

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, July 22, 2020 at 6:00 p.m. using *Zoom* communications media technology pursuant to Executive Orders 20-52, 20-69 and 20-150 issued by Governor DeSantis, including any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

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
Chris Hall	Riverside Management Services
Lance Faiman	Riverside Management Services
Pat Szozda	Riverside Management Services
Rich Whetsel	Riverside Management Services

The following is a summary of the discussions and actions taken at the July 22, 2020 meeting. An audio 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 6:01 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Affidavit of Publication

A copy of the affidavit of publication for the public hearing and meeting was enclosed in the agenda package.

July 22, 2020

Wynnfield Lakes CDD

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 20, 2020 Meeting

There were no comments on the minutes.

On MOTION by Mr. Diaz-Rodriguez seconded by Ms. Thomaszfski with all in favor the minutes of the May 20, 2020 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2021 Budget

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

Mr. Laughlin stated there is no increase being proposed in the Fiscal Year 2021 budget.

Dr. Sweeney joined the meeting at this time.

The Board discussed whether or not to keep Goose Masters on for geese control and asked that staff ask a representative of the vendor to attend the next meeting.

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

A. Consideration of Resolution 2020-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2021

On MOTION by Mr. Diaz-Rodriguez seconded by Ms. Marsh with all in favor Resolution 2020-04, relating to annual appropriations and adopting the budget for Fiscal Year 2021 was approved.

B. Consideration of Resolution 2020-05, Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Ms. Thomaszfski seconded by Mr. Diaz-Rodriguez with all in favor Resolution 2020-05, imposing special assessments and certifying an assessment roll was approved.

July 22, 2020

Wynnfield Lakes CDD

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

Mr. Walters informed the Board he is closely monitoring all directives related to the operation of the facilities, as well as the ability to hold meetings in a virtual manner. It is not yet clear yet whether the current executive order allowing virtual meetings will be extended beyond August 1, 2020.

B. District Engineer

Mr. Laughlin informed the Board he received a letter from a resident stating that pond bank erosion is now occurring on the same pond located off of Sunchase, just as it did in 2019. The pond bank was inspected, and recommendations were provided to fix the issue. Mr. Hall is awaiting a proposal from the landscape vendor to install a drain. A similar cost share agreement between the property owner and district is expected to be prepared to fund the repairs.

On MOTION by Mr. Diaz-Rodriguez seconded by Dr. Sweeney with all in favor repairing the pond bank erosion at an amount not to exceed \$3,000 was approved.

C. District Manager – Discussion on the Fiscal Year 2021 Meeting Schedule

The meeting schedule was approved as presented in the agenda package.

On MOTION by Ms. Marsh seconded by Dr. Sweeney with all in favor the Fiscal Year 2021 meeting schedule was approved as presented.

D. Operation Manager - Memorandum

Mr. Hall informed the Board the new lake maintenance vendor, Lake & Wetland has now taken over maintenance of the lakes. The Board directed Mr. Hall to obtain new quotes for resurfacing the tennis court since the vendor originally scheduled to provide the service has not made himself available as of yet.

Mr. Diaz-Rodriguez stated that the landscape lights are busted out. Mr. Hall noted he would have the maintenance guys confirm if there is power in the area and will replace the fixtures.

July 22, 2020

Wynnfield Lakes CDD

Dr. Sweeney expressed concern at the condition of the amenity facility, the pool and the landscaping and asked that the meeting be continued to a date in August to allow for time to identify all of the issues that need to be addressed, and for RMS to correct the issues.

Dr. Sweeney left the meeting at this time.

The Board discussed trespassers who threw a party at the pool. Mr. Hall noted he has obtained a proposal for new security cameras and will present the proposals at the next Board meeting.

Mr. Hall announced he is leaving RMS and Mr. Pat Szozda will be taking over as operations manager for the community.

E. Amenity Manager

Mr. Faiman gave an overview of his report, a copy of which was included in the agenda package and asked the Board if renting the recreational field for resident usage for parties was an option. The Board members were in agreeance that they would be hesitant to rent the field out.

Mr. Priddy noted an insured trainer from a local gym has asked if the CDD would be interested in allowing usage of the recreational field for outdoor fitness classes for the community. Ms. Thomaszfski stated she would like to see something in writing, similar to what is done with Coastal Kicks.

On MOTION by Ms. Marsh seconded by Ms. Priddy with Mr. Diaz-Rodriguez in favor and Ms. Thomaszfski opposed authorizing a fitness class on the recreational field subject to entering into a license agreement was approved 3-1.

SEVENTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

There were no audience comments.

Supervisor's Requests

Ms. Thomaszfski asked if the pool chairs and umbrellas could be repaired and/or replaced. Mr. Laughlin asked Mr. Faiman to clarify at the continued meeting what the cost of re-strapping the chairs would be and if he is able to find any umbrellas.

July 22, 2020

Wynnfield Lakes CDD

EIGHTH ORDER OF BUSINESS Other Business

There being no other business, the next item followed.

NINTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

A copy of the check register totaling \$85,557.22 was included in the agenda package. Mr. Laughlin stated this does include payment for the pool refurbishment from the capital reserve account.

On MOTION by Mr. Diaz-Rodriguez 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 receipts schedule showing the District is 100% collected was included in the agenda package.

TENTH ORDER OF BUSINESS Next Meeting Scheduled

Mr. Laughlin stated the next regularly scheduled meeting is September 16, 2020 at 6:00 p.m. We will be noticing that meeting appropriately, whether we hold it virtually or in person.

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Diaz-Rodriguez seconded by Ms. Thomaszfski with all in favor the meeting was continued to August 19, 2020 at 6:00 p.m.

DocuSigned by:
Daniel Laughlin
B48FC214DC1144D...
Secretary/Assistant Secretary

DocuSigned by:
Kristi Sweeney
42D0F903187D436...
Chairperson/Vice Chairperson