AMELIA PARK NEIGHBORHOOD ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
DECEMBER 15, 2014

A Board of Directors Meeting of the Amelia Park Neighborhood Association, Inc. (APNA) was held this day in The Social Hall, Holy Trinity Anglican Church, 1830 Lake Park Drive, Fernandina Beach, Florida.

BOARD MEMBERS PRESENT
Donna Paz Kaufman, President  
Michael Spicer, Vice President  
Jim Higginbotham, Director  
Beverly Combs, Director

AMELIA ISLAND MANAGEMENT
Peter Mallory, Community Association Manager  
Shirlene Reeves, Financial Director  
Jane Kalem, Executive Admin

OWNERS PRESENT
Sign in sheet on file.

OPEN FORUM FOR RESIDENT QUESTIONS AND COMMENTS
The Board entertained questions and comments from the homeowners present and thanked Jean DesBarres and Carolyn Lotz for a great job planning the Holiday party at Horizons which was a wonderful success.

CALL TO ORDER
Notice of the meeting was emailed to the Board on December 11, 2014 and posted on property, which is in accordance with the Documents of the Association. There were five Board members present in person, which represented a quorum. President Kaufman called the meeting to order at 4:00 p.m.

APPROVAL OF MINUTES
President Kaufman called for approval of the November 17, 2014 Board of Directors Meeting.

Beverly Combs moved to accept the minutes from the November 17, 2014 Board meeting; Jim Higginbotham seconded and the motion passed unanimously.

GREEN SPACES – Revision of the Street Tree Replacement Policy
Beverly Combs reported on the revision to the street tree replacement policy. In doing research and having discussion with Early McCall and Becky Jordi, it was felt that the policy needed to be revisited regarding what is required of the residents when they have to replace the street trees. The first change is to reduce the caliper size (minimum of 3”) and the second is that the PARB will determine if a tree needs to be replaced based on the existing tree canopy. Also, better quality trees will be required.

Jim Higginbotham moved to accept the proposed street tree replacement policy; Michael Spicer seconded and the motion passed unanimously.

ARB UPDATED NEW CONSTRUCTION APPLICATION
Discussion ensued regarding the new ARB construction application. Rusty Footlik explained the form has been updated to be consistent with the design code. Also, the compliance deposit application has been revised for clean-up sites to allow for back charging when the construction sites are not cleaned up.
Beverly Combs moved to approve the revised ARB construction application; Jim Higginbotham seconded and the motion passed unanimously.

**FINANCIAL REPORT**
Shirlene Reeves reported no financial report, explained accrual process regarding end of year processing of checks/invoices/legal fees. Discussion ensued regarding legal budgeting.

**COMMUNITY ASSOCIATION MANAGER REPORT**
Peter Mallory reported on the projects done at this time including the kiosks painting and maintenance currently going on, TrimAll bid came back with an additional $100 to keep the light fixtures at three kiosks clean, garden district lighting repairs are underway, pavers repaired and pergola rotting will be taken care of. Mr. Mallory also reported that the owners are calling him to inquire about resolving their violations and that covenant violations are being resolved and fines are being paid. The Board tasked Mr. Mallory to research the green buffer areas that are AP responsibilities.

**ANNUAL MEETING**
President Kaufman explained the Board’s deadline is December 31, 2014 to get agenda items to Amelia Island Management. The agenda items include modification to the Declarations and the FPU natural gas installation. There will be a workshop on January 6, 2015 at 7:00p.m., with FPU and the Association attorney, Teresa Prince. The Annual Meeting will be January 26, 2015. President Kaufman will draft the Annual meeting agenda and cover letter. The agenda packet going to the owners will include a limited proxy/envelope, a 2-sided flyer, the Nominating Committee report, the Owners information form and an email consent form (end of year financial statement will not be ready to include in meeting packet). Also noted is that there will now be moving from five (5) to seven (7) Board members, two (2) at large positions and three (3) Board members rotating off. Proxies can be accepted by email or fax. Following the Annual Board meeting, the Board will meet and determine officers.

**MACK McCULLER – WELLS FARGO REZONING OF COMMERCIAL PROPERTY ON PARK AVENUE**
Mr. McCuller and Don Smith, representing Wells Fargo, spoke regarding the four (4) vacant commercial parcels on Park Avenue that the developer surrendered to the bank. These parcels are currently zoned for mandatory commercial on the first level. The rezoning request is to allow for single family detached houses.

Discussion ensued regarding the marketing plan:

- Who the parties are and what has been done to date
- The parcels are a real estate owned Wells Fargo entity
- Properties must be disposed of by 2017,
- Four (4) parcels under consideration are not annexed into association and have no ARB control.

The Board had comments and questions:
President Kaufman explained that the plan was submitted to the City on December 11, 2014 and suggested that the neighborhood would need more time to discuss the request with the City and seek professional input from Duany Plater-Zyberk Company, Amelia Park’s town planners. Time would be needed to obtain the necessary input since this part of the community is central to Amelia Park’s identity as a Traditional Neighborhood Development.

A suggestion was made to have an injunction to legally halt the process in order to study the options for the commercial parcels.

OTHER BUSINESS
An owner asked the status of the porch thief? The individual went to jail, bonded out, prosecution to follow. Some of the stolen property has been recovered.

The next meeting is January 26, 2015 at 7:00p.m.

ADJOURNMENT

The meeting was adjourned at 5:45p.m.

Beverly Combs moved to adjourn the meeting; Jim Higginbotham seconded and the meeting was adjourned.