

**EAST NASSAU  
STEWARDSHIP  
DISTRICT**

**October 15, 2020**

**GOVERNING BOARD**

**VIRTUAL REGULAR**

**MEETING AGENDA**

**East Nassau Stewardship District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

October 8, 2020

Governing Board  
East Nassau Stewardship District

Dear Board Members:

The Governing Board of the East Nassau Stewardship District will hold a Virtual Regular Meeting on October 15, 2020 at 10:00 a.m., via Zoom video at <https://us04web.zoom.us/j/73757650194?pwd=Q25jS3hhek95eU55UHYvcWRhN0JBZz09>, using Meeting ID: 737 5765 0194 and Passcode: 165726 or telephonically at 1-646-558-8656, using Meeting ID: 737 5765 0194 and Passcode: 165726. The agenda is as follows:

1. Call to Order
  2. Roll Call
  3. Chairman's Opening Remarks
  4. Public Comments (*limited to 3 minutes per person*)
  5. Ratification of License Agreement Between East Nassau Stewardship District and Wildlight Residential Association, Inc., Regarding the Installation and Maintenance of a Lending Library Within District Property
  6. Acceptance of Unaudited Financial Statements as of August 31, 2020
  7. Approval of August 20, 2020 Telephonic Public Hearings and Meeting Minutes
  8. Staff Reports
    - A. District Counsel: *Hopping Green & Sam, P.A.*
    - B. District Engineer: *England-Thims & Miller, Inc.*
    - C. District Manager: *Wrathell, Hunt and Associates, LLC*
- **UPCOMING MEETING DATES:**
    - I. **November 3, 2020 at 10:00 A.M. - Landowners' Meeting (Board is not required to attend)**
    - II. **November 19, 2020 at 10:00 A.M. - Regular Meeting**

**ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

○ QUORUM CHECK

<b>SEAT 1*</b>	<b>MIKE HAHAJ</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>
<b>SEAT 2*</b>	<b>ROB FANCHER</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>
<b>SEAT 3</b>	<b>DAN ROACH</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>
<b>SEAT 4</b>	<b>MAX HORD</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>
<b>SEAT 5*</b>	<b>JANET PRICE</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>NO</b>

*\*Seats subject to November 3, 2020 election by landowners*

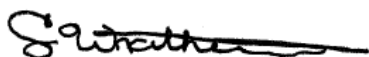
9. Board Members' Comments/Requests
10. Public Comments
11. Adjournment

"Further, please be advised that the Florida Governor's Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus."

"That said, the District wants to encourage public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting may do so via Zoom details specified herein. Additionally, participants are encouraged to submit questions and comments to the District's manager in advance at 561-571-0010 or wrathellc@whassociates.com."

Should have any questions or concerns, please do not hesitate to contact me directly at 561-719-8675.

Sincerely,



Craig Wrathell  
 District Manager

**OPTIONS FOR MEETING PARTICIPATION**

**Join Zoom Meeting**  
<https://us04web.zoom.us/j/73757650194?pwd=Q25jS3hheK95eU55UHYvcWRhN0JBZz09>

**Meeting ID:** 737 5765 0194  
**Passcode:** 165726

**OR**

**Phone in**  
 1 646 558 8656 US

**Meeting ID:** 737 5765 0194  
**Passcode:** 165726

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**5**

**LICENSE AGREEMENT BETWEEN EAST NASSAU STEWARDSHIP DISTRICT AND  
WILDLIGHT RESIDENTIAL ASSOCIATION, INC. REGARDING THE  
INSTALLATION AND MAINTENANCE OF A LENDING LIBRARY WITHIN  
DISTRICT PROPERTY**

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into this \_\_\_ day of August, 2020, by and between:

**EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, being situated in Nassau County, Florida whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District”); and

**WILDLIGHT RESIDENTIAL ASSOCIATION, INC.**, a Florida not for profit corporation whose principal address is 1 Rayonier Way, Wildlight, Florida 32097 (“Licensee”).

**RECITALS**

**WHEREAS**, the District was established and exists pursuant to Chapter 2017-206, Laws of Florida (“Act”), for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements permitted by the Act; and;

**WHEREAS**, the Licensee has requested authorization from the District to install and maintain a free lending library on a portion of the District’s property identified as Tract 5, East Nassau – Wildlight Phase 1c - WEST, Plat Book 2239, Pages 1149 & 1150 of the Official Records of Nassau County, Florida (“Property”); and

**WHEREAS**, the District agrees to grant the Licensee authorization pursuant to a non-exclusive license for access and use of the Property for the limited purpose of installing and maintaining the lending library located on the Property; and

**WHEREAS**, the District and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the Property.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

**2. GRANT OF LICENSE.** The District hereby grants to the Licensee a non-exclusive license to install and maintain a free lending library on the Property. Such installation and library shall be installed in full compliance with this Agreement, and applicable laws, regulations and codes. A description and the location of the library shall be substantially as depicted in composite **Exhibit A**.

**3. CONDITIONS ON THE LICENSE.** The License granted in Paragraph 2, above, is subject to the following terms and conditions:

**A.** The Licensee's access to and use of the Property for the purposes contemplated by this Agreement is limited to the scope of the License granted herein and solely in the Property.

**B.** The Licensee shall be fully responsible for the installation of the library and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the library.

**C.** The District may terminate this License at any time, in its absolute and sole discretion and Licensee shall be entitled to no remuneration.

**4. ACCESS.** The District hereby grants the Licensee and its contractors the limited right to access the Property for the purposes described in this Agreement. The Licensee shall use all due care to accomplish the installation, maintenance, and removal of the library without damage to or unreasonable interference with the use of the property of the District, including the Property, and its residents and landowners, or any District improvements. The Licensee shall assume sole responsibility for any and all damage to any real or personal property of the District or of any third parties as a result of or in connection with the Licensee's use of the Property under this Agreement, including, but not limited to, any damage caused by the installation, maintenance, or removal of the library. The Licensee shall be responsible for timely returning the Property to its original or better condition upon removal of the library. Any such repairs, reconstruction, or reinstallation necessary in order to do so shall be at the Licensee's sole expense. The provisions of this Paragraph 4 shall survive termination of this Agreement.

**5. EFFECTIVE DATE; TERM.** This Agreement shall become effective on the date first written above and shall continue in full force and effect until revoked or terminated in accordance with Paragraph 6 below.

**6. REVOCATION, SUSPENSION AND TERMINATION.** The District and the Licensee expressly acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide written notice to the Licensee of the suspension or revocation. The Licensee shall remove the library, at its sole cost, within ten (10) business days of the effective date of the suspension or revocation, unless otherwise agreed to in writing by the District. The Licensee may terminate this Agreement upon written notice to the District. The Licensee shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement whatsoever. The provisions of Paragraphs 4 and 9 shall survive any revocation, suspension or termination of this Agreement.

**7. INSURANCE.** The Licensee shall, at its own expense, maintain insurance during the term of this Agreement, with limits of liability not less than the following General Liability Bodily Injury (including contractual) \$1,000,000/\$2,000,000 and General Liability Property Damage

(including contractual) \$1,000,000/\$2,000,000. The District and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. The Licensee shall furnish the District with a valid and binding Certificate of Insurance evidencing compliance with this requirement prior to Licensee accessing or installing any improvements, including, but not limited to, the library contemplated hereunder, on the Property. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

**8. COMPLIANCE WITH LAWS, RULES AND POLICIES.** The Licensee shall comply at all times with relevant statutes and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance.

**9. INDEMNIFICATION.**

**A.** Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**B.** The Licensee will defend, indemnify, save and hold the District and its supervisors, officers, staff, employees, representatives, and agents ("District Indemnitees") harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensee, its members, managers, agents, subcontractors or assigns in connection with the purposes of or otherwise reasonably contemplated by this Agreement.

**C.** For purposes of this section, "acts or omissions" on the part of the Licensee and its members, managers, agents, assigns or subcontractors, includes, but is not limited to:

- i. Installation of the library in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency having jurisdiction, unless such permit, license, certification, consent, or other approval is first obtained;
- ii. Any claims of false advertisement, copyright infringement, trademark, or patent violations; and
- iii. Any claims resulting from personal injury and property damage.

**D.** The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be

entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Paragraph 9 shall survive the termination of this Agreement.

**10. SOVEREIGN IMMUNITY.** Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**11. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

**12. DEFAULT.** In the event Licensee shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and Licensee shall remove the library from the Property and repair the Property to the same or better condition.

**13. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**14. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**15. ASSIGNMENT.** Neither the District nor the Licensee may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**16. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Licensee shall act as an independent contractor. Neither the Licensee nor any individual employed by the Licensee in connection with the use of the Property are employees of the District under the meaning or application of any federal or state laws. The Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees in the use of the Property. The Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and the Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

**17. NOTICES.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:



- A. If to the District: East Nassau Stewardship District  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Attn: Craig Wrathell, District Manager
- With a copy to: Hopping, Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Post Office Box 6526 (32314)  
Tallahassee, Florida 32301  
Attn: Sarah S. Warren, District Counsel
- B. If to the Licensee: Wildlight Residential Association, Inc.  
1 Rayonier Way  
Wildlight, Florida 32097  
Attn: Amy Norsworthy, Community Manager

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**18. INTERFERENCE BY THIRD PARTY.** The District shall be solely responsible for enforcing its rights under this Agreement against any interfering party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**19. PUBLIC RECORDS.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), Florida Statutes, Licensee shall permit such records to be inspected and copied by any person desiring to do so. Failure of Licensee to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

**20. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Nassau County, Florida.

**21. ARM'S LENGTH NEGOTIATION.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

**22. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended nor shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

**23. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this Agreement.

**24. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

**25. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**26. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement to be effective on the day and year first written above.

Attest:

EAST NASSAU  
STEWARDSHIP DISTRICT

*Charity Hahaj*  
(Signature of Witness)

*Mike Hahaj*  
Michael Hahaj, Chair  
Board of Supervisors

Witness:

WILDLIGHT RESIDENTIAL ASSOCIATION, INC.

*Charity Hahaj*  
(Signature of Witness)

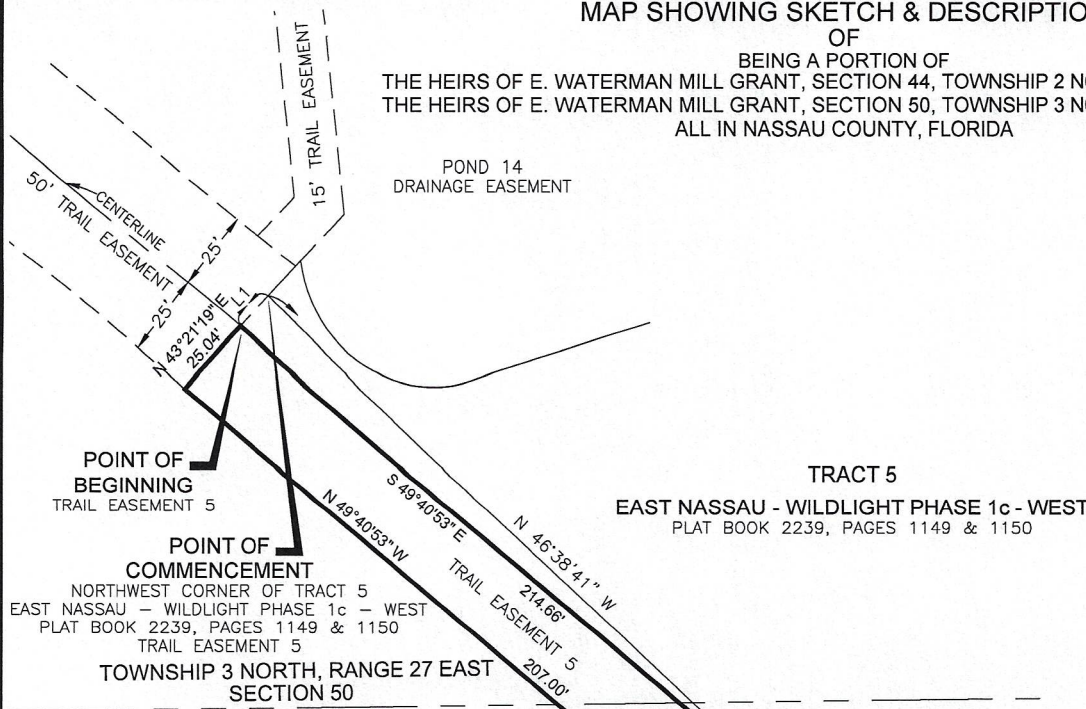
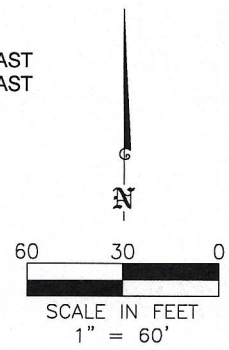
*Mike Hahaj*  
Print: Mike Hahaj  
Its: President

EXHIBIT A: Description and Location of Lending Library

**EXHIBIT A**  
Description and Location of Lending Library

MAP SHOWING SKETCH & DESCRIPTION

OF  
BEING A PORTION OF  
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 27 EAST  
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST  
ALL IN NASSAU COUNTY, FLORIDA



TRACT 5  
EAST NASSAU - WILDLIGHT PHASE 1c - WEST  
PLAT BOOK 2239, PAGES 1149 & 1150

CERTIFIED TO:  
Wildlight LLC

POINT OF COMMENCEMENT  
NORTHWEST CORNER OF TRACT 5  
EAST NASSAU - WILDLIGHT PHASE 1c - WEST  
PLAT BOOK 2239, PAGES 1149 & 1150  
TRAIL EASEMENT 5  
TOWNSHIP 3 NORTH, RANGE 27 EAST  
SECTION 50  
SECTION 44  
TOWNSHIP 2 NORTH, RANGE 27 EAST

ACREAGE TABLE	
TRAIL EASEMENT 5	0.42 ACRES±

LEGEND:

- = UNDERGROUND GAS LINE WARNING SIGN POST
- = CATCH BASIN
- = WATER METER
- = SIGN
- = WATER VALUE
- = WATER FAUCET
- = ASPHALT PAVEMENT

**O**  
Placed near the bench and trail head sign

RICHARD J. JENKINS, DATED: 04/20/2020  
FLORIDA REGISTERED LAND SURVEYOR NO. 4421  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 3 FOR GENERAL NOTES AND DESCRIPTION  
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3

SHEET 1 OF 3

L. D. BRADLEY LAND SURVEYORS  
510 SOUTH 5TH STREET  
MACCLENNY, FLORIDA 32063

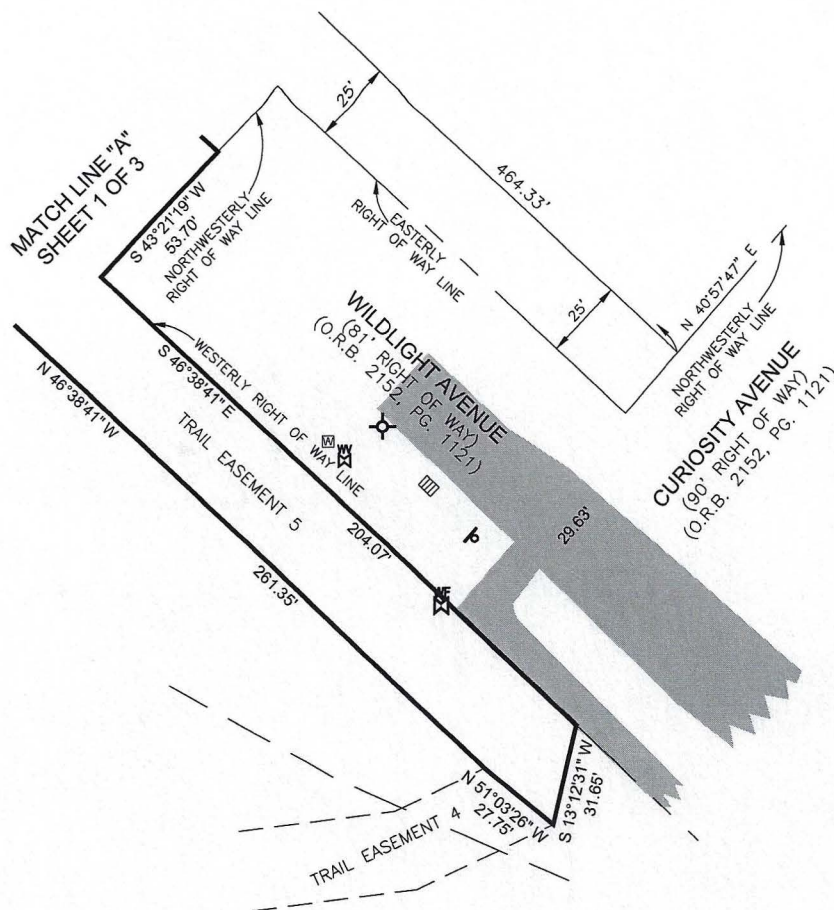
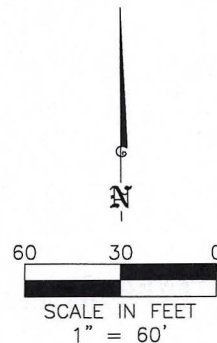
PHONE (904) 786-6400 FAX (904) 786-1479  
LICENSED BUSINESS No. 6888

**LD**  
**BRADLEY**  
**LAND SURVEYORS**  
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 19-310-A7	DATE: 04/20/2020	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 19310 TRAIL EASEMENT 5.DWG	FB N/A PG

MAP SHOWING SKETCH & DESCRIPTION

OF  
BEING A PORTION OF  
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 27 EAST  
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST  
ALL IN NASSAU COUNTY, FLORIDA



CERTIFIED TO:  
Wildlight LLC

LEGEND:

- = UNDERGROUND GAS LINE WARNING SIGN POST
- = CATCH BASIN
- = WATER METER
- = SIGN
- = WATER VALUE
- = WATER FAUCET

= ASPHALT PAVEMENT

ACREAGE TABLE	
TRAIL EASEMENT 5	0.42 ACRES±

SEE SHEET 3 FOR GENERAL NOTES AND DESCRIPTION  
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3

SHEET 2 OF 3

L. D. BRADLEY LAND SURVEYORS  
510 SOUTH 5TH STREET  
MACCLENNY, FLORIDA 32063

PHONE (904) 786-6400 FAX (904) 786-1479  
LICENSED BUSINESS No. 6888

**LD**  
**BRADLEY**  
**LAND SURVEYORS**  
OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY

W.O. NO.: 19-310-A7

DATE: 04/20/2020

DRAFTED BY: DHB

CHECKED BY: RJJ

CAD FILE: 19310 TRAIL EASEMENT 5.DWG

FB N/A PG

**MAP SHOWING SKETCH & DESCRIPTION**

OF  
BEING A PORTION OF  
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 27 EAST  
THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST  
ALL IN NASSAU COUNTY, FLORIDA

Trail Easement 5

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East and the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of Tract 5, as shown on the plat of East Nassau – Wildlight Phase 1c–West, recorded in Plat Book 2239, Pages 1149 and 1150 of the public records of Nassau County, Florida; thence S 43°21'19" W, a distance of 12.50 feet to the Point of Beginning; thence S 49°40'53" E, a distance of 214.66 feet; thence S 10°08'44" E, a distance of 86.04 feet; thence S 46°38'41" E, a distance of 32.67 feet to a point on the Northwesterly Right of Way line of Wildlight Avenue (81 foot Right of Way); thence on said Northwesterly Right of Way line, S 43°21'19" W, a distance of 53.70 feet to a point on the Westerly Right of Way line of said Wildlight Avenue; thence departing said Northwesterly Right of Way line and on said Westerly Right of Way line, S 46°38'41" E, a distance of 204.07 feet; thence departing said Westerly Right of Way line, S 13°12'31" W, a distance of 31.65 feet; thence N 51°03'26" W, a distance of 27.75 feet; thence N 46°38'41" W, a distance of 261.35 feet; thence N 50°59'38" E, a distance of 72.53 feet; thence N 10°08'44" W, a distance of 62.28 feet; thence N 49°40'53" W, a distance of 207.00 feet; thence N 43°21'19" E, a distance of 25.04 feet to the Point of Beginning.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 43°21'19" W	12.50'

ACREAGE TABLE	
TRAIL EASEMENT 5	0.42 ACRES±

CERTIFIED TO:  
Wildlight LLC

SURVEYORS NOTES:

- 1.) THIS IS NOT A BOUNDARY SURVEY.
- 2.) DISTANCES AND COMPUTED ACREAGE REFER TO GROUND UNITS AND ARE MEASURED IN FEET.
- 3.) BEARINGS SHOWN HEREON REFER TO FLORIDA STATE PLANE, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011) ADJUSTMENT AND ARE BASED ON CONTROL POINTS PID DE5905, DESIGNATION NASSAU 20 AND PID DE5904, DESIGNATION NASSAU 19, BASE BEING THE NORTHWESTERLY RIGHT OF WAY LINE OF CURIOSITY AVENUE, SAID LINE HAVING A GRID BEARING OF N 40°57'47" E.
- 4.) SOURCES OF INFORMATION:  
\* BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: 19-063, DATED 05/01/2019

SEE SHEET 3 FOR GENERAL NOTES AND DESCRIPTION  
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3

**SHEET 3 OF 3**

**LD**  
**BRADLEY**  
**LAND SURVEYORS**  
*OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY*

**L. D. BRADLEY LAND SURVEYORS**  
**510 SOUTH 5TH STREET**  
**MACCLENNY, FLORIDA 32063**  
PHONE (904) 786-6400 FAX (904) 786-1479  
LICENSED BUSINESS No. 6888

W.O. NO.: 19-310-A7	DATE: 04/20/2020	DRAFTED BY: DHB
CHECKED BY: RJJ	CAD FILE: 19310 TRAIL EASEMENT 5.DWG	FB N/A PG



You Might Also Like



Screw In Library Post with  
Topper



**EAST NASSAU  
STEWARDSHIP DISTRICT**

**6**

**EAST NASSAU STEWARDSHIP DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2020**

**EAST NASSAU STEWARDSHIP DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2020**

	General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>					
Cash	\$ 391,293	\$ -	\$ -	\$ -	\$ 391,293
Investments					
Revenue	-	-	41,255	-	41,255
Reserve	-	-	179,366	-	179,366
Construction	-	-	-	999,283	999,283
Due from general fund	-	315,693	-	-	315,693
Utility deposits	-	50	-	-	50
Total assets	<u>\$ 391,293</u>	<u>\$ 315,743</u>	<u>\$ 220,621</u>	<u>\$ 999,283</u>	<u>\$ 1,926,940</u>
<b>LIABILITIES AND FUND BALANCES</b>					
Liabilities:					
Due to special revenue fund	\$ 315,693	\$ -	\$ -	\$ -	\$ 315,693
Landowner advance	6,500	-	-	-	6,500
Total liabilities	<u>322,193</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>322,193</u>
Fund balances:					
Restricted for:					
Debt service	-	-	220,621	-	220,621
Capital projects	-	-	-	999,283	999,283
Unassigned	69,100	315,743	-	-	384,843
Total fund balances	<u>69,100</u>	<u>315,743</u>	<u>220,621</u>	<u>999,283</u>	<u>1,604,747</u>
Total liabilities and fund balances	<u>\$ 391,293</u>	<u>\$ 315,743</u>	<u>\$ 220,621</u>	<u>\$ 999,283</u>	<u>\$ 1,926,940</u>

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED AUGUST 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 3,883	\$ 3,853	101%
Assessment levy: off-roll	-	160,547	160,547	100%
Landowner contribution	3,869	106,462	90,000	118%
Interest and miscellaneous	-	4,900	-	N/A
Total revenues	<u>3,869</u>	<u>275,792</u>	<u>254,400</u>	108%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
District engineer	-	7,609	20,000	38%
General counsel	1,284	28,571	50,000	57%
Legal: litigation	3,869	64,388	90,000	72%
District manager	4,000	44,000	48,000	92%
Debt service fund accounting: master bonds	625	6,875	7,500	92%
Arbitrage rebate calculation	-	-	750	0%
Audit	-	3,100	6,500	48%
Postage	22	176	1,000	18%
Printing and binding	83	917	1,000	92%
Insurance - GL, POL	-	10,978	12,000	91%
Legal advertising	4,204	5,962	6,000	99%
Miscellaneous- bank charges	153	437	950	46%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	199	200	100%
Dissemination agent	83	917	1,000	92%
Annual district filing fee	-	175	175	100%
Trustee (related to master bonds)	-	3,709	8,500	44%
Property taxes	-	7,095	-	N/A
Total professional & administrative	<u>14,323</u>	<u>185,813</u>	<u>254,280</u>	73%
<b>Other fees &amp; charges</b>				
Property appraiser and tax collector	-	86	120	72%
Total other fees & charges	<u>-</u>	<u>86</u>	<u>120</u>	72%
Total expenditures	<u>14,323</u>	<u>185,899</u>	<u>254,400</u>	73%
Excess/(deficiency) of revenues over/(under) expenditures	(10,454)	89,893	-	
Fund balances - beginning	79,554	(20,793)	-	
Fund balances - ending	<u>\$ 69,100</u>	<u>\$ 69,100</u>	<u>\$ -</u>	

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
SPECIAL REVENUE FUND  
FOR THE PERIOD ENDED AUGUST 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 128,132	\$ 127,435	101%
Assessment levy: off-roll	-	117,576	117,576	100%
Total revenues	<u>-</u>	<u>245,708</u>	<u>245,011</u>	100%
<b>EXPENDITURES</b>				
<b>Field operations</b>				
Field operations	-	10,613	14,575	73%
Administration and accounting	-	-	2,500	0%
Wetland and conservation maintenance	-	-	5,250	0%
Landscape	10,025	68,928	116,630	59%
Lake maintenance	-	-	7,594	0%
Pest control	-	-	1,000	0%
Street cleaning	-	-	12,000	0%
Street light lease	1,202	13,021	17,550	74%
Repairs & maintenance	222	3,704	13,676	27%
Electricity	23	92	2,340	4%
Irrigation (potable)	-	6,240	27,694	23%
Landscape replacement	-	327	12,220	3%
Parts & supplies	-	386	3,000	13%
Insurance	-	-	5,000	0%
Total expenditures	<u>11,472</u>	<u>103,311</u>	<u>241,029</u>	43%
<b>Other fees &amp; charges</b>				
Property appraiser and tax collector	-	2,861	3,982	72%
Total other fees & charges	<u>-</u>	<u>2,861</u>	<u>3,982</u>	72%
Total expenditures	<u>11,472</u>	<u>106,172</u>	<u>245,011</u>	43%
Excess/(deficiency) of revenues over/(under) expenditures	(11,472)	139,536	-	
Fund balances - beginning	<u>327,215</u>	<u>176,207</u>	<u>7,874</u>	
Fund balances - ending	<u><u>\$ 315,743</u></u>	<u><u>\$ 315,743</u></u>	<u><u>\$ 7,874</u></u>	

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2018  
FOR THE PERIOD ENDED AUGUST 31, 2020**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll - net	\$ -	\$ 91,134	\$ 91,693	99%
Special assessment: off-roll	-	167,486	269,820	62%
Lot closing	6,899	6,899	-	N/A
Interest	2	1,887	-	N/A
Total revenues	<u>6,901</u>	<u>267,406</u>	<u>361,513</u>	74%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	85,000	85,000	100%
Principal prepayment	-	20,000	-	N/A
Interest	-	275,922	276,300	100%
Total debt service	<u>-</u>	<u>380,922</u>	<u>361,300</u>	105%
<b>Other fees &amp; charges</b>				
Property appraiser	-	225	955	24%
Tax collector	-	1,813	1,910	95%
Total other fees and charges	<u>-</u>	<u>2,038</u>	<u>2,865</u>	71%
Total expenditures	<u>-</u>	<u>382,960</u>	<u>364,165</u>	105%
Excess/(deficiency) of revenues over/(under) expenditures	6,901	(115,554)	(2,652)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	<u>-</u>	<u>(3,165)</u>	<u>-</u>	N/A
Total other financing sources	<u>-</u>	<u>(3,165)</u>	<u>-</u>	N/A
Net change in fund balances	6,901	(118,719)	(2,652)	
Fund balances - beginning	213,720	339,340	322,613	
Fund balances - ending	<u>\$ 220,621</u>	<u>\$ 220,621</u>	<u>\$ 319,961</u>	

**EAST NASSAU STEWARDSHIP DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2018  
FOR THE PERIOD ENDED AUGUST 31, 2020**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 5	\$ 7,324
Total revenues	5	7,324
<b>EXPENDITURES</b>		
Capital outlay	630	17,806
Total expenditures	630	17,806
Excess/(deficiency) of revenues over/(under) expenditures	(625)	(10,482)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	-	3,165
Total other financing sources/(uses)	-	3,165
Net change in fund balances	(625)	(7,317)
Fund balances - beginning	999,908	1,006,600
Fund balances - ending	\$ 999,283	\$ 999,283

**EAST NASSAU  
STEWARDSHIP DISTRICT**

**7**



**DRAFT**

**MINUTES OF MEETING  
EAST NASSAU STEWARDSHIP DISTRICT**

The Governing Board of the East Nassau Stewardship District held Telephonic Public Hearings and a Meeting on August 20, 2020, at 10:00 a.m., remotely, via Zoom, at <https://us04web.zoom.us/j/79830365647?pwd=dUpOc0tRNWdMaUhTOUViaXhGbFlrQT09> and at 1 646 558 8656 US, Meeting ID: 798 3036 5647, Passcode: 218271, for both.

**Present at the meeting, were:**

Mike Hahaj	Chair
Dan Roach	Vice Chair
Janet Price	Assistant Secretary

**Also present, were:**

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell Hunt and Associates, LLC
Daniel Rom	Wrathell Hunt and Associates, LLC
Jonathan Johnson	District Counsel
Zach Brecht	District Engineer
Amy Norsworthy	Field Operations Manager
Wes Hinton	Rayonier

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Roll Call**

Supervisors Hahaj, Roach and Price were present. Supervisors Fancher and Hord were not present. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor’s current Executive Orders, which allows local governmental public meetings to occur by means of communications media technology, including virtually and via telephone through September 30, 2020.

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

40

41 Mr. Hahaj thanked everyone for attending and wished everyone good health. He gave  
42 an update on the following activities at Wildlight:

43 ➤ The Catholic Diocese opened the St. Clare Early Learning Center.

44 ➤ US Health and the YMCA plan to open later this year.

45 ➤ The next phase of development was progressing.

46

47 **FOURTH ORDER OF BUSINESS****Public Comments (*limited to 3 minutes per person*)**

48

49

50 There were no public comments.

51

52 **FIFTH ORDER OF BUSINESS****Public Hearing on Adoption of Fiscal Year  
2020/2021 Budget**

53

54

55 **A. Proof/Affidavit of Publication**

56 The affidavit of publication was provided for informational purposes.

57 **B. Consideration of Resolution 2020-11, Relating to the Annual Appropriations and**  
58 **Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending**  
59 **September 30, 2021; Authorizing Budget Amendments; and Providing an Effective**  
60 **Date**

61 Mr. Wrathell stated that the proposed Fiscal Year 2021 budget was unchanged since the  
62 last meeting. He reviewed line item adjustments over the Fiscal Year 2020 budget and  
63 explained the reasons for any adjustments. Ms. Norsworthy stated the "Field operations"  
64 increase was for some common areas coming online; the figures were based on square footage  
65 with numbers provided by the Developer. Mr. Wrathell and Ms. Norsworthy responded to  
66 questions about using potable water since reclaimed water was not expected in the area for  
67 two to three years, the District being charged at the reclaimed water rate, maintenance of the  
68 frontage along A1A and Phase 1c1, whether to consider using a portion of fund reserve balance  
69 to offset the assessment increase, etc.

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

No members of the public spoke.

**On MOTION by Ms. Price and seconded by Mr. Hahaj, with all in favor, the Public Hearing was closed.**

The following changes would be made to the proposed Fiscal Year 2021 budget:

Page 4, Special Revenue Fund: Transfer \$100,000 of fund balance to Operations & Maintenance (O&M) assessments, to offset proposed assessment increase.

Page 2 and throughout: Update expenditure definitions as needed.

Page 10, Resident - SF 70: Confirm "(2)" is correct.

Mr. Wrathell presented Resolution 2020-11.

**On MOTION by Mr. Hahaj and seconded by Ms. Price, with all in favor, Resolution 2020-11, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Operations and Maintenance Special Assessments to Fund the Budget for Fiscal Year 2020/2021, Pursuant to Florida Law**

**A. Proof/Affidavit of Publication**

The affidavit of publication was provided for informational purposes.

**B. Mailed Notice(s) to Property Owner(s)**

A copy of the Mailed Notice was included for informational purposes.

**C. Consideration of Resolution 2020-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments; Including But Not Limited to Penalties and**

108 Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the  
109 Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

110 Mr. Wrathell presented Resolution 2020-12.

111

112 **On MOTION by Mr. Roach and seconded by Ms. Price, with all in favor, the**  
113 **Public Hearing was opened.**

114

115

116 No members of the public spoke.

117

118 **On MOTION by Mr. Hahaj and seconded by Mr. Roach, with all in favor, the**  
119 **Public Hearing was closed.**

120

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122 Mr. Wrathell presented Resolution 2020-12.

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124 **On MOTION by Ms. Price and seconded by Mr. Roach, with all in favor, 2020-**  
125 **12, Making a Determination of Benefit and Imposing Special Assessments for**  
126 **Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special**  
127 **Assessments; Including But Not Limited to Penalties and Interest Thereon;**  
128 **Certifying an Assessment Roll; Providing for Amendments to the Assessment**  
129 **Roll; Providing a Severability Clause; and Providing an Effective Date, as**  
130 **amended, was adopted.**

131

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133 **SEVENTH ORDER OF BUSINESS**

**Presentation of Audited Annual Financial  
Report for Fiscal Year Ended September 30,  
2019, Prepared by Berger, Toombs, Elam,  
Gaines & Frank**

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138 Mr. Wrathell presented the Audited Annual Financial Report for Fiscal Year Ended  
139 September 30, 2019, and described the information that could be found on each page. This was  
140 a clean, unqualified audit; there were no findings, deficiencies or instances of noncompliance.  
141 Regarding any internal control procedures during the COVID-19 pandemic, Mr. Wrathell stated  
142 that the separation of responsibilities process remains in place; the only change was that Staff  
143 now works remotely.

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145 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-13, Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2019**

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Mr. Wrathell presented Resolution 2020-13.

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**On MOTION by Mr. Roach and seconded by Ms. Price, with all in favor, Resolution 2020-13, Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2019, was adopted.**

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157 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date**

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164 Mr. Wrathell presented Resolution 2020-14. The Landowners’ Election would be held at  
165 the upcoming Landowners’ Meeting. Landowners and/or Landowner proxies may nominate  
166 individuals to serve on the Board and cast votes for the nominees.

167

**On MOTION by Mr. Hahaj and seconded by Ms. Price, with all in favor, Resolution 2020-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date, was adopted.**

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174 **TENTH ORDER OF BUSINESS**

**Consideration of Amendment #2 to Martex Landscape Management Agreement – Proposal to Maintain Large Retention Pond Adjacent to Trail Network**

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179 Ms. Norsworthy presented Amendment #2 to the Martex Landscape Management  
180 Agreement proposal, adding the large retention pond adjacent to the trail network, behind St.  
181 Clare, to the maintenance contract. This was inadvertently omitted when the ponds were  
182 conveyed to the District. Due to the plant materials in that area, the costs were higher than  
183 usual, as it required line trimming the slope, which is more labor intensive.

184 On MOTION by Mr. Hahaj and seconded by Mr. Roach, with all in favor, the  
 185 Amendment #2 to Martex Landscape Management Agreement and Proposal to  
 186 Maintain the Large Retention Pond Adjacent to Trail Network, in a not-to-  
 187 exceed amount of \$21,120.40, was approved.

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 190 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Lake Maintenance  
 Proposals**

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 193 **A. ENSD – Lake Management**  
 194 **B. Wildlight Lake Maintenance**  
 195 **C. Phase 1c West Plan Recorded**  
 196 **D. Wildlight – SOLitude Services Agreement Sites 1-7**  
 197 **E. Phase 1c West Plan Recorded**

198 Ms. Norsworthy presented the proposals for lake maintenance services. Discussion  
 199 ensued regarding the vendors, the ability of vendors to provide additional services over the  
 200 others, price, etc. The consensus was to award contract to SOLitude.

201  
 202 On MOTION by Mr. Hahaj seconded by Mr. Roach, with all in favor, awarding  
 203 the Lake Maintenance Contract to SOLitude Lake Management, in a not-to-  
 204 exceed amount of \$7,632.00, authorizing District Counsel to prepare a Form of  
 205 Agreement and granting the Chair authority to execute, was approved.

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 207  
 208 **TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
 Statements as of June 30, 2020**

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 210  
 211 Mr. Wrathell presented the Unaudited Financial Statements as of June 30, 2020.

212  
 213 On MOTION by Mr. Roach seconded by Ms. Price, with all in favor, the  
 214 Unaudited Financial Statements as of June 30, 2020, were accepted.

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 217 **THIRTEENTH ORDER OF BUSINESS**

**Approval of May 21, 2020 Telephonic  
 Public Meeting Minutes**

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 220 Mr. Wrathell presented the May 21, 2020 Telephonic Public Meeting Minutes.

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**On MOTION by Ms. Price and seconded by Mr. Hahaj, with all in favor, the May 21, 2020 Telephonic Public Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Johnson stated he hoped to close out the litigation soon, absent any further action, as the County’s motion for rehearing was denied. He would continue monitoring for changes to the Governor’s executive orders.

**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 DATE: September 17, 2020 at 10:00 A.M.**
- **QUORUM CHECK**

The next meeting will be held on September 17, 2020 at 10:00 a.m.

**FIFTEENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

Regarding Mr. Hahaj’s question of whether the District is required to notify residents of the change in assessments, it was noted that the reduced assessments would be reflected on the tax bills.

**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. Hahaj and seconded by Mr. Roach, with all in favor, the meeting adjourned at approximately 11:12 a.m.**

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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair



**EAST NASSAU  
STEWARDSHIP DISTRICT**

**8C**

## EAST NASSAU STEWARDSHIP DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

#### LOCATION(S)

*Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034  
Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 15, 2020</b>	<b>Virtual Regular Meeting</b>	<b>10:00 AM</b>
Join Zoom Meeting: <a href="https://us04web.zoom.us/j/73757650194?pwd=Q25jS3hhek95eU55UHYvcWRhN0JBZz09">https://us04web.zoom.us/j/73757650194?pwd=Q25jS3hhek95eU55UHYvcWRhN0JBZz09</a> Meeting ID: 737 5765 0194 Passcode: 165726 Phone in: 1 646 558 8656 US Meeting ID: 737 5765 0194 Passcode: 165726		
<i>LOCATION: Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034</i>		
<b>November 3, 2020</b>	<b>Landowners' Meeting</b>	<b>10:00 AM</b>
<b>November 19, 2020</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>December 17, 2020</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<i>LOCATION: Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097</i>		
<b>January 21, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>February 18, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>March 18, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>April 15, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>May 20, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>June 17, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>July 15, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>August 19, 2021</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>10:00 AM</b>
<b>September 16, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>

In the event that the COVID-19 public health emergency prevents the meetings from occurring in-person, the District may conduct the meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, 20-179 and 20-193 issued by Governor, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.