

**MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT**

The Board of Supervisors of the East Nassau Stewardship District held a Regular Meeting on March 26, 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	District Manager
Michelle Rigoni	District Counsel
Zach Brecht	District Engineer
Todd Haskett	Property Manager
Carol Brown	Raydient
Brady Reed	The Greenery
Eric Wyrick	The Greenery

FIRST ORDER OF BUSINESS

Call to Order

Mr. Torres called the meeting to order at 10:30 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 and thanked them for their support of the CDD.

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

Greenery representatives, Brady Reed and Eric Wyrick, provided the following update:

- Minor cutbacks were done on damaged plant material and crews applied a bed pre-emergent for the plant beds.
- The first terpene treatment was recently completed throughout the entire property.
- A full-time plant health technician is currently at Wildlight five days a week checking on the plants and adjusting the irrigation based on temperature and changes in rainfall.
- Electrical equipment is being utilized, including electrical stick equipment and mowers.
- A fertilization program will soon be implemented on the trees at Wildlight; crews will focus primarily on the front entrance area and down Flowgo.
- Pine straw mulching is slated to commence next week.

Discussion ensued regarding the enhanced appearance of the community, increased irrigation and the use of pre-emergent in existing beds.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Replacement of Irrigation Controllers

Mr. Torres presented the proposals for replacement of irrigation controllers.

Mr. Haskett discussed the features of the controllers from Hunter Centralus Irrigation Control (Hunter) and The Greenery Inc. (Greenery)He stated, if the controllers had been in place over the past two years, the CDD could have saved 20% in irrigation costs, meaning about \$17,000. If implemented now, it would have the greatest cost savings impact for the District.

Discussion ensued regarding the technology offered by Hunter’s equipment, weather station measures, irrigation inspections, irrigation zones, obsolete clocks, if the Commercial Association will approve the increase, why the Hunter system is superior to Weather-Matic or

Rainbird Flow, monthly service fees, contract terms, installation process and time, and who to designate as a point person. It was clarified that once system is installed, it will become part of District’s irrigation system.

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, the Hunter Centralus proposal, pending approval by the Commercial Association, and authorizing District Counsel to prepare a work authorization, was approved.

SEVENTH ORDER OF BUSINESS

Discussion: Landscape and Maintenance Services Procurement Method (Traditional Public RFP and Pre-Qualified Vendor Process)

Ms. Rigoni stated the current contract with Greenery ends soon. The Board directed Staff to look into other landscaping options and the topic of pre-qualifications has come up several times. She provided an overview of the pre-qualification process, obtaining proposals, selecting proposals from pre-qualified vendors, statutory thresholds, a limited Request for Proposals (RFP), and the proposed landscape RFP for the Town District area.

Ms. Rigoni and Mr. Haskett responded to questions regarding whether prequalification speeds up the RFP process, whether the landscaping contract would encompass the Town District, contract renewal, and whether the pre-qualified process has different criterion for making the final selection.

The Board consensus was to proceed with the pre-qualification process after completion of the RFP for Town District.

EIGHTH ORDER OF BUSINESS

Authorization of RFP for Landscape and Irrigation Maintenance Services for Town District

Mr. Torres presented the RFP for Landscape and Irrigation Maintenance Services for the Town District.

On MOTION by Mr. Hahaj and seconded by Ms. Northrup, with all in favor, the RFP for Landscape and Irrigation Maintenance Services for the Town District was authorized, and the Evaluation Criteria were also approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Declaring the District’s Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of Certain Stormwater Management Facilities; Providing for General Authorization; Providing for Severability and an Effective Date

Mr. Torres presented Resolution 2026-06.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, Resolution 2026-06, Declaring the District’s Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of Certain Stormwater Management Facilities; Providing for General Authorization; Providing for Severability and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of SBC Trees Estimate #4999 for Boardwalk Common Area Tree Removal

Mr. Haskett presented the SBC Trees Estimate #4999 for Boardwalk Common Area Tree Removal and responded to questions regarding stump removal and the work authorization.

On MOTION by Mr. Jinks and seconded by Ms. Northrup, with all in favor, SBC Trees Estimate #4999 for Boardwalk Common Area Tree Removal, in the amount of \$12,375, was approved.

ELEVENTH ORDER OF BUSINESS

Consent Agenda

- A. Acceptance of Unaudited Financial Statements as of January 31, 2026**
- B. Approval of February 19, 2026 Regular Meeting Minutes**

On MOTION by Ms. Northrup and seconded by Mr. Hahaj, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted; and the February 19, 2026 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Development Update/Staff Reports

- A. Developer Representative**
- B. District Counsel: Kutak Rock LLP**

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

D. Field Operations: CCMC

There were no Developer Representative, District Counsel, District Engineer or Field Operations reports.

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

- NEXT MEETING DATE: April 16, 2026 at 10:30 AM
 - QUORUM CHECK
- Performance Measures/Standards & Annual Reporting Form (for informational purposes)

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

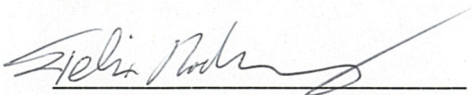
No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the meeting adjourned at 11:34 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair