

**MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT**

The Board of Supervisors of the East Nassau Stewardship District held a Regular Meeting on February 19, 2026 at 10:30 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034.

Present:

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

Also present:

Ernesto Torres (via telephone)	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Michelle Rigoni (via telephone)	District Counsel
Zach Brecht	District Engineer
Todd Haskett	Property Manager
Carol Brown	Raydient
Brad Long	BrightView

FIRST ORDER OF BUSINESS

Call to Order

Mr. Rodriguez called the meeting to order at 10:31 a.m.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors Hahaj, Jinks, Groomes and Northrup were present. Supervisor Fancher was absent.

THIRD ORDER OF BUSINESS

Chairman's Opening Remarks

Mr. Hahaj welcomed everyone to the meeting.

FOURTH ORDER OF BUSINESS

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

No members of the public spoke.

FIFTH ORDER OF BUSINESS

Update: Landscape Maintenance - The Greenery

There was no report.

SIXTH ORDER OF BUSINESS

Consideration of Acquisition of the Stormwater Improvements Located in Parcel 5B-15, PDP 3, Pod 5 (“Suncatch Pond”, Wildlight Village Phase 3)

Ms. Rigoni discussed acquisition of the Stormwater Improvements located in Parcel 5B-15, PDP 3, Pod 5 for “Suncatch Pond”, Wildlight Village Phase 3. In addition to the ponds, the acquisition now also includes the surrounding pond banks.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, authorizing acquisition of the Stormwater Improvements located in Parcel 5B-15, PDP 3, Pod 5 “Suncatch Pond”, Wildlight Village Phase 3, and related improvements, in substantial form, and authorizing Mr. Jinks to work with Staff to finalize the acquisition documents and execute, subject to ratification at a future meeting, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Florida Waterways, Inc. Quote to Add Additional 1.30-Acre Pond to Routine Monthly Service

Mr. Rodriguez presented the Florida Waterways, Inc. Quote to add an additional 1.30-acre pond to the Routine Monthly Service.

On MOTION by Ms. Groomes and seconded by Ms. Northrup, with all in favor, the Florida Waterways, Inc. Quote to Add Additional 1.30-Acre Pond to Routine Monthly Service, was approved.

EIGHTH ORDER OF BUSINESS

Consideration/Ratification of Westerly Park at Wildlight – Phase 1A Stormwater Operation and Maintenance Entity Certification

Mr. Rodriguez presented the Westerly Park at Wildlight – Phase 1A Stormwater Operation and Maintenance Entity Certification. Ms. Rigoni stated that this is a County request for confirmation of the District’s long-term plan of the Operation and Maintenance (O&M) of the stormwater facilities. It is clear in the District’s records that the District will assume O&M of the District’s stormwater facility in perpetuity.

On MOTION by Ms. Groomes and seconded by Ms. Northrup, with all in favor, the Westerly Park at Wildlight – Phase 1A Stormwater Operation and Maintenance Entity Certification, was approved.

NINTH ORDER OF BUSINESS

Consent Agenda

A. Acceptance of Unaudited Financial Statements as of December 31, 2025

Mr. Haskett stated he notified Management of a coding issue on Page 5 wherein landscape & irrigation maintenance expenses were coded to landscape replacement; the change was made and should be reflected in the next financial.

B. Approval of January 15, 2026 Public Hearing and Regular Meeting Minutes

C. Ratification Item(s)

I. Easement Use Agreements

a. Lot 55, Phase 1c-1 [Timothy and Sarah Lemmerman]

b. Lot 226, Phase 1c-2 [Daniel and Rebecca Macomber]

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the Unaudited Financial Statements as of December 31, 2025, were accepted; the January 15, 2026 Public Hearing and Regular Meeting Minutes, as presented, were approved; and the Easement Agreements for Lot 55, Phase 1c-1 Easement Agreement [Timothy and Sarah Lemmerman] and Lot 226, Phase 1c-2 [Daniel and Rebecca Macomber], were ratified.

TENTH ORDER OF BUSINESS

Development Update/Staff Reports

A. Developer Representative

Ms. Brown asked about areas where the District is not overseeing the easement and whether a tracking mechanism has been established. Mr. Rodriguez stated the tracker will be updated.

B. District Counsel: Kutak Rock LLP

There was no report.

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

A Board Member asked about Parkway access. Mr. Brecht stated there should be an opening in the roundabout; it is paved to just short of the second roundabout; one can access the two roundabouts and make their way back.

D. Field Operations: CCMC

Mr. Haskett reported the following:

- Weed control spot spraying is underway, vegetation is recovering from the cold weather, and a customized fertilization plan will commence in March.
- An irrigation specialist is overseeing irrigation. Work on updating the irrigation controllers is underway.
- Restriping will occur soon.
- The “Run Wild” event is next week.
- The Landscape Maintenance contract ends September 30, 2026 so a decision will be necessary as to the plan for landscape maintenance; any transition will probably be a 90-day process, so decisions must be made soon.

Ms. Rigoni recalled prior discussion of the option of pre-qualifying vendors such that the District could have multiple landscape contractors. Pre-qualification would enable the Board to choose from various vendors and award contracts by category. Seeking pre-qualification proposals and finalizing the pre-qualification categories is underway. Another option is to go through the traditional Request for Proposals (RFP) process for the entire scope of work.

Discussion ensued regarding what areas will be covered in the Landscape Contract, adding to the contract as new areas come online, the contract threshold that would require formal bids, the needs of the District areas, which process would be most beneficial to the District.

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

- Performance Measures/Standards & Annual Reporting Form (for informational purposes)
- NEXT MEETING DATE: March 26, 2026 at 10:30 AM
 - QUORUM CHECK

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

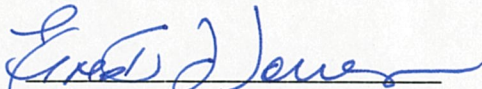
No members of the public spoke.

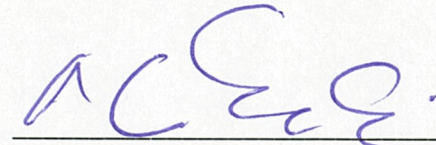
THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the meeting adjourned at 10:56 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair