

**EAST NASSAU
STEWARDSHIP
DISTRICT**

February 18, 2021

GOVERNING BOARD

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

February 10, 2021

Governing Board
East Nassau Stewardship District

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

Dear Board Members:

The Governing Board of the East Nassau Stewardship District will hold 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. 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. 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)*
 - 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
6. 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

7. 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
8. Consideration of Engineers Report for Wildlight Village Phase 2, *dated February 18, 2021*
9. Consideration of Master Special Assessment Methodology Report for the Wildlight Village Phase 2, *dated February 18, 2021*
10. 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
11. 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
12. Acceptance of Unaudited Financial Statements as of December 31, 2020
13. Approval of Minutes
 - A. October 15, 2020 Virtual Regular Meeting
 - B. November 3, 2020 Landowners' Meeting
14. Staff Reports
 - A. District Counsel: *Hopping Green & Sam, P.A.*
 - B. District Engineer: *England-Thims & Miller, Inc.*
 - C. Field Operations: *CCMC*
 - I. Operations Report
 - II. Solitude Lake Management Service History Report

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

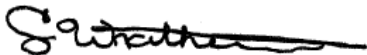
- NEXT MEETING DATE: March 18, 2021 at 10:00 A.M.
- QUORUM CHECK

MIKE HAHAJ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
ROB FANCHER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
DAN ROACH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
JANET PRICE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
MAX HORD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

15. Board Members' Comments/Requests
16. Public Comments
17. Adjournment

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

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

CONFERENCE ID: 2144145

**EAST NASSAU
STEWARDSHIP DISTRICT**

6

RESOLUTION 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO THE SPECIAL ACT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the East Nassau Stewardship District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida, being situated entirely within Nassau County, Florida; and

WHEREAS, such landowners' meeting was held on November 3, 2020, and at which the below recited individuals were each duly elected by virtue of the respective votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF EAST NASSAU STEWARDSHIP DISTRICT:

SECTION 1. Each of the following individuals is respectively found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

<u>Michael Hahaj</u>	Seat 1	Votes <u>23,141</u>
<u>Robert Fancher</u>	Seat 2	Votes <u>23,141</u>
<u>Max Hord</u>	Seat 5	Votes <u>23,141</u>

SECTION 2. In accordance with Chapter 2017-206 Laws of Florida, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

<u>Michael Hahaj</u>	Term Expires November 2024
<u>Robert Fancher</u>	Term Expires November 2024
<u>Max Hord</u>	Term Expires November 2024

SECTION 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th of February, 2021.

Attest:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**EAST NASSAU
STEWARDSHIP DISTRICT**

7

RESOLUTION 2021-02

A RESOLUTION OF THE GOVERNING BOARD OF THE EAST NASSAU STEWARDSHIP DISTRICT 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.

WHEREAS, the East Nassau Stewardship District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida, being situated entirely within Nassau County, Florida; and

WHEREAS, the Governing Board of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF EAST NASSAU STEWARDSHIP DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Craig Wrathell is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Cindy Cerbone is appointed Assistant Secretary

Howard McGaffney is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of February, 2021.

Attest:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**EAST NASSAU
STEWARDSHIP DISTRICT**

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**EAST NASSAU STEWARDSHIP DISTRICT
ENGINEERS REPORT
For
WIDLIGHT VILLAGE PHASE 2**

Prepared for

**Board of Supervisors
East Nassau
Stewardship District**

Prepared by

ETM

England-Thim & Miller, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

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Plate 3	WIDLIGHT VILLAGE MASTER DEVELOPMENT PLAN
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I. PURPOSE

This report is to document the infrastructure associated with the East Nassau Stewardship District (District), as defined in Chapter 2017-206 Laws of Florida, that is expected to be designed, permitted, constructed, acquired, operated and maintained by the District. Infrastructure that may or may not be supplied or funded by other entities will be acknowledged to provide a more complete view of the entire District. Plate 1 depicts the location of the District.

II. BACKGROUND

The District is a 23,600 ± acre independent special district located in Nassau County, Florida. The land within the District consists of parcels within the East Nassau Community Planning Area, referred to herein as the ENCPA. The authorized land uses within the ENCPA include Regional Center, Employment Center, Village Center, Resort Development, Residential (Tier 1, 2 and 3), and Conservation Habitat Network (wetland and upland conservation).

This community has a need for significant infrastructure in order for the planned development to occur. The present use is timber, which has not required the installation of infrastructure improvements to any significant degree. The Legislature determined that the District will allow for orderly financing, construction and provision of a variety of infrastructure improvements. Either the District, Nassau County, utility companies, property owners associations, or in some cases private parties, are expected to operate and maintain the infrastructure improvements contemplated within the District. The District will provide for environmental features, stormwater management systems, utility systems, common areas, street lights, roads, civic uses embodied in development approvals or permit conditions, among other improvements and services authorized by Chapter 2017-206 Laws of Florida. The environmental features include the wetland and upland systems (CHNs) within the District and the state conservation areas that are used for mitigation purposes. Utilities to be provided include the distribution and collection systems for water, sewer and reuse systems, communications, electric supply facilities and other types of utilities. The primary utilities will be maintained by JEA, which is a public utility with a franchise area that extends over the entire District. The construction of the utilities will be funded by the District. The roads will include onsite major and minor roads. The civic use commitments include but are not limited to schools, parks and the donation of property for public purposes.

The infrastructure construction for the District began in 2016 and is expected to continue through the year 2066, and will consist of numerous phases. The timeline could be lengthened or shortened and the number of phases could be modified based on actual developer sales, economic conditions and future development trends in the area.

III. GENERAL INFORMATION

The terrain within the District is generally flat, with elevations ranging from elevation 50 feet down to 5 feet North American Vertical Datum (NAVD). Soils are generally clayey, typical for Nassau County. Groundwater generally is located zero to five feet below natural grade. A series of stormwater ponds and control structures will control stormwater discharge. St. Johns River Water Management District (SJRWMD) design criteria will be utilized for design of all stormwater management facilities within the District. The stormwater management design criteria of Nassau County will also be utilized for design.

The District is served or planned to be served by entry from several major roadways including I-95, US-17, State Road 200, Pages Dairy Road, and Chester Road.

Potable water will be provided by JEA, which is a community owned public utility. Reclaim water for irrigation and wastewater treatment will also be provided by JEA.

IV. LAND USES

The full development within the District boundaries is currently anticipated to include the following:

TYPE	Acreage (approximate)	Entitlements
Regional Center	1,923	11,000,000 S.F.
Employment Center	1,907	
Village Center	449	
Resort Development	1,008	
Residential Tier 1	769	24,000 Units
Residential Tier 2	3,679	
Residential Tier 3	2,720	
Wetland System	7,913	CHN
Upland Conservation	3,862	11,775 Acres
TOTAL	24,230	

This Improvement Plan is specific to Wildlight Village Phase 2, which is a 918 +/- acre subset of the Central Planning Area of the ENCPA. The development within Wildlight Village Phase 2 is currently anticipated to include a mix of single family, multi-family, and village center development in conjunction with park and open space areas. Refer to Plate 2 for the limits of Wildlight Village Phase 2 and Plate 2A for its associated legal description.

V. PROPOSED DEVELOPMENT AND UNIT DISTRIBUTION FOR WILDLIGHT VILLAGE PHASE 2

The currently proposed development within Wildlight Village Phase 2 consisting of 850 multi-family units, 700 single family units, 415,000 square feet of village center, and 450 acres of park and open space is anticipated to be distributed as follows:

Proposed Unit Distribution for Phase 2 Bonds		
Phase 2 Bonds		
Phase	Approximate Lot Width (Feet)	Number
2A	33' (MF)	134
2A	40'	186
2A	50'	222
2A	65'	122
2A	Subtotal	664
2B	33' (MF)	186
2B	40'	40
2B	Subtotal	226
2C	Multi-Family Attached	300
2C	Multi-Family Detached	230
2C	Subtotal	530
TOTAL UNITS		1,420
2D	Village Center	415,000 S.F.
2A, 2B, 2C, 2D	Park and Open Space	450 Acres

VI. INFRASTRUCTURE IMPROVEMENTS

The District is expected to fund, finance, construct, acquire or otherwise provide public infrastructure improvements within the District including but not limited to the following: roadways (including landscaping and lighting), stormwater management systems (i.e., stormwater management facilities, control structures, stormwater conveyance systems, etc.), recreation (i.e., mobility trails, parks), decorative walls, fences, water, sewer, and reclaim facilities together with technical and permitting fees. Table 1 lists anticipated operation and maintenance entities.

The District is located within the franchise areas of Florida Power & Light for electrical supply. Private entities are expected to provide telephone service and cable television for the lands within the District.

The capital improvements described in this report represent the present intentions of the District. The implementation of any improvements discussed in this plan requires the final approval by regulatory agencies including local, state and federal agencies. The cost estimates provided in this report have been prepared based upon recent cost data. The actual cost of construction, final design, planning, approvals and permitting may vary from the cost estimates provided. The improvements are further described in the following sections.

A. Roads

Numerous roads within the District will be constructed concurrent with development of the land within the District. The roadways will be designed and constructed in accordance with Nassau County standards and specifications. Roads outside the District boundaries may be constructed, widened or extended as required to allow for development of the property to comply with local criteria. Rights-of-way for roads inside the District may be acquired by the District. These roadways may include (but are not to be limited to):

1. Mobility Roads
2. Local Roads
3. Internal Subdivision roadways
4. Other roadways affected by the development as may be required by development approval or permit

B. Utilities

The District will construct the potable water, sanitary sewer and reclaim systems necessary to support the District's residents and industrial and commercial activities. Potable water, sewer and reclaim facilities will be designed and constructed to the appropriate standards and specifications, including JEA and the State of Florida. Utilities may include offsite systems (i.e., offsite force mains, water mains, pumping facilities and treatment facilities) and onsite systems constructed as part of roadways or subdivisions.

C. Stormwater Management/Drainage

The stormwater management/drainage system for the District will be designed and constructed in accordance with St. Johns River Water Management District (SJRWMD) and Nassau County regulations. System elements will include stormwater management facilities, swales, piping, control structures, storm inlets, bio swales, etc. Land acquisition for some or all of the system elements is possible. Each portion of the system will be required to be reviewed and approved by the appropriate agencies prior to construction.

D. Landscaping and Hardscape Features

Landscaping and hardscape features will be an integral part of the District infrastructure. Typically (though not always required), major roadways will be landscaped, irrigated, and street lights provided. Development areas and various neighborhoods will have entry features and various hardscape features designed to provide a distinctive look for the community.

TABLE 1

Proposed Operation and Maintenance Responsibilities	
Description	Anticipated Obligated Party for Maintenance
I-95 Interchange	FDOT
Arterial/Collector Roads	Nassau County
Local/Neighborhood Roads	Nassau County/ District/ Property Owners Assoc.
Alleys	Property Owners Association
Potable Water/Sanitary Sewer/Reclaim	JEA
Electric	Florida Power and Light
Natural Gas	FPU
Mobility Trails	District
Sidewalks	District/ Property Owners Association
Schools	Nassau County
Recreation Facilities	Nassau County/District
Conservation Habitat Networks	District
Communication Networks	Utility Provider or District

VII. PERMITS

Permits that will be required or that have been obtained for development include those from Nassau County, St. Johns River Water Management District, Florida Department of Transportation, U.S. Army Corps of Engineers and Florida Department of Environmental Protection. These permits are a normal part of the development process and are expected to be issued upon submittal and processing of the appropriate applications. However, all permits are subject to final agency action.

VIII. OPINION OF PROBABLE COST

Table 2 presents a summary of the District financed improvements for Wildlight Village Phase 2, as described in Section VI. INFRASTRUCTURE IMPROVEMENTS of this report. In developing the estimates presented in this Table, the Engineer estimated the cost to construct the Project based on other projects of similar sizes and types. The following estimates are based upon sound engineering principles and judgment. To the estimated construction cost, professional/technical service fees were estimated at 12% and a 15% contingency was added. Initial costs are in 2020 dollars; inflation is applied based upon a 7-year buildout, at 5% per year, averaged with the 2020 cost.

TABLE 2
PROPOSED IMPROVEMENT COSTS – WILDLIGHT VILLAGE PHASE 2

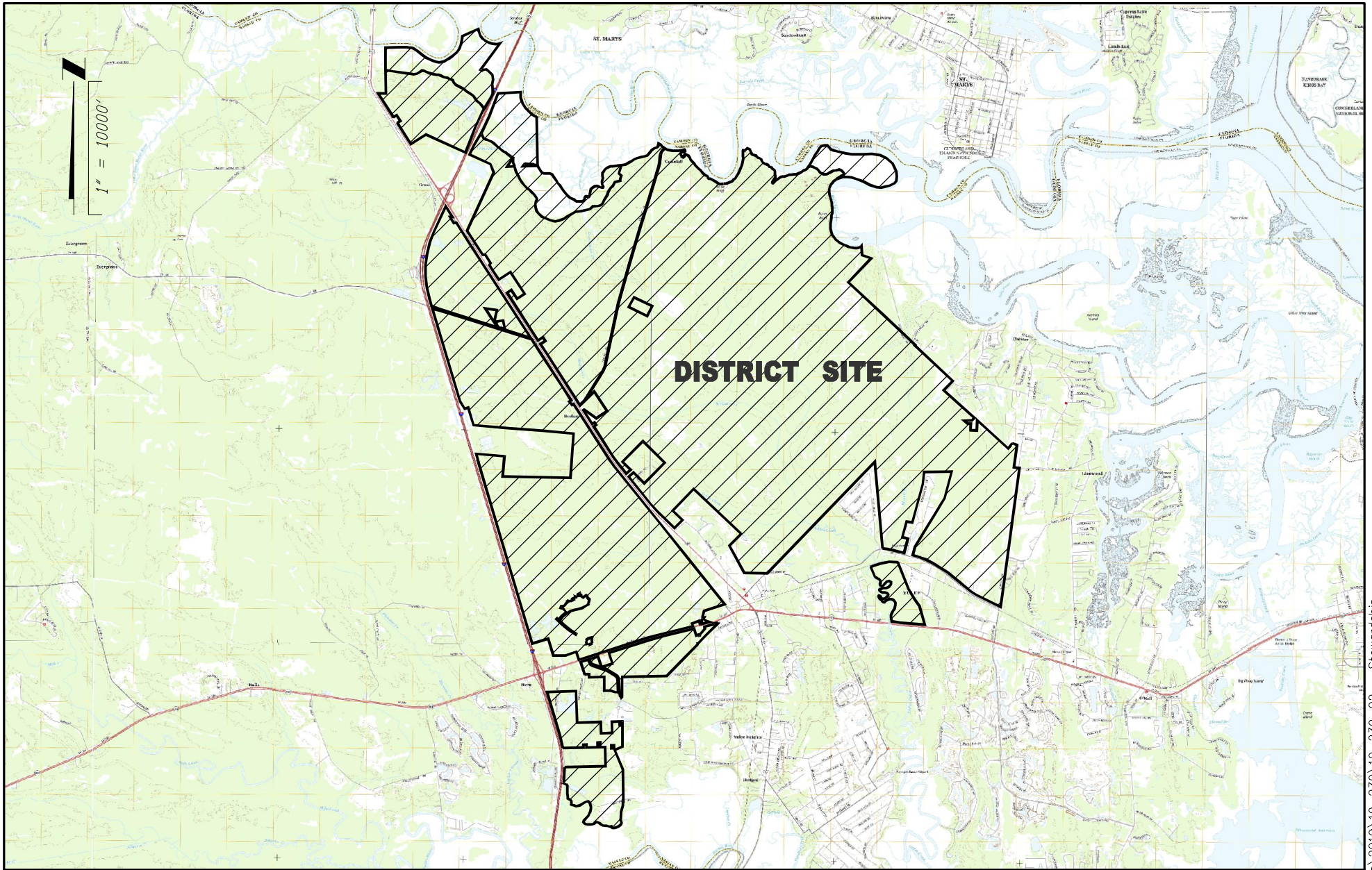
Improvement Category	Master Infrastructure Improvement	Neighborhood Infrastructure Improvement*
Mobility Roads	\$7,345,000	
Local Roads	\$1,865,000	
Neighborhood Roads		\$10,515,000
Mobility/Public Trails	\$1,220,000	
Stormwater Management Facilities	\$4,340,000	
Utilities (Water Mains, Force Mains, Reclaim Mains, Services and Lift Stations)	\$5,295,000	\$6,730,000
Street Lighting	\$1,555,000	\$2,225,000
Landscaping/Hardscape/Irrigation	\$3,110,000	
Entry Feature(s)	\$2,500,000	
SUBTOTAL	\$27,230,000	\$19,470,000
Design, Engineering, Surveying & Permitting (12%)	\$3,267,600	\$2,336,400
Construction Cost Contingency (15%)	\$4,084,500	\$2,920,500
2020 TOTAL	\$34,582,100	\$24,726,900
BUILDOUT TOTAL	\$40,462,710	\$28,931,655

**Proposed Neighborhood Infrastructure Improvement Costs are based on the proposed residential improvements within Phases 2A and 2B of the Wildlight Village Phase 2 project.*

IX. SUMMARY AND CONCLUSION

The project as outlined is necessary for the functional development of the District. The project is being designed in accordance with current regulatory requirements. The project will serve its intended function provided that the construction is in substantial compliance with the design. Items of construction for the project are based upon current development plans.

It is our professional opinion that the Infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the lands within the District. The estimated costs are based upon prices currently being experienced for similar items of work in North Florida. Actual costs may vary based on final engineering, planning and approvals from regulatory agencies.



ETM

VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

LOCATION MAP

EAST NASSAU STEWARDSHIP DISTRICT

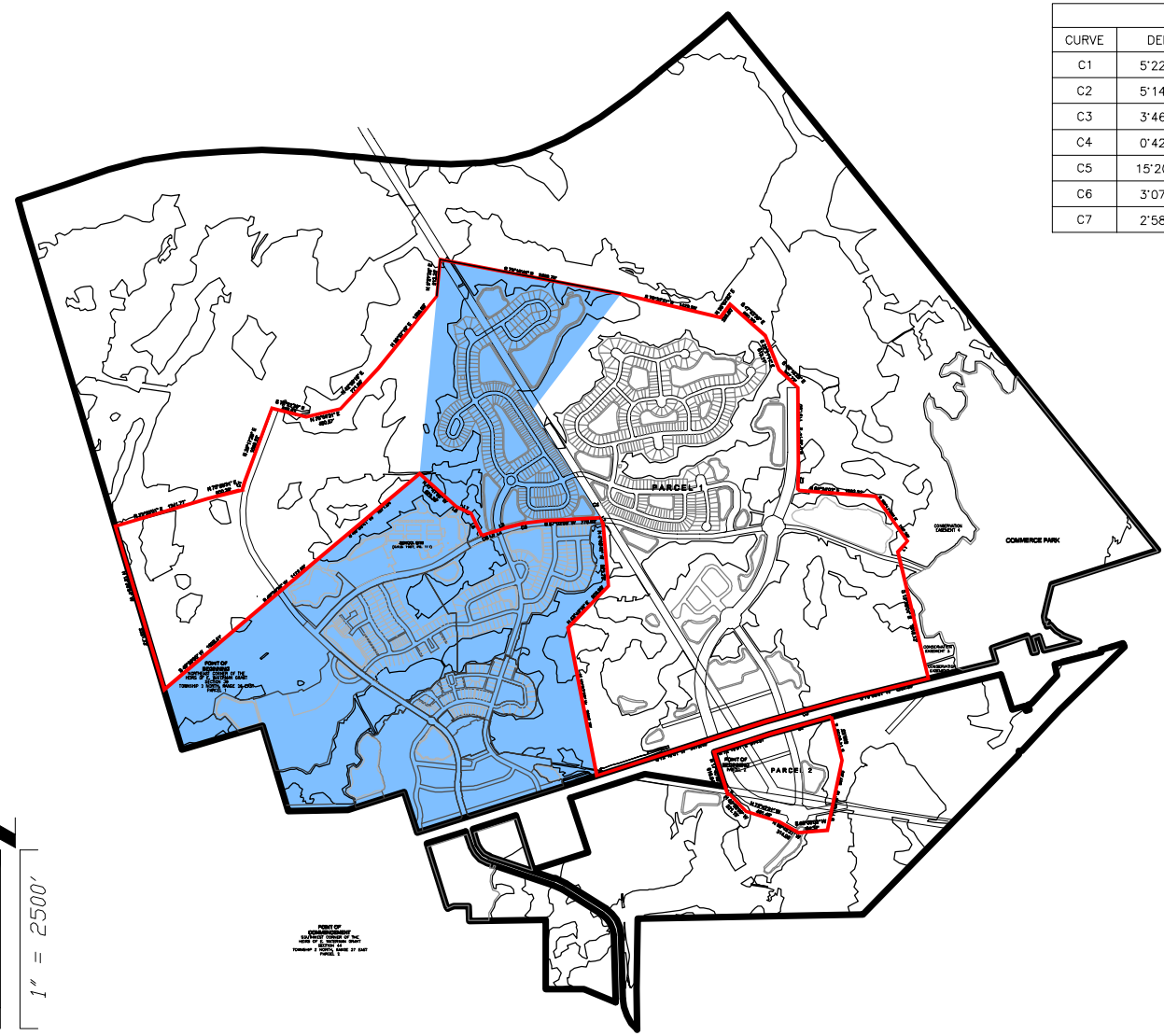
ETM NO. 19-239-02-002

DRAWN BY: LOL

DATE: JANUARY 5, 2021

PLATE NO. 1

1" = 2500'



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	5°22'18"	1250.00'	117.19'	58.64'	N 17°36'19" E	117.15'
C2	5°14'11"	3075.00'	281.03'	140.61'	S 1°58'52" W	280.93'
C3	3°46'00"	17312.73'	1138.15'	569.28'	S 74°12'01" W	1137.95'
C4	0°42'37"	1033.00'	12.80'	6.40'	S 87°23'18" W	12.80'
C5	15°20'00"	2033.00'	544.07'	273.67'	S 79°22'00" W	542.44'
C6	3°07'22"	1539.00'	83.88'	41.95'	S 70°08'19" W	83.87'
C7	2°58'49"	17128.73'	891.00'	445.60'	N 73°48'26" E	890.90'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 42°11'49" W	201.97'
L2	N 31°50'32" W	91.25'
L3	S 71°42'00" W	55.24'
L4	S 75°11'00" W	74.06'
L5	S 71°42'00" W	127.30'
L6	N 25°19'05" W	344.15'
L7	N 66°42'52" W	206.93'
L8	N 52°06'44" W	30.49'
L9	N 81°13'13" W	35.89'

LEGEND:

— PHASE 2 BOUNDARY

— PHASE 1 LIMITS

ETM
 VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

WILDLIGHT VILLAGE PHASE 2 BOUNDARY
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-002
 DRAWN BY: LOL
 DATE: JANUARY 5, 2021
 PLATE NO. 2

PARCEL 1:

A PARCEL OF LAND, BEING A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 39, TOWNSHIP 2 NORTH, RANGE 26 EAST, AND BEING A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND BEING A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 28 EAST, AND BEING A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, ALL IN NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 39, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA; THENCE S 49°39'35" W, A DISTANCE OF 1625.41 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 95 (300 FOOT RIGHT OF WAY); THENCE ON SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, N 16°36'54" W, A DISTANCE OF 2381.73 FEET; THENCE DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, N 73°23'01" E, A DISTANCE OF 1341.77 FEET; THENCE N 75°50'31" E, A DISTANCE OF 500.39 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 5°22'18"; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 117.19 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 17°38'19" E, A DISTANCE OF 117.15 FEET TO THE CURVES END; THENCE N 20°17'28" E, A DISTANCE OF 1089.22 FEET; THENCE S 76°21'39" E, A DISTANCE OF 493.83 FEET; THENCE N 76°54'31" E, A DISTANCE OF 490.57 FEET; THENCE N 42°58'19" E, A DISTANCE OF 771.95 FEET; THENCE N 38°57'19" E, A DISTANCE OF 1295.53 FEET; THENCE N 05°27'29" E, A DISTANCE OF 513.25 FEET; THENCE S 79°16'48" E, A DISTANCE OF 2563.70 FEET; THENCE S 76°32'57" E, A DISTANCE OF 1429.90 FEET; THENCE N 35°02'52" E, A DISTANCE OF 229.60 FEET; THENCE S 47°53'35" E, A DISTANCE OF 660.30 FEET; THENCE S 22°11'11" E, A DISTANCE OF 513.11 FEET; THENCE S 46°18'29" E, A DISTANCE OF 357.73 FEET; THENCE S 00°38'14" E, A DISTANCE OF 1151.50 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3075.00 FEET AND A CENTRAL ANGLE OF 5°14'11"; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 281.03 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 01°58'52" W, A DISTANCE OF 280.93 FEET TO THE CURVES END; THENCE S 85°24'03" E, A DISTANCE OF 1092.31 FEET; THENCE S 35°17'40" E, A DISTANCE OF 762.39 FEET; THENCE S 42°11'49" W, A DISTANCE OF 201.97 FEET; THENCE S 13°38'04" E, A DISTANCE OF 1818.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A) (184 FOOT RIGHT OF WAY); THENCE ON SAID NORTHERLY RIGHT OF WAY LINE FOR THE NEXT 3 COURSES, S 76°05'01" W, A DISTANCE OF 1209.39 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 17,312.73 FEET AND A CENTRAL ANGLE OF 3°46'00"; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 1138.15 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 74°12'01" W, A DISTANCE OF 1137.95 FEET TO THE CURVES END; THENCE S 72°19'01" W, A DISTANCE OF 2475.40 FEET; THENCE DEPARTING AFORESAID NORTHERLY RIGHT OF WAY LINE N 10°52'26" W, A DISTANCE OF 2097.79 FEET; THENCE N 43°45'16" E, A DISTANCE OF 806.96 FEET; THENCE N 04°40'42" W, A DISTANCE OF 873.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER AND LIGHT COMPANY (110 FOOT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 273, PAGE 551); THENCE ON SAID WESTERLY RIGHT OF WAY LINE, N 31°50'32" W, A DISTANCE OF 91.25 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1033.00 FEET AND A CENTRAL ANGLE OF 0°42'37"; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ON THE ARC OF SAID CURVE, A DISTANCE OF 12.80 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 87°23'18" W, A DISTANCE OF 12.80 FEET TO THE CURVES END; THENCE S 87°02'00" W, A DISTANCE OF 776.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 2033.00 FEET AND A CENTRAL ANGLE OF 15°20'00"; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 544.07 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 79°22'00" W, A DISTANCE OF 542.44 FEET TO THE CURVES END; THENCE S 71°42'00" W, A DISTANCE OF 55.24 FEET; THENCE S 75°11'00" W, A DISTANCE OF 74.06 FEET; THENCE S 71°42'00" W, A DISTANCE OF 127.30 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1539.00 FEET AND A CENTRAL ANGLE OF 3°07'22"; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 83.88 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 70°08'19" W, A DISTANCE OF 83.87 FEET TO THE CURVES END; THENCE N 25°19'05" W, A DISTANCE OF 344.15 FEET; THENCE N 66°42'52" W, A DISTANCE OF 206.93 FEET; THENCE N 52°06'44" W, A DISTANCE OF 30.49 FEET; THENCE N 47°47'54" W, A DISTANCE OF 679.35 FEET; THENCE S 49°55'41" W, A DISTANCE OF 1871.04 FEET; THENCE S 49°39'35" W, A DISTANCE OF 1172.85 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND, BEING A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE ON THE WEST LINE OF SAID SECTION 44, N 01°11'47" W, A DISTANCE OF 360.33 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A) (184 FOOT RIGHT OF WAY); THENCE DEPARTING SAID WEST LINE AND ON SAID SOUTHERLY RIGHT OF WAY LINE, N 72°19'01" E, A DISTANCE OF 6663.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID SOUTHERLY RIGHT OF WAY LINE, N 72°19'01" E, A DISTANCE OF 814.57 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 17128.73 FEET AND A CENTRAL ANGLE OF 2°58'49"; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 891.00 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 73°48'28" E, A DISTANCE OF 890.90 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S 14°00'53" E, A DISTANCE OF 630.63 FEET; THENCE S 11°49'14" W, A DISTANCE OF 997.83 FEET; THENCE S 85°05'03" W, A DISTANCE OF 404.37 FEET; THENCE N 59°45'27" W, A DISTANCE OF 314.00 FEET; THENCE N 72°42'31" W, A DISTANCE OF 481.40 FEET; THENCE N 43°55'59" W, A DISTANCE OF 321.15 FEET; THENCE N 81°13'13" W, A DISTANCE OF 35.89 FEET; THENCE N 17°40'59" W, A DISTANCE OF 618.54 FEET TO THE POINT OF BEGINNING.



VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

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WILDLIGHT VILLAGE PHASE 2 LEGAL DESCRIPTION

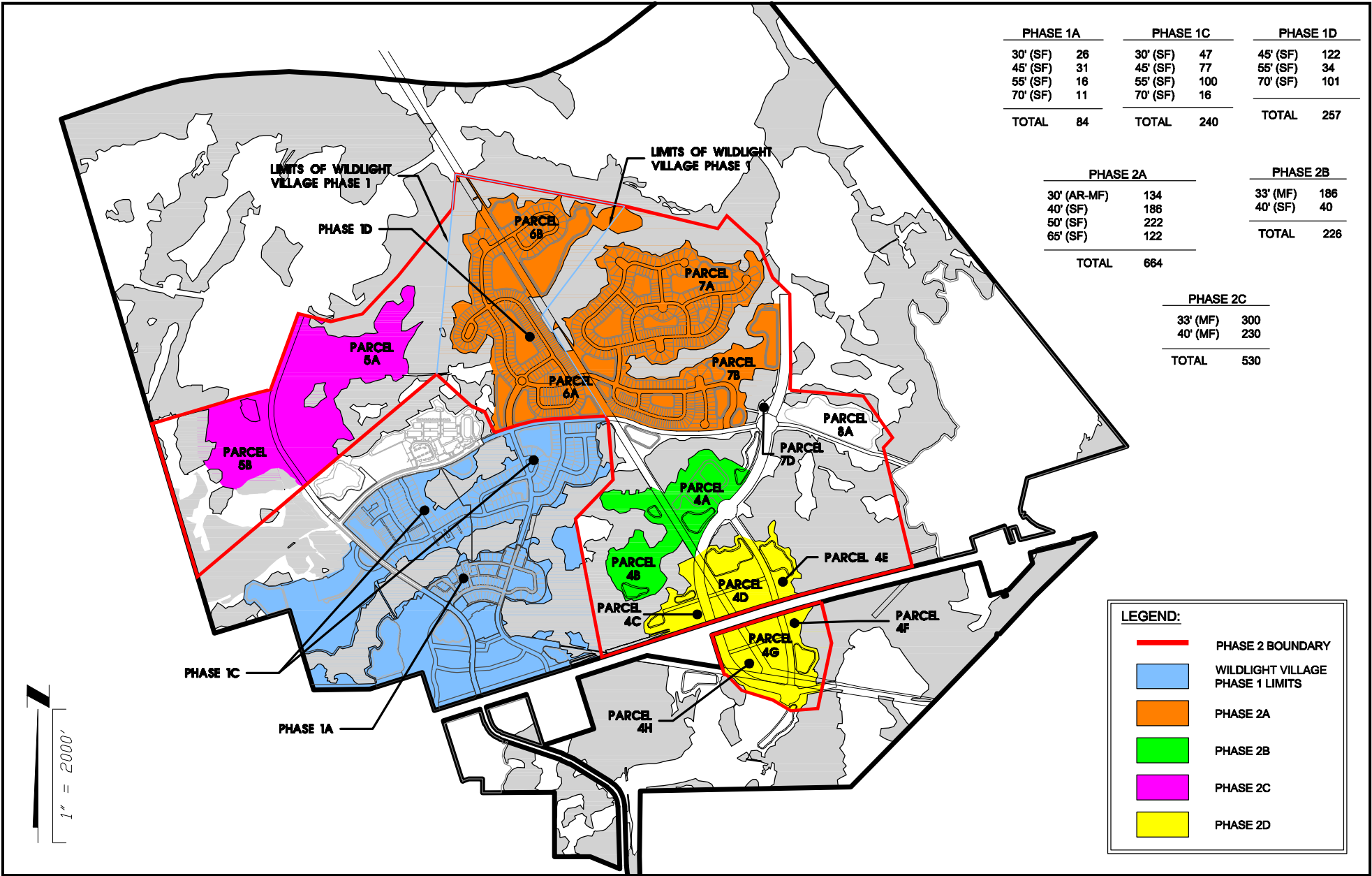
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-002

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DATE: JANUARY 5, 2021

PLATE NO. 2A



T:\2019\19-239-02 - Stewardship District\19-239-02-002\LandDev\Design\Plots\Exhibits\CDD\PLATE 02A.dwg
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WILDLIGHT VILLAGE MASTER DEVELOPMENT PLAN
EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO.	3



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DEVELOPMENT PLAN - PHASE 2A (RESIDENTIAL)

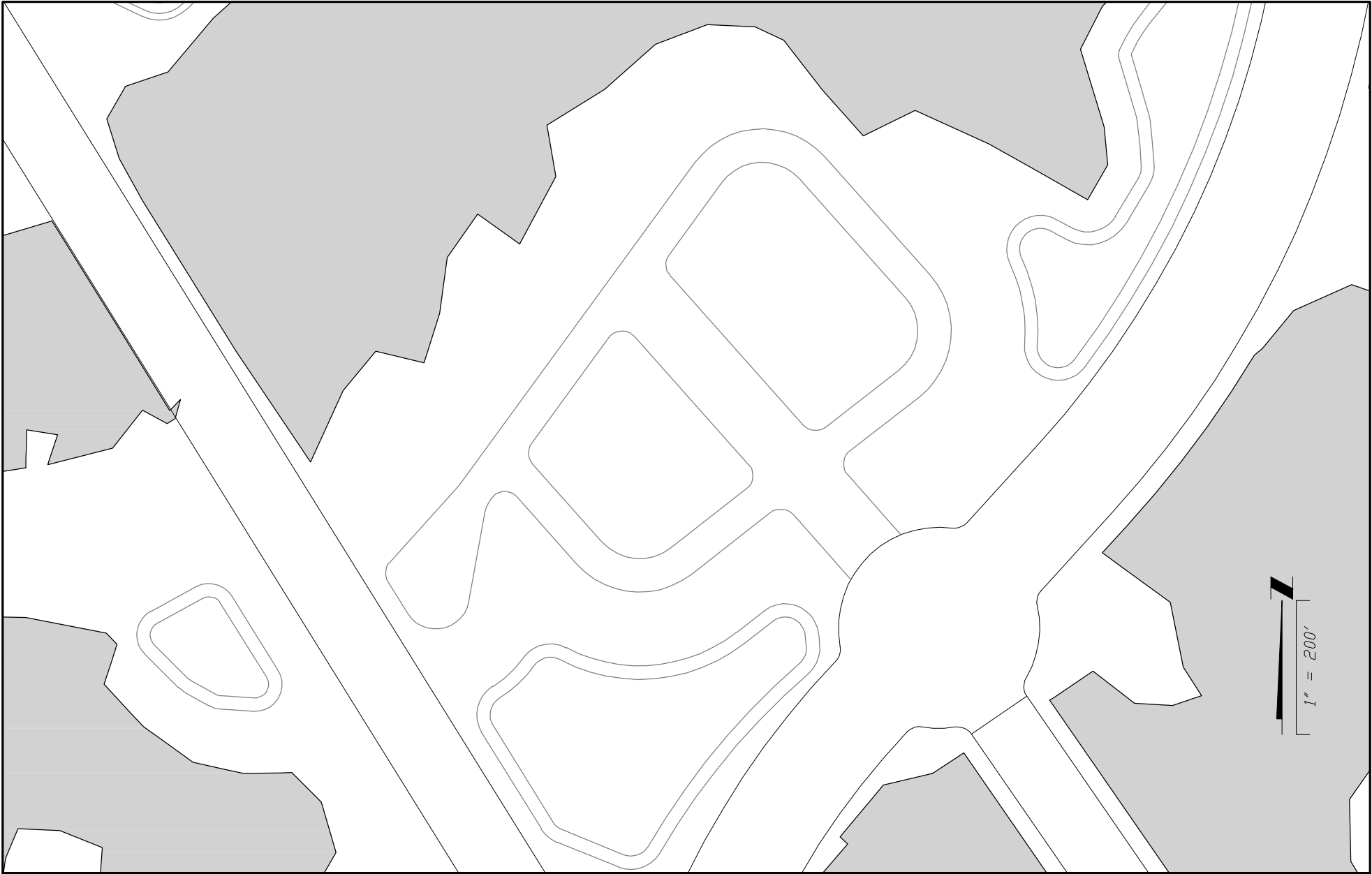
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PLATE NO. 4



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DEVELOPMENT PLAN - PHASE 2B (RESIDENTIAL)

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PLATE NO. 4A



1" = 1500'

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MOBILITY ROADS

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LOCAL ROADS

EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO. 6



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1" = 1500'

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NEIGHBORHOOD ROADS

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PLATE NO. 7



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MOBILITY-PUBLIC TRAILS

EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO. 8



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1" = 1500'



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STORMWATER MANAGEMENT FACILITIES

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PLATE NO. 9



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1" = 1500'



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SANITARY SEWER LIFT STATIONS AND FORCEMAINS

EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO. 10



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SANITARY SEWER COLLECTION SYSTEM

EAST NASSAU STEWARDSHIP DISTRICT

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PLATE NO. 11



1" = 1500'



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POTABLE WATER DISTRIBUTION SYSTEM

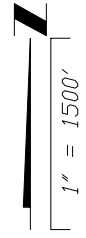
EAST NASSAU STEWARDSHIP DISTRICT

ETM NO. 19-239-02-002

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PLATE NO. 12



ETM

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RECLAIM WATER DISTRIBUTION SYSTEM

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PLATE NO. 13



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STREET LIGHTING

EAST NASSAU STEWARDSHIP DISTRICT

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DATE: JANUARY 5, 2021

PLATE NO. 14



**EAST NASSAU
STEWARDSHIP DISTRICT**

9

EAST NASSAU STEWARDSHIP DISTRICT

Master
Special Assessment
Methodology Report
for the
Wildlight Village Phase 2

February 18, 2021



Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com



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1.0 Introduction

1.1 Purpose

This Phase 2 Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for Wildlight Village Phase 2 ("Wildlight Phase 2") portion of the East Nassau Stewardship District (the "District"), located in unincorporated Nassau County, Florida, for the funding of public infrastructure improvements contemplated to be provided for the Wildlight Phase 2 by the District (the "Wildlight Phase 2 Project").

1.2 Scope of the Report

This Report presents the projections for financing the District's infrastructure improvements for Wildlight Phase 2 described in the East Nassau Stewardship District Engineer's Report for Wildlight Village Phase 2 prepared by ETM, Inc. dated February 18, 2021 (the "Engineer's Report"), and describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Wildlight Phase 2 Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Wildlight Phase 2 Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within Wildlight Phase 2, as well as general benefits to the areas outside Wildlight Phase 2, areas outside the District, and public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within Wildlight Phase 2. The District's Wildlight Phase 2 Project enables properties within the boundaries of Wildlight Phase 2 to be developed.

There is no doubt that the general public, property owners of property outside the District, and property owners of property outside Wildlight Phase 2 but inside the District will benefit from the provision of the Wildlight Phase 2 Project. However, these benefits are only incidental since the Wildlight Phase 2 Project is designed



solely to provide special benefits peculiar to property within Wildlight Phase 2. Properties outside the Wildlight Phase 2 are not directly served by the Wildlight Phase 2 Project and do not depend upon the Wildlight Phase 2 Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which Wildlight Phase 2 properties receive compared to those lying outside of Wildlight Phase 2, whether inside or outside of the District's boundaries.

The Wildlight Phase 2 Project will provide the public infrastructure improvements necessary to make the lands within Wildlight Phase 2 developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within Wildlight Phase 2 to increase by more than the sum of the financed cost of the individual components of the Wildlight Phase 2 Project. Even though the exact value of the benefits provided by the Wildlight Phase 2 Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program for Wildlight Phase 2 as proposed by the Developer, as defined below.

Section Three provides a summary of the Wildlight Phase 2 Project as determined by England Thims & Miller, Inc. (the "District Engineer").

Section Four discusses the master financing program for Wildlight Phase 2.

Section Five introduces the master special assessment methodology for Wildlight Phase 2.

2.0 Development Program

2.1 Overview

Wildlight Phase 2 will serve a portion of the Central Planning Area of the East Nassau Community Planning Area within the District. Wildlight Phase 2 is generally located directly east of Interstate I-



95, north and east of Wildlight Village Phase 1 (with which it partially overlaps) and primarily north of S.R. 200 in unincorporated Nassau County, Florida. The land within the District consists of approximately 23,600 +/- acres, while the area of Wildlight Phase 2 consists of approximately 918 +/- acres.

2.2 The Development Program

The development of Wildlight Phase 2 is anticipated to be conducted by Wildlight, LLC, or its affiliates (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of approximately 415,000 square feet of commercial uses, 570 single-family residential units and 850 multi-family residential units developed within three separate residential neighborhoods identified by the District Engineer as Phase 2A, Phase 2B and Phase 2C, as well as 450 acres of park and open space, although land use types and sq. ft. and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Wildlight Phase 2.

3.0 The Wildlight Phase 2 Project

3.1 Overview

The public infrastructure costs to be funded by the District for Wildlight Phase 2 are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 2017-206, Laws of Florida, Chapter 189, Florida Statutes, and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 Wildlight Phase 2 Project

The Wildlight Phase 2 Project needed to serve Wildlight Phase 2 is projected to consist of improvements which will serve all of the lands in Wildlight Phase 2 (the "Master Infrastructure Improvements") and improvements which will only serve the Phase 2A and Phase 2B residential neighborhoods within Wildlight Phase 2 (the "Neighborhood Infrastructure Improvements").



The Master Infrastructure Improvements will consist of mobility roads, local roads, mobility/public trails, stormwater management facilities, utilities (water, wastewater and reclaimed water), street lighting, landscaping/hardscape/irrigation, and entry features. The cost of the Master Infrastructure Improvements is estimated to total approximately \$34,582,100 in 2020 dollars and due to anticipated cost escalation during the multi-year infrastructure construction period, \$40,462,710 at buildout. According to the District Engineer, the Master Infrastructure Improvements will serve and provide benefit both to the non-residential and residential land uses within Wildlight Phase 2 and will comprise an interrelated system of improvements, which means all of the Master Infrastructure Improvements will serve the entire Wildlight Phase 2.

The Neighborhood Infrastructure Improvements will consist of neighborhood roads, utilities (water, wastewater and reclaimed water), and street lighting, all within the residential neighborhoods. The cost of the Neighborhood Infrastructure Improvements is estimated to total approximately \$24,726,900 in 2020 dollars and due to anticipated cost escalation during the multi-year infrastructure construction period, \$28,931,655 at buildout. According to the District Engineer, the Neighborhood Infrastructure Improvements will only serve and provide benefit to Phase 2A and Phase 2B residential neighborhoods only.

Table 2 in the *Appendix* illustrates the specific components of the Wildlight Phase 2 Project, Master Infrastructure Improvements and Neighborhood Infrastructure Improvements and their costs, which total approximately \$69,394,365 at buildout.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within Wildlight Phase 2. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire



the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Wildlight Phase 2 Project as described in *Section 3.2* in two financing transactions, the District would have to issue approximately \$90,380,000 in par amount of special assessment bonds (the "Bonds"), with the special assessment bonds financing the Master Infrastructure Improvements totaling approximately \$52,645,000 in par amount (the "Master Bonds"), and the special assessment bonds financing the Neighborhood Infrastructure Improvements totaling approximately \$37,735,000 in par amount (the "Neighborhood Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Wildlight Phase 2 Project to the various land uses in Wildlight Phase 2 and based on such benefit allocation to apportion the maximum amount of debt necessary to fund the Wildlight Phase 2 Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed master financing plan for Wildlight Phase 2 provides for the issuance of the Bonds in the approximate principal amount of \$90,380,000 to finance approximately \$69,394,365 in Wildlight Phase 2 Project costs. The Bonds as projected under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every November 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$90,380,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.



Please note that the structure of the Bonds as presented in this Revised Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Wildlight Phase 2 Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements provide special and general benefits, with special benefits accruing to the assessable properties within the boundaries of Wildlight Phase 2 and general benefits accruing to areas outside of Wildlight Phase 2 and being only incidental in nature. The debt incurred in financing the public infrastructure included in the Wildlight Phase 2 Project will be paid off by assessing properties that derive special and peculiar benefits from the Wildlight Phase 2 Project. All properties that receive special benefits from the Wildlight Phase 2 Project will be assessed for their fair share of the debt issued in order to finance all or a portion of the Wildlight Phase 2 Project.

5.2 Benefit Allocation

The most current revised development plan envisions the development of approximately 415,000 square feet of commercial uses, 570 single-family residential units and 850 multi-family residential residential units, and 450 acres of park and open space, although unit numbers and land use types may change throughout the development period.

As indicated in *Section 3.2*, according to the District Engineer, the Master Infrastructure Improvements will serve and provide benefit both to the non-residential and residential land uses and will comprise an interrelated system of improvements, which means all of the Master Infrastructure Improvements will serve the entire



Wildlight Phase 2, and such public improvements will be interrelated such that they will reinforce one another. Additionally, according to the District Engineer, the Neighborhood Infrastructure Improvements will only serve and provide benefit to Phase 2A and Phase 2B residential neighborhoods.

By allowing for the land in Wildlight Phase 2 to be developable, both the Master Infrastructure Improvements and the Neighborhood Infrastructure Improvements will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within Wildlight Phase 2 will benefit from each infrastructure improvement category of the Master Infrastructure Improvements, as the improvements provide basic infrastructure to all land within Wildlight Phase 2 and benefit all land within Wildlight Phase 2 as an integrated system of improvements. Further, the residential land uses within the Phase 2A and Phase 2B residential neighborhoods will benefit from each infrastructure improvement category of the Neighborhood Infrastructure Improvements.

As stated previously, the Wildlight Phase 2 Project has a logical connection to the special and peculiar benefits received by the land within Wildlight Phase 2, as without such improvements, the development of the properties within Wildlight Phase 2 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within Wildlight Phase 2, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the Master Infrastructure Improvements is proposed to be allocated to the different land uses within Wildlight Phase 2 in proportion to the density of development and intensity of use of the Master Infrastructure Improvements as measured by a standard unit called an Equivalent Assessment Unit ("EAU"). Table 4 in the *Appendix* illustrates the Master Infrastructure Improvements EAU weights that are proposed to be assigned to the land uses contemplated to be developed within



Wildlight Phase 2 based on the relative density of development and the intensity of use of master infrastructure, the total EAU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different EAU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Master Infrastructure Improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Master Infrastructure Improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of EAU measures serves as a reasonable approximation of the relative amount of benefit received from the District's Master Infrastructure Improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Master Infrastructure Improvements (the "Master Assessment") in accordance with the EAU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected Master Assessment annual debt service assessments per 1,000 square feet for commercial land uses and dwelling unit for residential land uses.

The benefits of Neighborhood Infrastructure Improvements will be allocated to the different residential land uses within Phase 2A and Phase 2B residential neighborhoods in proportion to the density of development and intensity of use of the neighborhood infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Based on the determination made by the District Engineer that the benefit of the Neighborhood Infrastructure Improvements accrues only to the residential land uses within Phase 2A and Phase 2B residential neighborhoods, only residential land uses within Phase 2A and Phase 2B will be assessed for the costs of Neighborhood Infrastructure Improvements.



Table 6 in the *Appendix* illustrates the Neighborhood Infrastructure Improvements ERU weights proposed to be assigned to the residential land uses within Phase 2A and Phase 2B contemplated within Wildlight Phase 2 based on the relative density of development and the intensity of use of neighborhood infrastructure, the total ERU counts for each land use category, and the share of the benefit received by each land use.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's Neighborhood Infrastructure Improvements less than larger units or units with a higher intensity of use, as for instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Neighborhood Infrastructure Improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's Neighborhood Infrastructure Improvements.

Table 7 in the *Appendix* presents the apportionment of the assessment associated with the Neighborhood Infrastructure Improvements (the "Neighborhood Assessment") in accordance with the ERU benefit allocation method presented in Table 6. Table 7 also presents the annual levels of the projected Neighborhood Assessment annual debt service assessments per dwelling unit.

Finally, Tables 8 and 9 in the *Appendix* present the combined Master Assessment and Neighborhood Assessment levels for the different land uses.

5.3 Assigning Debt Assessments

The assessment associated with repayment of the Bonds comprises the sum of the Master Assessment and Neighborhood Assessment (cumulatively the "Assessment") and will initially be levied on all of the gross acre land in Wildlight Phase 2. Consequently, the Assessment will be levied on approximately 918



+/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$90,380,000 will be preliminarily levied on approximately 918 +/- gross acres at a maximum of \$98,453.16 per acre.

For residential land uses, as the land is platted, Master Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*, and Neighborhood Assessment (if applicable) will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 7 in the *Appendix*. Such allocation of Assessments to platted parcels will reduce the amount of Master Assessment levied on unplatted gross acres within Wildlight Phase 2 and also reduce the amount of Neighborhood Assessment levied on unplatted gross acres.

For commercial land uses, as they receive a development or site approval, Master Assessment will be allocated to such parcels that received development or site approval based on the planned use for that parcel as reflected in Table 5 in the *Appendix*.

Further, to the extent that any residential land which has not been platted or non-residential land which has not received a development or site approval, is sold to another developer or builder, the Assessment will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, the Wildlight Phase 2 Project creates special and peculiar benefits to certain properties within Wildlight Phase 2. The Wildlight Phase 2 Project benefits assessable properties within Wildlight Phase 2 and accrues to all such assessable properties on an EAU and ERU basis.

Wildlight Phase 2 Project can be shown to be creating special and peculiar benefits to the property within Wildlight Phase 2. The special and peculiar benefits resulting from each improvement are:



- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The Wildlight Phase 2 Project makes the land in Wildlight Phase 2 developable and saleable and provides special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the Wildlight Phase 2 Project is delineated in Table 4 (expressed as EAU factors) in the *Appendix* and Table 6 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within Wildlight Phase 2 according to reasonable estimates of the special and peculiar benefits derived from the Wildlight Phase 2 Project by different land uses.

Accordingly, no acre or parcel of property within the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of EAUs and ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Assessment on a per EAU and ERU basis never exceeds the maximum



assessment levels in Tables 8 and 9 in the *Appendix*. Master Assessment per EAU preliminarily equals \$29,230.01 (\$52,645,000 in Master Assessment divided by 1,801.06 EAUs), and Neighborhood Assessment per ERU preliminarily equals \$48,004.02 (\$37,735,000 in Neighborhood Assessments divided by 786.08 Neighborhood Assessment residential ERUs) and may change based on the final bond sizing. If such changes occur, the Assessment Methodology is applied to the land based on the number of and type of units of particular land uses within each and every parcel as shown in Table 4 and 6 in the *Appendix*.

As the land for residential land uses is platted or as land for non-residential land uses receives a development or site approval, the Assessment is assigned to platted parcels with respect to land for residential land uses or assigned to parcels based on development or site approval with respect to land for non-residential land uses based on the figures in Tables 8 and 9 in the *Appendix*. If as a result of platting and apportionment of the Assessment to the platted parcel of land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the parcel of land for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land that remains unplatted with respect to parcels for residential land uses or does not have development or site approval with respect to parcels for non-residential land uses within Wildlight Phase 2 remains equal to \$29,230.01, and the Neighborhood Assessment per ERU (if applicable, that is for units in Phase 2A and Phase 2B only) for land that remains unplatted within Wildlight Phase 2 remains equal to \$48,004.02, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Assessment to the platted land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the parcels for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land within parcels for residential land uses that remain unplatted or land within parcels for non-residential land uses that do not have development or site approval within Wildlight Phase 2 equals less than \$29,230.01, and the Neighborhood Assessment per ERU (if applicable, that is for units in Phase 2A and Phase 2B only) for the land that remains unplatted within Wildlight Phase 2 equals less than \$48,004.02, (either as a result of a larger number of units, different units or



both), then the per EAU/ERU Assessment for all parcels within Wildlight Phase 2 will be lowered if that state persists at the conclusion of platting of all land within Wildlight Phase 2 with respect to land for residential land uses and obtaining development or site approval with respect to land for non-residential land uses.

If, in contrast, a result of platting and apportionment of the Assessment to the platted land for residential land uses or if a result of development or site approval and apportionment of the Assessment to the land for non-residential land uses that obtained development or site approval, the Master Assessment per EAU for land that remains unplatted for residential land uses or does not have development or site approval for land for non-residential land uses within Wildlight Phase 2 equals more than \$29,230.01, and/or the Neighborhood Assessment per ERU (if applicable, that is for units in Phase 2A and Phase 2B only) for the residential land that remains unplatted within Wildlight Phase 2 equals more than \$48,004.02, (either as a result of a smaller number of units, different units or both), then the difference in Assessment plus accrued interest will be collected from the owner of the property which platting or development or site approval caused the increase of assessment per EAU/ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Master Assessment per EAU and \$29,230.01, and, if applicable, the difference between the actual Neighborhood Assessment per ERU and \$48,004.02, multiplied by the actual number of EAUs/ERUs plus accrued interest to the next succeeding interest payment date on the respective series of Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within Wildlight Phase 2 or any development or site approval within Wildlight Phase 2, any planned sale of an unplatted land for residential land uses or sale of land for non-residential land uses that does not have development or site approval by the Developer to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Master Assessment per EAU for



land for residential land uses that remains unplatted or land for non-residential land uses that does not have development or site approval and is also unsold by the Developer within Wildlight Phase 2 remains equal to \$29,230.01, and the Neighborhood Assessment per ERU (if applicable) for land that remains unplatted and unsold by the Developer within Wildlight Phase 2 (if applicable, that is for units in Phase 2A and Phase 2B only) remains equal to \$48,004.02. The test will be based upon the development rights as signified by the number of EAUs/ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Assessment transferred at sale.

5.7 Final Assessment Roll

The Assessment of \$90,380,000 is proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.



6.0 Appendix

Table 1

East Nassau Stewardship District

Wildlight Village Phase 2

Development Plan

Land Use	Unit of Measurement	Number of Units			Total Number of Sq. Ft./ Dwelling Units
		Phase 2A	Phase 2B	Phase 2C	
Commercial					
Village Center	Square Foot		415,000		415,000
Total Commercial					415,000
Residential					
MF Attached	Dwelling Unit	0	0	300	300
MF Detached	Dwelling Unit	0	0	230	230
MF 33'	Dwelling Unit	134	186	0	320
SF 40'	Dwelling Unit	186	40	0	226
SF 50'	Dwelling Unit	222	0	0	222
SF 65'	Dwelling Unit	122	0	0	122
Total Residential		664	226	530	1,420



Table 2

East Nassau Stewardship District

Wildlight Village Phase 2

Wildlight Phase 1 Project

Improvement	Master Infrastructure Improvements	Neighborhood Infrastructure Improvements	Cost
<u>Master Infrastructure Improvements</u>			
Mobility Roads	\$7,345,000		\$7,345,000
Local Roads	\$1,865,000		\$1,865,000
Neighborhood Roads		\$10,515,000	\$10,515,000
Mobility/Public Trails	\$1,220,000		\$1,220,000
Stormwater Management Facilities	\$4,340,000		\$4,340,000
Utilities (Water, Wastewater and Reclaimed Water)	\$5,295,000	\$6,730,000	\$12,025,000
Street Lighting	\$1,555,000	\$2,225,000	\$3,780,000
Landscaping/Hardscape/Irrigation	\$3,110,000		\$3,110,000
Entry Features	\$2,500,000		\$2,500,000
Design, Engineering, Surveying & Permitting	\$3,267,600	\$2,336,400	\$5,604,000
Contingency	\$4,084,500	\$2,920,500	\$7,005,000
Sub-Total (2020 Dollars)	\$34,582,100	\$24,726,900	\$59,309,000
Buildout Total	\$40,462,710	\$28,931,655	\$69,394,365



Table 3

East Nassau Stewardship District

Wildlight Village Phase 2

Preliminary Sources and Uses of Funds

	Neighborhood		
	Master Bonds	Bonds	Total - All Bonds
Sources			
Bond Proceeds:			
Par Amount	\$52,645,000	\$37,735,000	\$90,380,000
Total Sources	\$52,645,000	\$37,735,000	\$90,380,000
Uses			
Project Fund Deposits:			
Project Fund	\$40,462,710	\$28,931,655	\$69,394,365
Other Fund Deposits:			
Debt Service Reserve Fund	\$4,031,419	\$2,889,650	\$6,921,069
Capitalized Interest Fund	\$6,843,850	\$4,905,550	\$11,749,400
	\$10,875,269	\$7,795,200	\$18,670,469
Delivery Date Expenses:			
Costs of Issuance	\$1,302,900	\$1,004,700	\$2,307,600
Rounding	\$4,121	\$3,445	\$7,566
Total Uses	\$52,645,000	\$37,735,000	\$90,380,000



Table 4

East Nassau Stewardship District

Wildlight Village Phase 2

Master Infrastructure Improvements Benefit Allocation

Land Use	Total Number of Sq. Ft./ Dwelling Units	Master Infrastructure Improvements EAU per 1,000 Sq. Ft./ Dwelling Unit	Master Infrastructure Improvements Total EAU	Percent Share of Total
Commercial				
Village Center	415,000	1.62	672.30	37.32802%
Total Commercial	415,000		672.30	37.32802%
Residential				
MF Attached	300	0.63	189.00	10.49382%
MF Detached	230	0.63	144.90	8.04526%
MF 33'	320	0.69	220.80	12.25945%
SF 40'	226	0.91	205.66	11.41883%
SF 50'	222	1.00	222.00	12.32607%
SF 65'	122	1.20	146.40	8.12855%
Total Residential	1,420		1,128.76	62.67198%
Total			1,801.06	100.00000%



Table 5

East Nassau Stewardship District

Wildlight Village Phase 2

Master Infrastructure Improvements Assessment Apportionment

Land Use	Total Number of Sq. Ft./ Dwelling Units	Total Master Assessment Apportionment	Master Assessment Apportionment per 1,000 Sq. Ft./Unit	Annual Master Assessment Apportionment per 1,000 Sq. Ft./Unit*
Commercial				
Village Center	415,000	\$19,651,335.05	\$47,352.61	\$3,899.08
Total Commercial	415,000	\$19,651,335.05		
Residential				
MF Attached	300	\$5,524,471.70	\$18,414.91	\$1,516.31
MF Detached	230	\$4,235,428.30	\$18,414.91	\$1,516.31
MF 33'	320	\$6,453,985.99	\$20,168.71	\$1,660.72
SF 40'	226	\$6,011,443.65	\$26,599.31	\$2,190.22
SF 50'	222	\$6,489,062.00	\$29,230.01	\$2,406.84
SF 65'	122	\$4,279,273.32	\$35,076.01	\$2,888.21
Total Residential	1,420	\$32,993,664.95		
Total		\$52,645,000.00		

* Included costs of collection and assumes payment in **March**



Table 6

East Nassau Stewardship District

Wildlight Village Phase 2

Neighborhood Infrastructure Improvements Benefit Allocation - Phase 2A and 2B Only

Land Use	Total Number of Dwelling Units	Neighborhood Infrastructure Improvements ERU per Unit	Neighborhood Infrastructure Improvements Total ERU	Percent Share of Total
Residential				
MF 33'	320	0.65	208.00	26.46041%
SF 40'	226	0.89	201.14	25.58773%
SF 50'	222	1.00	222.00	28.24140%
SF 65'	122	1.27	154.94	19.71046%
Total	890		786.08	100.00000%

Table 7

East Nassau Stewardship District

Wildlight Village Phase 2

Neighborhood Infrastructure Improvements Assessment Apportionment - Phase 2A and 2B Only

Land Use	Total Number of Dwelling Units	Total Neighborhood Assessment Apportionment	Neighborhood Assessment Apportionment per Unit	Annual Neighborhood Assessment Apportionment per Unit*
Residential				
MF 33'	320	\$9,984,836.15	\$31,202.61	\$2,569.26
SF 40'	226	\$9,655,528.57	\$42,723.58	\$3,517.92
SF 50'	222	\$10,656,892.43	\$48,004.02	\$3,952.72
SF 65'	122	\$7,437,742.85	\$60,965.11	\$5,019.95
Total	890	\$37,735,000.00		

* Included costs of collection and assumes payment in March



Table 8

East Nassau Stewardship District

Wildlight Village Phase 2

Combined Master and Neighborhood Infrastructure Improvements Assessment Apportionment

Land Use	Total Number of Sq. Ft./ Dwelling Units	Total Master Assessment Apportionment	Total Neighborhood Assessment Apportionment	Combined Master and Neighborhood Total Assessment Apportionment	Combined Master and Neighborhood Assessment per 1,000 Sq. Ft./Unit
Commercial					
Village Center	415,000	\$19,651,335.05	\$0.00	\$19,651,335.05	\$47,352.61
Total Commercial	415,000	\$19,651,335.05	\$0.00	\$19,651,335.05	
Residential					
Phase 2A and 2B Only					
MF 33'	320	\$6,453,985.99	\$9,984,836.15	\$16,438,822.14	\$51,371.32
SF 40'	226	\$6,011,443.65	\$9,655,528.57	\$15,666,972.22	\$69,322.89
SF 50'	222	\$6,489,062.00	\$10,656,892.43	\$17,145,954.43	\$77,234.03
SF 65'	122	\$4,279,273.32	\$7,437,742.85	\$11,717,016.17	\$96,041.12
Total Phase 2A and 2B Only	890	\$23,233,764.95	\$37,735,000.00	\$60,968,764.95	
Phase 2C Only					
MF Attached	300	\$5,524,471.70	\$0.00	\$5,524,471.70	\$18,414.91
MF Detached	230	\$4,235,428.30	\$0.00	\$4,235,428.30	\$18,414.91
Total Phase 2C Only	530	\$9,759,900.00	\$0.00	\$9,759,900.00	
Total		\$52,645,000.00	\$37,735,000.00	\$90,380,000.00	



Table 9

East Nassau Stewardship District

Wildlight Village Phase 2

Combined Master and Neighborhood Infrastructure Improvements Annual Assessment Apportionment

Land Use	Annual Master Assessment Apportionment per 1,000 Sq. Ft./Unit*	Annual Neighborhood Assessment Apportionment per Unit*	Combined Annual Master and Neighborhood Assessment Apportionment per 1,000 Sq. Ft./Unit*
Commercial			
Village Center	\$3,899.08	\$0.00	\$3,899.08
Residential			
Phase 2A and 2B Only			
MF 33'	\$1,660.72	\$2,569.26	\$4,229.98
SF 40'	\$2,190.22	\$3,517.92	\$5,708.14
SF 50'	\$2,406.84	\$3,952.72	\$6,359.55
SF 65'	\$2,888.21	\$5,019.95	\$7,908.15
Phase 2C Only			
MF Attached	\$1,516.31	\$0.00	\$1,516.31
MF Detached	\$1,516.31	\$0.00	\$1,516.31

* Included costs of collection and assumes payment in **March**

Exhibit "A"

An Assessment in the amount of \$90,380,000 will be allocated to the following land:

PARCEL 1:

A PARCEL OF LAND, BEING A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 39, TOWNSHIP 2 NORTH, RANGE 26 EAST, AND BEING A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND BEING A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 41, TOWNSHIP 3 NORTH, RANGE 26 EAST, AND BEING A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, ALL IN NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 39, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA; THENCE S 49°39'35" W, A DISTANCE OF 1625.41 FEET TO A POINT ON THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 95 (300 FOOT RIGHT OF WAY); THENCE ON SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, N 16°36'54" W, A DISTANCE OF 2381.73 FEET; THENCE DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, N 73°23'01" E, A DISTANCE OF 1341.77 FEET; THENCE N 75°50'31" E, A DISTANCE OF 500.39 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1250.00 FEET AND A CENTRAL ANGLE OF 5°22'18"; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 117.19 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 17°36'19" E, A DISTANCE OF 117.15 FEET TO THE CURVES END; THENCE N 20°17'28" E, A DISTANCE OF 1089.22 FEET; THENCE S 78°21'39" E, A DISTANCE OF 493.63 FEET; THENCE N 76°54'31" E, A DISTANCE OF 490.57 FEET; THENCE N 42°58'19" E, A DISTANCE OF 771.95 FEET; THENCE N 38°57'19" E, A DISTANCE OF 1295.53 FEET; THENCE N 05°27'29" E, A DISTANCE OF 513.25 FEET; THENCE S 79°16'48" E, A DISTANCE OF 2563.70 FEET; THENCE S 76°32'57" E, A DISTANCE OF 1429.90 FEET; THENCE N 35°02'52" E, A DISTANCE OF 229.60 FEET; THENCE S 47°53'35" E, A DISTANCE OF 660.30 FEET; THENCE S 22°11'11" E, A DISTANCE OF 513.11 FEET; THENCE S 46°18'29" E, A DISTANCE OF 357.73 FEET; THENCE S 00°38'14" E, A DISTANCE OF 1151.50 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3075.00 FEET AND A CENTRAL ANGLE OF 5°14'11"; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 281.03 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 01°58'52" W, A DISTANCE OF 280.93 FEET TO THE CURVES END; THENCE S 85°24'03" E, A DISTANCE OF 1092.31 FEET; THENCE S 35°17'40" E, A DISTANCE OF 762.39 FEET; THENCE S 42°11'49" W, A DISTANCE OF 201.97 FEET; THENCE S 13°38'04" E, A DISTANCE OF 1818.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A) (184 FOOT RIGHT OF WAY); THENCE ON SAID NORTHERLY RIGHT OF WAY LINE FOR THE NEXT 3 COURSES, S 76°05'01" W, A DISTANCE OF 1209.39 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 17,312.73 FEET AND A CENTRAL ANGLE OF 3°46'00"; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 1138.15 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 74°12'01" W, A DISTANCE OF 1137.95 FEET TO THE CURVES END; THENCE S 72°19'01" W, A DISTANCE OF 2475.40 FEET; THENCE DEPARTING AFORESAID NORTHERLY RIGHT OF WAY LINE N 10°52'26" W, A DISTANCE OF 2097.79 FEET; THENCE N 43°45'16" E, A DISTANCE OF 806.96 FEET; THENCE N 04°40'42" W, A DISTANCE OF 873.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FLORIDA POWER AND LIGHT COMPANY (110 FOOT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 273, PAGE 551); THENCE ON SAID WESTERLY RIGHT OF WAY LINE, N 31°50'32" W, A DISTANCE OF 91.25 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1033.00 FEET AND A CENTRAL ANGLE OF 0°42'37"; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ON THE ARC OF SAID CURVE, A DISTANCE OF 12.80 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 87°23'18" W, A DISTANCE OF 12.80 FEET TO THE CURVES END; THENCE S 87°02'00" W, A DISTANCE OF 776.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 2033.00 FEET AND A CENTRAL ANGLE OF 15°20'00"; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 544.07 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 79°22'00" W, A DISTANCE OF 542.44 FEET TO THE CURVES END; THENCE S 71°42'00" W, A DISTANCE OF 55.24 FEET; THENCE S 75°11'00" W, A DISTANCE OF 74.06 FEET; THENCE S 71°42'00" W, A DISTANCE OF 127.30 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 1539.00 FEET AND A CENTRAL ANGLE OF 3°07'22"; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 83.88 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 70°08'19" W, A DISTANCE OF 83.87 FEET TO THE CURVES END; THENCE N 25°19'05" W, A DISTANCE OF 344.15 FEET; THENCE N 66°42'52" W, A DISTANCE OF 206.93 FEET; THENCE N 52°08'44" W, A DISTANCE OF 30.49 FEET; THENCE N 47°47'54" W, A DISTANCE OF 679.35 FEET; THENCE S 49°55'41" W, A DISTANCE OF 1871.04 FEET; THENCE S 49°39'35" W, A DISTANCE OF 1172.85 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND, BEING A PORTION OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE HEIRS OF E. WATERMAN MILL GRANT, SECTION 44, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA; THENCE ON THE WEST LINE OF SAID SECTION 44, N 01°11'47" W, A DISTANCE OF 360.33 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200 (A1A) (184 FOOT RIGHT OF WAY); THENCE DEPARTING SAID WEST LINE AND ON SAID SOUTHERLY RIGHT OF WAY LINE, N 72°19'01" E, A DISTANCE OF 6663.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID SOUTHERLY RIGHT OF WAY LINE, N 72°19'01" E, A DISTANCE OF 814.57 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 17128.73 FEET AND A CENTRAL ANGLE OF 2°58'49"; THENCE ON THE ARC OF SAID CURVE, A DISTANCE OF 891.00 FEET SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 73°48'26" E, A DISTANCE OF 890.90 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S 14°00'53" E, A DISTANCE OF 630.63 FEET; THENCE S 11°49'14" W, A DISTANCE OF 997.83 FEET; THENCE S 85°05'03" W, A DISTANCE OF 404.37 FEET; THENCE N 59°45'27" W, A DISTANCE OF 314.00 FEET; THENCE N 72°42'31" W, A DISTANCE OF 481.40 FEET; THENCE N 43°55'59" W, A DISTANCE OF 321.15 FEET; THENCE N 81°13'13" W, A DISTANCE OF 35.89 FEET; THENCE N 17°40'59" W, A DISTANCE OF 618.54 FEET TO THE POINT OF BEGINNING.

**EAST NASSAU
STEWARDSHIP DISTRICT**

10

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS 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 DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID 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.

WHEREAS, the Board of Supervisors (the “Board”) of the East Nassau Stewardship District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Engineer’s Report for Wildlight Village Phase 2*, dated February 18, 2021, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2017-206, Laws of Florida (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 2017-206, Laws of Florida, and Chapter 189, the Uniform Special District Accountability Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report for Wildlight Village Phase 2*, dated February 18, 2021 (“Assessment Report”), attached hereto as **Exhibit B** and incorporated herein by reference and on file at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$69,394,365 (the "Estimated Cost").
4. The Assessments will defray approximately \$90,380,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the

making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Nassau County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

13. The invalidity or enforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

PASSED AND ADOPTED this 18th of February, 2021.

Attest:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Engineers Report for Wildlight Village Phase 2, dated February 18, 2021*

Exhibit B: *Master Special Assessment Methodology Report for Wildlight Village Phase 2, dated February 18, 2021*

Exhibit A: *Engineers Report for Wildlight Village Phase 2, dated February 5, 2021*

Exhibit B: *Master Special Assessment Methodology Report for Wildlight Village Phase 2*
dated February 10, 2021

**EAST NASSAU
STEWARDSHIP DISTRICT**

11

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2021, AT _____ .M., AT _____, LOCATED AT _____, 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.

WHEREAS, the Board of Supervisors of the East Nassau Stewardship District (“Board”) previously adopted Resolution 2021-03, entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS 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.

WHEREAS, in accordance with Resolution 2021-03, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 2017-206, Laws of Florida, and Chapters 170 and 189, Florida Statutes, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Records Office”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

SECTION 1. There is hereby declared a public hearing to be held at _____ .m., on _____, 2021, at _____, _____ for the purpose of hearing comment and objections to the proposed special assessment program for community improvements

as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of the District Manager, Wrathell, Hunt, & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 189, and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Nassau County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 18th of February, 2021.

Attest:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair, Board of Supervisors

**EAST NASSAU
STEWARDSHIP DISTRICT**

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

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

	General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS					
Cash	\$ 465,208	\$ -	\$ -	\$ -	\$ 465,208
Investments					
Revenue	-	-	162,751	-	162,751
Reserve	-	-	179,366	-	179,366
Undeposited funds	-	-	34,222	-	34,222
Due from general fund	-	417,700	21,888	-	439,588
Utility deposits	-	50	-	-	50
Total assets	<u>\$ 465,208</u>	<u>\$ 417,750</u>	<u>\$ 398,227</u>	<u>\$ -</u>	<u>\$ 1,281,185</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Due to special revenue fund	\$ 417,700	\$ -	\$ -	\$ -	\$ 417,700
Due to debt service fund	21,888	-	-	-	21,888
Landowner advance	6,500	-	-	-	6,500
Total liabilities	<u>446,088</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>446,088</u>
Fund balances:					
Restricted for:					
Debt service	-	-	398,227	-	398,227
Unassigned	19,120	417,750	-	-	436,870
Total fund balances	<u>19,120</u>	<u>417,750</u>	<u>398,227</u>	<u>-</u>	<u>835,097</u>
Total liabilities and fund balances	<u>\$ 465,208</u>	<u>\$ 417,750</u>	<u>\$ 398,227</u>	<u>\$ -</u>	<u>\$ 1,281,185</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3,660	\$ 3,728	\$ 4,263	87%
Assessment levy: off-roll	-	-	153,260	0%
Landowner contribution	396	396	90,000	0%
Total revenues	<u>4,056</u>	<u>4,124</u>	<u>247,523</u>	2%
EXPENDITURES				
Professional & administrative				
District engineer	326	686	20,000	3%
General counsel	3,753	3,753	50,000	8%
Legal: litigation	396	396	90,000	0%
District manager	4,000	12,000	48,000	25%
Debt service fund accounting: master bonds	625	1,875	7,500	25%
Arbitrage rebate calculation	-	-	750	0%
Audit	-	-	4,100	0%
Postage	17	36	1,000	4%
Printing and binding	83	250	1,000	25%
Insurance - GL, POL	-	11,527	12,000	96%
Legal advertising	227	1,166	6,000	19%
Miscellaneous- bank charges	700	840	950	88%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	210	100%
Dissemination agent	83	250	1,000	25%
Annual district filing fee	-	175	175	100%
Trustee (related to master bonds)	-	-	4,000	0%
Total professional & administrative	<u>10,210</u>	<u>33,869</u>	<u>247,390</u>	14%
Other fees & charges				
Property appraiser and tax collector	95	97	133	73%
Total other fees & charges	<u>95</u>	<u>97</u>	<u>133</u>	73%
Total expenditures	<u>10,305</u>	<u>33,966</u>	<u>247,523</u>	14%
Excess/(deficiency) of revenues over/(under) expenditures	(6,249)	(29,842)	-	
Fund balances - beginning	31,354	48,962	-	
Fund balances - ending	<u>\$ 25,105</u>	<u>\$ 19,120</u>	<u>\$ -</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 181,138	\$ 184,468	\$ 204,310	90%
Assessment levy: off-roll	-	-	139,772	0%
Total revenues	<u>181,138</u>	<u>184,468</u>	<u>344,082</u>	54%
EXPENDITURES				
Field operations				
Field operations	2,024	5,560	25,698	22%
Administration and accounting	-	-	4,500	0%
Wetland and conservation maintenance	-	-	10,000	0%
Landscape	8,265	32,565	212,446	15%
Lake maintenance	636	1,908	16,136	12%
Pest control	-	-	1,000	0%
Street cleaning	-	-	12,000	0%
Street light lease	1,202	2,405	45,240	5%
Repairs & maintenance	116	116	13,676	1%
Electricity	22	46	2,808	2%
Irrigation (potable)	-	-	64,334	0%
Landscape replacement	-	-	21,245	0%
Parts & supplies	-	-	3,000	0%
Contingency	-	-	250	0%
Insurance	-	-	5,000	0%
Total expenditures	<u>12,265</u>	<u>42,600</u>	<u>437,333</u>	10%
Other fees & charges				
Property appraiser and tax collector	4,650	4,716	6,384	74%
Total other fees & charges	<u>4,650</u>	<u>4,716</u>	<u>6,384</u>	74%
Total expenditures	<u>16,915</u>	<u>47,316</u>	<u>443,717</u>	11%
Excess/(deficiency) of revenues over/(under) expenditures	164,223	137,152	(99,635)	
Fund balances - beginning	253,527	280,598	200,972	
Fund balances - ending	<u>\$ 417,750</u>	<u>\$ 417,750</u>	<u>\$ 101,337</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll - net	\$ 184,947	\$ 188,347	\$ 233,969	81%
Special assessment: off-roll	-	-	129,453	0%
Lot closing	34,222	34,222	-	N/A
Interest	1	3	-	N/A
Total revenues	<u>219,170</u>	<u>222,572</u>	<u>363,422</u>	61%
EXPENDITURES				
Debt service				
Principal	-	-	85,000	0%
Interest	-	135,851	271,703	50%
Total debt service	<u>-</u>	<u>135,851</u>	<u>356,703</u>	38%
Other fees & charges				
Property appraiser	1,183	1,183	2,437	49%
Tax collector	3,698	3,766	4,874	77%
Total other fees and charges	<u>4,881</u>	<u>4,949</u>	<u>7,311</u>	68%
Total expenditures	<u>4,881</u>	<u>140,800</u>	<u>364,014</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	214,289	81,772	(592)	
Fund balances - beginning	183,938	316,455	315,624	
Fund balances - ending	<u>\$ 398,227</u>	<u>\$ 398,227</u>	<u>\$ 315,032</u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 4	\$ 15
Total revenues	4	15
EXPENDITURES		
Capital outlay	996,554	996,554
Total expenditures	996,554	996,554
Excess/(deficiency) of revenues over/(under) expenditures	(996,550)	(996,539)
Fund balances - beginning	996,550	996,539
Fund balances - ending	\$ -	\$ -

**EAST NASSAU
STEWARDSHIP DISTRICT**

13A

DRAFT

**MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT**

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The Governing Board of the East Nassau Stewardship District held 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>, and telephonically at 1-646-558-8656, Meeting ID: 737 5765 0194 and Passcode 165726, for both.

Present were:

Mike Hahaj	Chair
Dan Roach	Vice Chair
Janet Price	Assistant Secretary
Rob Fancher	Assistant Secretary
Max Hord	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell Hunt and Associates, LLC
Daniel Rom	Wrathell Hunt and Associates, LLC
Sarah Warren	District Counsel
Zach Brecht	District Engineer
Amy Norsworthy	Field Operations Manager

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

All Supervisors were 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 allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically.

THIRD ORDER OF BUSINESS

Chairman’s Opening Remarks

Mr. Hahaj thanked everyone for attending and wished everyone good health. He reported on the following activities at Wildlight:

- The Catholic Diocese opened the St. Clare Early Learning Center.

- 42 ➤ US Health and the YMCA opened.
- 43 ➤ The next phase of residential development was progressing well, with good momentum.
- 44 ➤ The second multi-center retail building along SR 800 is opening with tenants.

45

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

47

48

49 There were no public comments.

50

51 **FIFTH ORDER OF BUSINESS** **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**

52

53

54

55

56

57

58 Mr. Wrathell presented the License Agreement, which was previously executed by the

59 Chair. Ms. Warren stated the License Agreement allows for installation and maintenance of the

60 lending library and provides indemnification for the District in case something happens.

61

62 **On MOTION by Mr. Roach and seconded by Mr. Hord, with all in favor, the License Agreement Between East Nassau Stewardship District and Wildlight Residential Association, Inc., Regarding the Installation and Maintenance of a Lending Library Within District Property, was ratified.**

66

67

68 **SIXTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial Statements as of August 31, 2020**

69

70

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

72

73 **On MOTION by Ms. Price seconded by Mr. Hahaj, with all in favor, the Unaudited Financial Statements as of August 31, 2020, were accepted.**

75

76

77 **SEVENTH ORDER OF BUSINESS** **Approval of August 20, 2020 Telephonic Public Hearings and Meeting Minutes**

78

79

80 Mr. Wrathell presented the August 20, 2020 Telephonic Public Hearings and Meeting

81 Minutes.

82

83

84

85

On MOTION by Ms. Price and seconded by Mr. Fancher, with all in favor, the August 20, 2020 Telephonic Public Hearings and Meeting Minutes, as presented, were approved.

86

87

88

EIGHTH ORDER OF BUSINESS

Staff Reports

89

90

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

91

There being no report, the next item followed.

92

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

93

There being no report, the next item followed.

94

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

95

- **UPCOMING MEETING DATES:**

96

Mr. Wrathell stated Mr. McGaffney would manage the November Landowners' election.

97

Mr. Hahaj would coordinate with Management regarding serving as the proxy holder.

98

- I. **November 3, 2020 at 10:00 A.M. – Landowners' Meeting** (*Board is not required to attend*)

99

100

- II. **November 19, 2020 at 10:00 A.M. – Regular Meeting**

101

- **QUORUM CHECK**

102

103

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

104

105

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

106

107

TENTH ORDER OF BUSINESS

Public Comments

108

109

There being no public comments, the next item followed.

110

111

ELEVENTH ORDER OF BUSINESS

Adjournment

112

113

There being nothing further to discuss, the meeting adjourned.

114

115

116

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

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118
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124

Secretary/Assistant Secretary

Chair/Vice Chair

**EAST NASSAU
STEWARDSHIP DISTRICT**

13B

DRAFT
MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT

1
2
3
4 A Landowners' Meeting of the East Nassau Stewardship District was held on November
5 3, 2020 at 10:00 a.m., at Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina
6 Beach, Florida 32034.

7
8 **Present were:**

9
10 Mike Hahaj Proxy Holder
11 Howard McGaffney District Manager
12 Jonathan Johnson District Counsel
13

14
15 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

16
17 Mr. McGaffney called the meeting to order at 10:01 a.m. In addition to himself, Mr.
18 Hahaj and Mr. Johnson were present in person.

19 Mr. Johnson stated the Landowners' Election was being conducted in accordance with
20 the terms and provisions of the special act that created the District. Pursuant to the District's
21 Charter, the proxy holder may cast an equal number of votes for each seat that is up for
22 election. Each officer elected today will serve a four-year term, which would expire in 2024.

23
24 **SECOND ORDER OF BUSINESS**

Affidavit of Publication

25
26 The affidavit of publication was included for informational purposes.

27
28 **THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners'
Meeting**

29
30
31 All in attendance agreed to Mr. McGaffney serving as Chair to conduct the Landowners'
32 meeting.

33
34 **FOURTH ORDER OF BUSINESS**

Election of Supervisor [SEATS 1, 2 & 5]

35
36 **A. Nominations**

37 Mr. Hahaj nominated the following:

38 Seat 1 Michael Hahaj

39 Seat 2 Robert Fancher
40 Seat 5 Max Hord
41 No other nominations were made.

42 **B. Casting of Ballots**

43 **I. Determine Number of Voting Units Represented**

44 A total of 23,141 voting units were represented.

45 **II. Determine Number of Voting Units Assigned by Proxy**

46 A total of 23,141 voting units were represented by proxy, as follows:

47	Radiant, LLC	12,493 votes	Michael Hahaj (Proxy Holder)
48	Rayonier Forest Resources LP	10,244 votes	Michael Hahaj (Proxy Holder)
49	Wildlight, LLC	400 votes	Michael Hahaj (Proxy Holder)
50	Rayonier Operating Company	4 votes	Michael Hahaj (Proxy Holder)

51 Mr. Hahaj, as Proxy Holder, cast all available votes, as follows:

52	Seat 1	Michael Hahaj	23,141 votes
53	Seat 2	Robert Fancher	23,141 votes
54	Seat 5	Max Hord	23,141 votes

55 **C. Ballot Tabulation and Results**

56 Mr. McGaffney reported the following ballot tabulation, results and term lengths:

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

60

61 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

62

63 There being no Landowners' questions or comments, the next item followed.

64

65 **SIXTH ORDER OF BUSINESS**

Adjournment

66

67 There being no further business to discuss, the meeting adjourned at 10:08 a.m.

68

69

70 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

71

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Secretary/Assistant Secretary

Chair/Vice Chair

**EAST NASSAU
STEWARDSHIP DISTRICT**

14CI



February 1, 2021

East Nassau Stewardship District

RE: Operations Report – January 2021
123 Tinker Street, Wildlight, FL 32097

Below you will find a summary of operation items for January 2021. Please let me know if you have any questions.

GENERAL OPERATIONS/ADMINISTRATIVE

Contracts: Addendums to contracts for landscaping and pond maintenance were sent to district counsel in January for review to add common area conveyed to the ENSD in December of 2020.

Street Lights: The Streetlights along Daydream need to be transferred from the Wildlight Commercial Association entity to the ENSD. Currently the Association is paying and billing back to the ENSD. The lights should have been transferred with the original streetlight transfers in the spring of 2020.

The Little Library was installed by the Wildlight Residential Association at the Wildlight Trail Head as per the agreement.



FPL Charging Stations along Daydream Avenue:



MAINTENANCE

- Ponds are treated on a monthly basis. See attached (December 2020) report from Solitude Lake Management.
- Erosion around pond 11 (the pond in the center of the trail behind St. Clare's) was reported in October to Zach Brecht. Below are recent photos of the erosion. The erosion is along the eastern side of the pond.
 - Scherer construction will be on site February 1st to evaluate the issue and determine if this is covered under the warranty.



- Cattails were sprayed in previous months and are in the process of being removed from the ponds.



- Below are photos of the mobility trail leading from Founders Park to Forest Park (Julep St.) The transition from concrete to boardwalk from the Forest Park side of the trail is a smooth transition and not a tripping hazard. However there is a lip that could be a potential liability issue for trip and falls on the Julep side of the trail. This does not appear to be due to board or concrete movement. The photos were sent to Wildlight, LLC for review.
 - Wildlight, LLC contacted a contractor and they are scheduled to be on site at the end of January/beginning of February.



Forest Park transition to concrete



LANDSCAPING

- Application of winter potassium fertilizer to strengthen root system through the dormancy state. Blanket pre & post emergent herbicides to control and prevent cool season weed varieties. Spot treatment for any active fungus or disease.
- Pike Electric, LLC ran over an irrigation controller, damaging the controller and creating a water main break, during the installation of the FPL charging stations. Martex Services was contacted to repair the controller. The invoice has been received and will be sent to Pike for reimbursement.

Should there be any questions regarding this report, please contact me at 904-530-1559, cell at 407-973-4411 or email anorsworthy@ccmcnet.com.

Sincerely,

CCMC

Amy Norsworthy, CMCA, PCAM
Field Operations Manager
Email: anorsworthy@ccmcnet.com

**EAST NASSAU
STEWARDSHIP DISTRICT**

14CII



Service History Report

January 10, 2021
50097

East Nassau Stewardship District

Date Range: 12/01/20..12/31/20

Toll Free: (888) 480-5253
Fax: (888) 358-0088
www.solitudelakemanagement.com

=====

Service Date 12/16/2020 **11070**

No. PI-A00525824

Order No. SMOR-415330

Contract No. SVR52132

Technician Name and State License #s
William R. Ashwell (Bill)

Service Item #	Description	Lake No.	Lake Name
11070-LAKE-ALL	Wildlight Lake ALL	8	
Technician's Comments:	Today pond 2,3&4 were all treated for shoreline weed control, and pond 6 wastreated for floating weeds. No algae or submerged weed control was deemednecessary this month.		
General Comments:	Inspected Lake		
Inspected for algae			OK
Inspected for Aquatic Weeds			Treated
Inspected for Undesirable Shoreline Vegetation			Treated
Lake & Pond Monitoring			Treated
Trash & Light Debris Removal			OK

**EAST NASSAU
STEWARDSHIP DISTRICT**

14D

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2020	Virtual Regular Meeting	10:00 AM
Join Zoom Meeting: https://us04web.zoom.us/j/73757650194?pwd=Q25jS3hhek95eU55UHYvcWRhN0JBZz09 Meeting ID: 737 5765 0194 Passcode: 165726 Phone in: 1 646 558 8656 US Meeting ID: 737 5765 0194 Passcode: 165726		
November 3, 2020	Landowners' Meeting	10:00 AM
November 19, 2020 CANCELED	Regular Meeting	10:00 AM
December 17, 2020 CANCELED	Regular Meeting	10:00 AM
January 21, 2021 CANCELED	Regular Meeting	10:00 AM
February 18, 2021	Regular Meeting	10:00 AM
March 18, 2021	Regular Meeting	10:00 AM
April 15, 2021	Regular Meeting	10:00 AM
May 20, 2021	Regular Meeting	10:00 AM
June 17, 2021	Regular Meeting	10:00 AM
July 15, 2021	Regular Meeting	10:00 AM
August 19, 2021	Public Hearing & Regular Meeting	10:00 AM
September 16, 2021	Regular Meeting	10:00 AM