

**MINUTES OF MEETING  
EAST NASSAU STEWARDSHIP DISTRICT**

The Board of Supervisors of the East Nassau Stewardship District held a regular meeting on April 18, 2019, at 10:00 a.m., in the Nassau Room (T0126), Building T, at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097.

**Present at the meeting were:**

Mike Hahaj	Chair
Bob Rhodes	Assistant Secretary
Rob Fancher	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Jonathan Johnson	District Counsel
Zach Brecht	District Engineer
Court Reporter	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Wrathell called the meeting to order at 10:02 a.m.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Supervisors Hahaj, Rhodes and Fancher were present, in person. Supervisors Roach and Hord were not present.

**THIRD ORDER OF BUSINESS**

**Chairman's Opening Remarks**

Mr. Hahaj welcomed everyone to the meeting. He presented an overview of Wildlight's recent public activities.

- He participated in UF Health's ground breaking event for the YMCA sight at Wildlight.
- Nassau County Property Appraiser, Mr. Michael Hickox, attended UF's "Topping Out" party for the building on the south side of State Road 200 and A1A; they expect their first patient on December 6<sup>th</sup>.

**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**

**ANNOUNCE ATTORNEY-CLIENT SESSION/  
REGULAR MEETING RECESS**

Mr. Brecht left the meeting before the Attorney-Client Session commenced.

Mr. Johnson stated that Florida law provides a limited exception to the Sunshine Law for the Board to meet in Executive Session when the Stewardship is presently a party to pending litigation, such as now. This Attorney-Client Session was requested and announced at the March 29<sup>th</sup> Board Meeting, in accordance with Chapter 286. The required Notice was published on April 10<sup>th</sup> and named all five Board Members. The three Board Members present today, Mr. Rhodes, Mr. Hahaj and Mr. Fancher, would be attending the Attorney-Client Session, along with the District Manager, Mr. Wrathell, himself, Mr. Johnson, as a Representative of the District Counsel’s firm and the Court Reporter.

The Regular Meeting recessed at 10:07 a.m.

**SIXTH ORDER OF BUSINESS**

**COMMENCEMENT OF ATTORNEY-CLIENT  
SESSION [Closed to the Public by Law]**

- **Attorney-Client Session to Address Strategy Relating to Ongoing Litigation**

The Attorney-Client Session commenced at approximately 10:07 a.m.

**SEVENTH ORDER OF BUSINESS**

**ATTORNEY-CLIENT  
ADJOURNMENT/RECONVENE  
SESSION  
REGULAR  
MEETING**

The Attorney-Client Session concluded at approximately 10:27 a.m.

The Regular Meeting reconvened at approximately 10:27 a.m.

Mr. Johnson presented District Staff’s request for the Board to consider naming an individual to serve as the District’s Representative in the mediation, in which the District was ordered to participate. Mr. Hahaj volunteered. No other Board Members volunteered.

**On MOTION by Mr. Hahaj and seconded by Mr. Rhodes, with all in favor, Accepting Mike Hahaj’s volunteering to serve as the Client Representative in the Mediation, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2019**

Mr. Wrathell presented the Unaudited Financial Statements as of February 28, 2019.

**On MOTION by Mr. Rhodes and seconded by Mr. Fancher, with all in favor, the Unaudited Financial Statements as of February 28, 2019, were accepted.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Hopping Green & Sam, P.A.***

Mr. Johnson formally requested an Attorney-Client Session at the next regularly scheduled meeting on May 16, 2019, at 10:00 a.m. This request was so he may confer with the Board, if necessary, regarding litigation strategy and expenditures and settlement strategy. If the Session is not necessary, based upon the posture of the case, it would be cancelled. If the Session would be held, only the Board Members, Mr. Wrathell and representatives from his firm would be eligible to attend the Attorney-Client Session and notice would be published.

**On MOTION by Mr. Hahaj and seconded by Mr. Rhodes, with all in favor, authorizing District Staff to notice an Attorney-Client Session for May 16, 2019 at 10:00 a.m., in the Nassau Room (T0126), Building T, at Florida State College, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097, was approved.**

Mr. Johnson stated the Legislature Session ends in a couple of weeks. He was monitoring the progression of the Tax Transparency Act, which, if passed, would redefine fees, assessments, etc., as taxes; however, his firm’s view was this action was unconstitutional.

Regarding the bill related to Board Members lobbying for Landowners being able to serve on these boards, Mr. Johnson stated the Constitutional Amendment was approved and was currently in the Rule Making process with the Commission on Ethics. His firm was

representing The Association of Florida Community Developers (AFCD) who was participating in that Rule Making process, working towards making it clear the District's unique situation; if approved, it would be presented during next year's legislature session.

**B. District Engineer: *England-Thims & Miller, Inc.***

There being no report, the next item followed.

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

- **NEXT MEETING: May 16, 2019 at 10:00 A.M.**

The next meeting will be held on May 16, 2019 at 10:00 a.m.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There being no Board Members' comments or request, 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. Rhodes, with all in favor, the meeting adjourned at 10:37 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair