hahaj seconded by Mr. Hord, with all in favor, Resolution 2021-03, Declaring Special Assessment as it Relates to Certain Lands Within the District Known as Wildlight Village Phase 2; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-04, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as Wildlight Village Phase 2 in Accordance with Chapters 170, 189 and 197, Florida Statutes

Mr. Wrathell presented Resolution 2021-04 and read the title.

On MOTION by Mr. Hahaj seconded by Mr. Hord, with all in favor, Resolution 2021-04, Setting a Public Hearing on April 15, 2021 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as Wildlight Village Phase 2 in Accordance with Chapters 170, 189 and 197, Florida Statutes, was adopted.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2020

Mr. Wrathell presented the Unaudited Financial Statements as of December 31, 2020.

On MOTION by Ms. Price seconded by Mr. Hord, with all in favor, the Unaudited Financial Statements as of December 31, 2020, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of Minutes

- A. October 15, 2020 Virtual Regular Meeting**
- B. November 3, 2020 Landowners' Meeting**

Mr. Wrathell presented the October 15, 2020 Virtual Regular Meeting and November 3, 2020 Landowners' Meeting Minutes.

The following change was made on the October 15, 2020 Virtual Regular Meeting Minutes:

Line 42: Change "US Health" to "UF Health"

Line 44: Change "SR 800" to "SR 200"

On MOTION by Mr. Roach and seconded by Mr. Fancher, with all in favor, the October 15, 2020 Virtual Regular Meeting Minutes, as amended, and the November 3, 2020 Landowners' Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *Hopping Green & Sam, P.A.***
There being no report, the next item followed.
- B. District Engineer: *England-Thims & Miller, Inc.***
There being no report, the next item followed.
- C. Field Operations: *CCMC***
 - I. Operations Report**
 - II. SOLitude Lake Management Service History Report**

Ms. Norsworthy stated that the Operations and the SOLitude Lake Management Reports would be submitted monthly, going forward. She discussed the streetlights, Florida Power & Light (FPL) charging stations, maintenance items and a possible trip hazard in Forest Park that would be repaired. Asked if there were plans for additional FPL charging stations in the

community, Mr. Brecht replied affirmatively and stated one of the Developers would be installing Tesla charging stations for the multi-tenant retail area.

D. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: March 18, 2021 at 10:00 A.M.**
 - **QUORUM CHECK**

The next meeting will be held on March 18, 2021, unless cancelled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Fancher asked if District Counsel could provide updates on the ongoing litigation with the County at future meetings. Mr. Johnson stated the most cost-effective way to provide updates would be for him to contact Board Members individually or Staff could provide updates by scheduling attorney-client sessions.

SIXTEENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Fancher and seconded by Mr. Hord with all in favor, the meeting adjourned at 11:15 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair