

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 20, 2019 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
Mike Eckert	District Counsel (by phone)
Don Craig	District Engineer
Chris Hall	Riverside Management Services
Richard Waters	Riverside Management Services

The following is a summary of the discussions and actions taken at the November 20, 2019 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

Affidavits of Publication

Copies of the affidavits of publication were included in the agenda package.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 18, 2019 Meeting

Mr. Diaz-Rodriguez provided a correction to page five that will be included in the final version.

On MOTION by Dr. Sweeney seconded by Mr. Diaz-Rodriguez with all in favor the minutes of the September 18, 2019 meeting were approved.

FIFTH ORDER OF BUSINESS

**Public Hearing for the Purpose of Adopting
Amended and Restated Rules of Procedure;
Consideration of Resolution 2020-01**

On MOTION by Dr. Sweeney seconded by Ms. Thomaszfski with all in favor the public hearing was opened.

Mr. Walters stated at the last meeting you approved the resolution to set this hearing for consideration of the revised rules of procedure. About every four or five years we update the rules of procedure and that's largely to catch the rules of procedure up with any statutory changes. The rules of procedure are probably 85% based on statute and 15% best practices and efficiencies we've learned over the years and over the summer we did a comprehensive walk through. You were previously provided a redline showing a word for word change a memo showing the more significant changes. You have the final document before you and a resolution for your consideration. This is something we have for all of our districts to have a comprehensive document governing general district operations.

On MOTION by Ms. Thomaszfski seconded by Mr. Diaz-Rodriguez with all in favor the public hearing was closed.

On MOTION by Ms. Priddy seconded by Ms. Thomaszfski with all in favor resolution 2020-01, adopting amended and restated rules of procedure was approved.

SIXTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

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

1. Memorandum

2. Consideration of Proposals for Refurbishment of Sprayground

Mr. Hall stated Compac would remove the entire structure, take it to their shop, completely sandblast it, powder coat it, replacing plastic nets, hardware, flooring and anything else that needs to be replaced and would then bring it back and install it for a total of \$68,596.78. They are the original manufacturer of the spray ground. Crown would do the exact same thing as Compac for \$104,435.50. Riverside can paint it and sand it and do what was done last time and it will last a couple years but if you want it to be like new, that is the route you have to go. No paint is going to hold up to the chlorine like powder coat would so we will put a one-year warranty on the paint but it's going to fade and come off just like the last paint job did.

The Board asked that Mr. Hall obtain the warranty and maintenance information related to Compac's proposal and the current equipment, as well as the cost to purchase a brand-new playground structure. Further discussion was deferred until the continued meeting on December 11th.

E. Amenity Manager

Mr. Waters noted the Coastal Kicks soccer season starts up December 4th and goes through February 19th.

SEVENTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

Mr. Diaz-Rodriguez asked if the entrance signs were going to be pressure washed. Mr. Hall noted it would be done within the next few weeks. Mr. Diaz-Rodriguez asked about the timing of the Christmas lights and Mr. Hall noted the palm trees were done and the net lights are up and they will most likely be replacing the wreaths.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

Mr. Laughlin stated the total of the check run is \$93,860.70 and it includes our FY20 insurance premium payment.

On MOTION by Dr. Sweeney seconded by Ms. Priddy 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

Mr. Laughlin stated the next regularly scheduled meeting is January 15, 2020 at 6:00 p.m. The meeting was continued to December 11, 2019 at 6:30 p.m. at the amenity center in order to continue the discussion on the replacement or refurbishment of the spray ground.

On MOTION by Dr. Sweeney seconded by Mr. Rodriguez with all in favor continuing the meeting to December 11, 2019 at 6:30 p.m. at the Wynnfield Lakes amenity center was approved.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was continued to December 11, 2019 at 6:30 p.m. at the amenity center.


Secretary/Assistant Secretary


Chairperson/Vice Chairperson