

MINUTES OF MEETING
WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wynnfield Lakes Community Development District was held Wednesday, November 14, 2018 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida.

Present and constituting a quorum were:

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| Dr. Kristi Sweeney | Chairman |
| Luis Diaz-Rodriguez | Supervisor |
| Kate Priddy | Supervisor |

Also present were:

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| Daniel Laughlin | District Manager |
| Don Craig | District Engineer |
| Richard Waters | Riverside Management Services |
| Chris Hall | Riverside Management Services |
| Alyssa Wilson | Hopping Green & Sams (by phone) |
| David Spangler | ECS |

The following is a summary of the discussions and actions taken at the November 14, 2018 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being none the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 19, 2018 Meeting

There were no comments on the minutes.

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| On MOTION by Dr. Sweeney seconded by Ms. Priddy with all in favor the Minutes of the September 19, 2018 meeting were approved. |
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FOURTH ORDER OF BUSINESS

Discussion of the ECS Pond Bank Inspection Report

Mr. Spangler stated I was engaged to inspect five pond banks and we've done so by walking around the pond banks and making observations with a probe checking for soft soil and any areas that have excessive erosion. We have a couple different conditions and I've placed different priorities on them, including erosion of a channel of a pond bank between two lots that I believe is a result of stormwater runoff. One of my recommendations would be to put in a drainage pipe below grade to divert the stormwater. There were some other depressions I noted at three other ponds that are relatively shallow. I recommend that those be filled in and the vegetation removed. There are a couple drainage structures that were missing the soil below the structures so in those areas I recommend concrete be poured underneath the structure. Pond two has excessive vegetation so I recommend it be removed. There was also erosion on the pond slope at lot 28 and I'm recommending the sod be re-established. Lastly, there is erosion and partial loss of soil behind the drainage structure at pond five and that is low priority.

The Board discussed working in conjunction with homeowners whose properties are adjacent to affected ponds.

On MOTION by Dr. Sweeney seconded by Ms. Priddy with all in favor to address the bond bank issues listed in the report with the Chairman authorized to execute work not to exceed \$5,000 was approved.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. District Manager

Mr. Laughlin stated while still available as a resource, Dave is now officially retired and as of now I am not an officer of the Board so I cannot sign any documents on behalf of the

District. I'm looking for a motion to add me as an Assistant Secretary. The slate of officers will change again in January once we have the new Board members.

On MOTION by Dr. Sweeney seconded by Mr. Diaz-Rodriguez with all in favor adding Daniel Laughlin as an Assistant Secretary of the District was approved.

D. Operation Manager's Report - Memorandum

Mr. Hall gave an overview of his report, which was included in the agenda package.

E. Amenity Manager

Mr. Waters stated it was requested that I obtain some pricing on a projector so I looked at the original quote for our movie screen from 2010 and the 9' screen that we have now was \$2,000. Mr. Stanley mentioned we should possibly get a bigger screen if we're going to be showing multiple movies a year. I found a package for \$1,900 for a 130" screen that comes with wireless surround sound. A 15' screen is \$2,600 and a 17' x 9.5' is \$3,000 and some change. I'm not sure that we have enough room around the pool to make it work so my solution to that was a company that we use at another District that will do a site assessment for \$75 and will tell me what the best location for it is, what the best screen size is, and will make a recommendation on a projector. If we were going to make an investment I'd like to have a professional opinion. I have it scheduled for next Friday but I can cancel it at no charge.

Dr. Sweeney stated that would be great.

Mr. Waters stated we also discussed last year that our tree is about seven years old and I'd love to get a new pre-lit tree.

On MOTION by Dr. Sweeney seconded by Ms. Priddy with all in favor authorizing staff to purchase a new Christmas tree was approved.

Residents discussed an issue with geese and requested a report from Goosemasters.

Mr. Diaz-Rodriguez noted the vendor warned it is a very gradual and lengthy process to eradicate geese from the area.

Dr. Sweeney asked that Mr. Waters give the residents his phone number and that the residents contact Mr. Waters when there are a dozen geese in the area so that Goosemasters can be called out.

Dr. Sweeney stated I had a homeowner contact me about the possibility of adding a board at the tennis court to hit against. Could you look into pricing that out?

Mr. Waters responded somebody had asked that before. People run when playing to tennis to get to the balls and if you put a structure there and someone runs into it, it can be viewed as a hazard.

Dr. Sweeney maybe between the pickle ball courts or put the wall against the fence. It doesn't have to be big. I honestly think there would be a lot of people that would use it.

Mr. Rodriguez stated we have done that at some of the places where I've worked. We attach a solid piece of material like plywood to the fence.

Mr. Waters stated we will look into it.

Dr. Sweeney requested RMS look into sod that was supposed to be replaced at the berm.

SEVENTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

Mr. Laughlin stated the total of the check run is \$61,077.35.

Dr. Sweeney requested Mr. Waters look into charges for fitness equipment repairs and whether the equipment should be covered under warranty.

On MOTION by Dr. Sweeney seconded by Mr. Diaz-Rodriguez with all in favor the Check Register was approved.

B. Balance Sheet & Income Statement

A copy of the balance sheet and income statement was included in the agenda package.

C. Special Assessment Receipt Schedule

A copy of the assessment receipt schedule was included in the agenda package.

NINTH ORDER OF BUSINESS

**Next Meeting Scheduled – January 16, 2019,
6:00 p.m. at the University of North Florida,
University Center, 12000 Alumni Drive,
Room 1090, Jacksonville, FL 32224**

Mr. Laughlin stated the next meeting will be January 16, 2019 at 6:00 p.m. at this location.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Dr. Sweeney seconded by Ms. Priddy with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairperson/Vice Chairperson