

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, January 15, 2020 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:

Dr. Kristi Sweeney	Chairman
Luis Diaz-Rodriguez	Vice Chairman
Claire Marsh	Supervisor
Kate Priddy	Supervisor
Sharon Thomaszfski	Supervisor

Also present were:

Daniel Laughlin	District Manager
Jason Walters	District Counsel
Don Craig	District Engineer (by phone)
Chris Hall	Riverside Management Services
Richard Waters	Riverside Management Services

The following is a summary of the discussions and actions taken at the January 15, 2020 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 6:02 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes

A. November 20, 2019

There were no comments on the minutes.

On MOTION by Dr. Sweeney seconded by Ms. Thomaszfski with all in favor the minutes of the November 20, 2019 meeting and were approved.
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Wynnfield Lakes CDD

B. December 11, 2019 Continued Meeting

There were no comments on the minutes.

On MOTION by Ms. Thomaszfski seconded by Mr. Diaz-Rodriguez with all in favor the minutes of the November 20, 2019 meeting and December 11, 2019 continued meeting were approved.

FOURTH ORDER OF BUSINESS**Discussion of the Pool Play Structure**

Mr. Laughlin read into the record letters from residents DeSante and Heckman expressing their preference for keeping a slide in the play structure. Dr. Sweeney stated the feedback she received was also pro-slide. Mr. Laughlin reiterated the options presented at the continued meeting held on December 11, 2019 were the “spray ‘n play” pad plan and slide for a total of \$70,936, or refurbishment of the existing equipment for a total of \$68,597. The two renderings labeled CF-147 and CF-12 TB that were enclosed in the agenda package are quoted between \$90,000 and \$100,000. Following a discussion on the various options, the Board chose to approve refurbishment of the current equipment contingent on staff negotiating with Compac to remove the tunnel and netting and replace it with a slide due to liability concerns.

On MOTION by Dr. Sweeney seconded by Ms. Priddy with Ms. Marsh in favor and Mr. Diaz-Rodriguez and Ms. Thomaszfski opposed Compac’s proposal for refurbishment of the current splash pad equipment was approved subject to staff negotiating replacing the tunnel and netting with a second slide at an amount not to exceed \$75,000 with the Chair authorized to execute any necessary documents.

FIFTH ORDER OF BUSINESS**Acceptance of the Fiscal Year 2019 Audit Report**

Mr. Laughlin stated on the first page, under opinions, it states, “In our opinion, the financial statements referred to above present fairly in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September, 30, 2019, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.” On page 25 it says, “In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.” This was a clean audit.

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On MOTION by Dr. Sweeney seconded by Mr. Diaz-Rodriguez with all in favor the Fiscal Year 2019 audit report was accepted.

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Walters stated the legislative session started yesterday so we will provide an update for the Board. There are a number of bills moving through the legislature this year that could potentially impact districts so we will highlight those and if you have any questions, feel free to reach out to me. Pertinent to our liability discussion, we have sovereign immunity as local government, which means we're capped at our damages that can be awarded due to tort actions. The current statute provides you can only be awarded \$250,000. The issue is when you get a claim over \$250,000, they can go to the legislature and ask that they pay this bill. They hate dealing with that and they come up every year, so one of the proposals is to increase the amount of that sovereign immunity this year so that is one we will be watching closely. Particularly, because it will impact our insurance rates if that goes through.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. Operation Manager - Memorandum

A copy of the operations memorandum was enclosed in the agenda package.

E. Amenity Manager

Mr. Waters presented two proposals to repair a damaged tennis net pole. The proposal provided by ZafirCourt & Sons includes an option of resurfacing of the tennis court for a total of \$5,500 with the pole repair alone quoted at \$2,000, versus the second proposal from Court Surfaces for a total of \$13,930 including resurfacing the court, or \$3,550 for the pole repair.

On MOTION by Ms. Thomaszfski seconded by Ms. Priddy with all in favor the proposal from ZafirCourt & Sons including resurfacing of the tennis court for a total of \$5,500 was approved.

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Wynnfield Lakes CDD

Mr. Diaz-Rodriguez asked if the HOA meetings could be advertised on the community marquee.

Ms. Priddy and Dr. Sweeney discussed the need for a working relationship between the HOA and CDD. Mr. Walters noted during CDD board meetings, the CDD board members are acting on behalf of the CDD. The Board made the following motion agreeing to allow staff to advertise the HOA meeting dates on the marquee.

On MOTION by Ms. Priddy seconded by Ms. Thomaszfski with all in favor authorizing staff to post HOA board meeting dates on the community marquee was approved.

Mr. Waters announced his immediate resignation.

SEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Audience Comments / Supervisor’s Requests

Ms. Martha Diaz-Rodriguez stated we have a problem with the geese again.

Dr. Sweeney stated I have had two conversations with Geese Masters because they are in my yard too. We’ve been told they always go back to where they come from and they have feeding patterns so that’s why we’re seeing them. We’ve discussed a resident feeding them in the past and they believe the resident is feeding them again. Geese Masters is trying to change their schedule so they’re working on it.

Supervisor’s Requests

Dr. Sweeney stated a resident has some concern over some squatters maybe pitching tents in the woods at the very end of the CDD property near the bank.

Mr. Walters stated that would be trespassing so they could certainly be removed by the police.

Dr. Sweeney stated I don’t think there’s a fence.

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Mr. Walters stated no, we wouldn't fence because a lot of that is preserve area. Sometimes different departments will require signage, but we can certainly work with law enforcement.

Dr. Sweeney stated we also have some young boys who have been fishing quite a bit.

NINTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

Mr. Laughlin stated the total of the check run is \$62,509.38.

Ms. Priddy asked about the ASCAP invoice.

Mr. Laughlin stated that is a music licensing company so we can play music at the amenity center.

On MOTION by Ms. Priddy seconded by Ms. Thomaszfski 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

Mr. Laughlin stated we are currently almost 100% collected.

TENTH ORDER OF BUSINESS

Next Meeting Scheduled

Mr. Laughlin stated the next regularly scheduled meeting is March 18, 2020 at 6:00 p.m. here at the University of North Florida at the University Center.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
Daniel Laughlin
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Secretary/Assistant Secretary

DocuSigned by:
Kristi Sweeney
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Chairperson/Vice Chairperson