MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT

The Board of Supervisors of the East Nassau Stewardship District held a Public Hearing and Regular Meeting on November 21, 2024 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034.

Present were:

Mike Hahaj	Chair
Tommy Jinks	Vice Chair
Jaime Northrup	Assistant Secretary
Rob Fancher	Assistant Secretary
Allison Groomes	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Jason Middleton	Wrathell, Hunt and Associates LLC
Michelle Rigoni (via telephone)	District Counsel
Todd Haskett	CCMC
Zach Brecht	District Engineer
Sete Zare	Bond Underwriter

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Torres called the meeting to order at 10:04 p.m.

SECOND ORDER OF BUSINESS **Roll Call**

All Supervisors were present.

THIRD ORDER OF BUSINESS **Chairman's Opening Remarks**

Mr. Hahaj thanked everyone for attending, stated he appreciates everyone's hard work and welcomed Ms. Groomes to the Board.

FOURTH ORDER OF BUSINESS **Public Comments (limited to 3 minutes per person to any members of the public desiring to speak on a specific agenda item)**

No members of the public spoke.

FIFTH ORDER OF BUSINESS **Administration of Oath of Office to Newly Elected Supervisors (Michael Hahaj - Seat 1, Robet Fancher - Seat 2, Allison Groomes - Seat 5) (the following to be provided under separate cover)**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Michael Hahaj, Mr. Robert Fancher and Ms. Allison Groomes.

Ms. Torres provided the Supervisor packet. Mr. Torres and Ms. Rigoni summarily reviewed the following items and welcomed any questions.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Office

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Canvassing and Certifying the Results of the Landowners' Meeting Held Pursuant to Chapter 2017-206 Laws of Florida, and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-04 and recapped the results of the Landowners' Election, as follows:

Seat 1	Michael Hahaj	19,730 votes	4-Year Term
Seat 2	Robert Fancher	19,736 votes	4-Year Term
Seat 5	Allison Groomes	19,736 votes	4-Year Term

On MOTION by Ms. Groomes and seconded by Mr. Northrup, with all in favor, Resolution 2025-04, Canvassing and Certifying the Results of the Landowners'

Meeting Held Pursuant to Chapter 2017-206 Laws of Florida, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS Consideration of Resolution 2025-05, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Torres presented Resolution 2025-05. Ms. Rigoni recommended upholding the same slate of officers as before, with the exception of removing Mr. Hord and adding Ms. Groomes.

Mr. Hahaj nominated the following slate:

Michael Hahaj	Chair
Tommy Jinks	Vice Chair
Robert Fancher	Assistant Secretary
Jaime Northrup	Assistant Secretary
Allison Groomes	Assistant Secretary

No other nominations were made.

The Resolution removes the following Officer from the Board as of November 21, 2024:

Max Hord	Assistant Secretary

The following prior appointments by the Boad remain unaffected by this resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, Resolution 2025-05, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS Consent Agenda

Mr. Torres presented the following Consent Agenda items:

A. Approval of October 17, 2024 Regular Meeting Minutes

Mr. Torres stated the minutes will be amended to incorporate a change submitted by Mr. Haskett.

B. Acceptance of Unaudited Financial Statements as of September 30, 2024

C. Ratification Item(s)

I. East Nassau Event Application [2025 Run Wild 5K 10K]

II. Final Assignment of Wildlight Avenue Phase 3 Extension Construction Contract

On MOTION by Mr. Hahaj and seconded by Ms. Northrup, with all in favor, the October 17, 2024 Regular Meeting Minutes, as amended, were approved; the Unaudited Financial Statements as of September 30, 2024, were accepted; and the East Nassau Event Application for the 2025 Run Wild 5K 10K and the Final Assignment of the Wildlight Avenue Phase 3 Extension Construction Contract, were ratified.

NINTH ORDER OF BUSINESS Public Hearing on Amenity Rules, Policies and Fees

A. Proof/Affidavits of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-06, Adopting Aggregated Amenity Rules, Policies and Fees Including Suspension and Termination Policies; Providing a Severability Clause; and Providing an Effective Date

Ms. Rigoni presented Resolution 2025-06 and reviewed the attached Amenity Rules, Policies and Fees.

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Jinks and seconded by Mr. Northrup, with all in favor, the Public Hearing was closed.

> **On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, Resolution 2025-06, Adopting Aggregated Amenity Rules, Policies and Fees Including Suspension and Termination Policies; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

TENTH ORDER OF BUSINESS **Consideration of 2024 Bond Anticipation Note Items**

Ms. Rigoni stated, because the Bond Anticipation Note (BAN) is posted but has yet to be priced, the 2024 Bond Anticipation Note Items will be tabled for consideration at the continued meeting.

A. Presentation of Supplemental Engineer's Report for Preliminary Development Plan #4 Series 2024 Project

B. Presentation of Bond Anticipation Notes Special Assessment Methodology Report for Preliminary Development Plan #4 Series 2024 Project

C. Consideration of Resolution 2025-07, PDP #4 Series 2024 Project Bond Anticipation Note Supplemental Assessment Resolution

D. Supplemental Notice of Series 2024 Assessments (PDP#4 Series 2024 Project BAN)

Items 10A, B, C and D were tabled. This meeting will be continued to December 4, 2024 at 10:00 a.m., to consider these items.

Supervisors Hahaj, Jinks and Groomes confirmed their attendance at the December 4, 2024 Continued Meeting.

> **On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, tabling consideration of the 2024 Bond Anticipation Note Items to a Continued Meeting on December 4, 2024 at 10:00 a.m., was approved.**

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-08, Designating Certain Property as Undevelopable Property; Providing for Release of Assessment Lien on Undevelopable Property; Providing for the Recording of Releases of Assessment Liens on Undevelopable Property; Providing for Severability, Conflicts and an Effective Date**

A. Form Notice of Release of Lien

Ms. Rigoni presented Resolution 2025-08. She stated that she and Mr. Jinks have been coordinating with the Developer on this item. She discussed permitting and releasing the assessment lien on undevelopable lands/areas.

Asked if this Resolution creates any change for the Bondholders or if it is operating within the established framework, Ms. Rigoni stated, because the assessments are never intended to be placed on undevelopable areas, they do not concern Bondholder rights. However, Staff confirmed in the bond transcripts that no Bondholder consent is required.

On MOTION by Mr. Jinks and seconded by Mr. Hahaj, with all in favor, Resolution 2025-08, Designating Certain Property as Undevelopable Property; Providing for Release of Assessment Lien on Undevelopable Property; Providing for the Recording of Releases of Assessment Liens on Undevelopable Property; Providing for Severability, Conflicts and an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS **Consideration of The Greenery, Inc. Proposal #65564 [Wildlight Round-A-Bout Live Oak Planting]**

Mr. Haskett presented The Greenery, Inc. Proposal #65564 for the Wildlight Round-A-Bout Live Oak Planting. The tree installation is scheduled for December 30 and 31, 2024.

On MOTION by Mr. Jinks and seconded by Ms. Northrup, with all in favor, The Greenery, Inc. Proposal #65564 [Wildlight Round-A-Bout Live Oak Planting], in the amount of $33,391.38, was approved.

THIRTEENTH ORDER OF BUSINESS **Development Update/Staff Reports**

A. Developer Representative

There was no update.

B. District Counsel: Kutak Rock LLP

Regarding the financing timeline for the BAN, Ms. Rigoni stated, in consultation with the Underwriter, Staff was able to post the PLOM for the bond anticipation note and is close to finalizing the BAN.

Ms. Zare stated she anticipates bringing a successful close to the Board on December 4, 2024.

C. District Engineer: England-Thims & Miller, Inc.

There was no report.

D. Field Operations: CCMC

The Operations Report was included for informational purposes.

Mr. Haskett stated residents and business owners are being notified that, because of the oak tree replacement, the road will be closed; alternate routes with an area map will be provided.

Asked if the neighborhood is back to normal after the storms, Mr. Haskett replied affirmatively.

E. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: December 19, 2024 at 12:00 PM**
  - **QUORUM CHECK**

Mr. Torres stated today’s meeting will be continued to December 4, 2024 at 10:00 a.m. The next Regular Meeting will be on December 19, 2024 at 12:00 p.m.

FOURTEENTH ORDER OF BUSINESS **Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, the meeting recessed and was continued to December 4, 2024 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034

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Secretary/Assistant Secretary

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Chair/Vice Chair