

**MINUTES OF MEETING
EAST NASSAU
STEWARDSHIP DISTRICT**

The Board of Supervisors of the East Nassau Stewardship District held multiple public hearings and a regular meeting on Friday, February 2, 2018, at 10:00 a.m., in the Nassau Room (T0126), Building 30, at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097.

Present at the meeting were:

Mike Hahaj	Chair
Dan Roach	Vice Chair
Rob Fancher	Assistant Secretary
Bob Rhodes (<i>via telephone</i>)	Assistant Secretary
Max Hord	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Howard McGaffney	Wrathell, Hunt and Associates, LLC
Jonathan Johnson (<i>via telephone</i>)	District Counsel
Sarah Warren (<i>via telephone</i>)	Hopping, Green & Sams, P.A.
N. Hugh Mathews	District Engineer
Cindy Jackson	News-Leader

FIRST ORDER OF BUSINESS

Call to Order

Mr. Wrathell called the meeting to order at 10:08 a.m.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors Hahaj, Fancher, Roach and Hord were present, in person. Supervisor Rhodes was not present at roll call.

THIRD ORDER OF BUSINESS

Chairman's Opening Remarks

Mr. Hahaj stated that, as the representative of the District, he recently participated in discussions with County Staff and the Developer. Today, the intention is to open and continue the scheduled public hearings, as discussions amongst all parties continue regarding the parks and recreation needs for Wildlight, the timing of the improvements and how they will be funded. A Public Workshop with the Nassau County Board of County Commissioners (NCBCC) is

scheduled for February 12, 2018. It is anticipated that parks and recreation improvements will be a discussion point at the workshop. Today’s public hearings are more narrowly focused on defining the assessment area particularly impacted by the District’s intent to levy assessments.

*****Mr. Rhodes joined the meeting, via telephone at 10:10 a.m.*****

Mr. Hahaj gave a recap of his comments. The scheduled public hearings are related to the specific assessment area and utilizing the Uniform Method of assessment collections; they do not necessarily relate to the discussions with County Staff and the Developer. He felt it prudent to continue the hearings until after the Public Workshop on February 12, 2018.

FOURTH ORDER OF BUSINESS

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

There being no public comments, the next item followed.

FIFTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements for Wildlight Village Phase 1

- *Hear testimony from the affected property owners as to the proprietary and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

A. Affidavit/Proof of Publication

Mr. Wrathell presented the proof of publication for today’s Assessment Public Hearing and Regular Meeting.

B. Mailed Notice to Property Owner(s)

Mr. Wrathell presented the Affidavit of Mailing, which confirmed that Mailed Notice was sent to all property owners of record, as required. With Mr. Hahaj’s assistance, Mailed Notices were also sent to potential or future property owners, as the District could potentially be in the process of, or be under contract with them by the time the Mailed Notices were sent.

On MOTION by Mr. Roach and seconded by Mr. Hord, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Hahaj and seconded by Mr. Fancher, with all in favor, the Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements for Wildlight Village Phase was continued to February 15, 2018 at 10:00 a.m., at this location.

- C. Consideration of Resolution 2018-09, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Within the Area Known as Wildlight Village Phase 1 Specially Benefited By Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments By the Methods Provided for by Chapters 170 and 197, Florida Statutes, and Chapter 2017-206, Laws of Florida; Confirming the District’s Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfer of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

This item was deferred.

SIXTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

Mr. Wrathell stated that this was related to the District’s intent to utilize the Uniform Method for levying and collecting assessments.

On MOTION by Mr. Roach and seconded by Mr. Hord, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Hahaj and seconded by Mr. Hord, with all in favor, the Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date was continued to February 15, 2018 at 10:00 a.m., at this location.

A. Affidavit/Proof of Publication

The proof of publication for today’s Public Hearing and Regular Meeting was included for informational purposes.

B. Consideration of Resolution 2018-10, Expressing Its Intent of the East Nassau Stewardship District to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments Which May Be Levied By the East Nassau Stewardship District in Accordance With Section 197.3632, Florida Statutes, For the Area Known as Wildlight Village Phase 1; Providing a Severability Clause; and Providing an Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of December 31, 2017

Mr. Wrathell presented the Unaudited Financial Statements as of December 31, 2017. Going forward “Approval” should be changed to “Acceptance”.

On MOTION by Mr. Rhodes and seconded by Mr. Fancher, with all in favor, the Unaudited Financial Statements as of December 31, 2017, were accepted.

EIGHTH ORDER OF BUSINESS

**Consideration of December 14, 2017
Regular Meeting Minutes**

Mr. Wrathell presented the December 14, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections. The following changes were made:

- Line 130: Change “in title” to “entitled”
- Lines 154: Change “_____” to “Mr. Hahaj”

On MOTION by Mr. Roach and seconded by Mr. Hord, with all in favor, the December 14, 2017 Regular Meeting Minutes, as amended, were approved.

NINTH 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. District Manager: *Wrathell, Hunt and Associates LLC***
 - i. NEXT MEETING DATE: February 15, 2018 at 10:00 A.M. (*Nassau Room, Building 30*)**

The Continued Public Hearings and Regular Meeting will be held on February 15, 2018 at 10:00 a.m., at this location.

TENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There being no Board Members’ comments or requests, the next item followed.

ELEVENTH ORDER OF BUSINESS

Public Comments

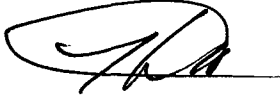
There being no public comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Hahaj and seconded by Mr. Hord, with all in favor, the meeting adjourned at 10:24 a.m.

A handwritten signature in black ink, consisting of a large, stylized initial 'A' followed by a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in black ink, consisting of the letters 'A', 'C', 'E', and 'S' in a stylized, cursive font, followed by a horizontal line.

Chair/Vice Chair