

MINUTES OF MEETING
WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

The November 18, 2020 meeting of the Board of Supervisors of the Wynnfield Lakes Community Development District was recessed and reconvened Wednesday, December 2, 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
Jennifer Kilinski	District Counsel (by phone)
Larry Edmiston	Riverside Management Services
Taylor Wright	Riverside Management Services
Timi Wright	Riverside Management Services

The following is a summary of the discussions and actions taken at the December 2, 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 6:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Discussion of Amenity Operations

Mr. Edmiston announced he would be taking over operations and maintenance responsibilities for the community and provided the Board with an update on outstanding facility operations and maintenance issues. Due to a warranty issue and necessary parts being discontinued, two treadmills in the fitness facility have been down for quite some time. Mr.

Edmiston noted the company holding the warranty for the equipment is scheduled to come out on December 7th to attempt to make the repairs.

Mr. Diaz-Rodriguez asked for an update on the Christmas lights. Mr. Edmiston responded he is awaiting delivery of some decorations that have been ordered and will begin keeping a log of all purchased decorations and will also store the decorations in a secure area once they are removed.

In regard to the issue with the mulch that was destroyed by the landscape company, rubber mulch will be replaced in the pool area at no cost to the CDD. Mr. Edmiston noted he would get the promise in writing from Yellowstone.

In regard to the person taking up residence in the preserve and in the backyard of a home, Mr. Edmiston informed the Board the HOA is working to evict the person from the home in which they reside within the CDD. Mr. Edmiston informed the Board about an incident that occurred with this individual at the amenity center and the Board and staff discussed ensuring a police report has been filed regarding the incident, which can allow staff to trespass the individual.

Mr. Diaz-Rodriguez asked when the painting of the amenity center would commence. Mr. Edmiston responded that is the next project on the list.

Dr. Sweeney requested RMS provide a more itemized list of the repairs and replacements made in the community.

Following a discussion on improving the Christmas lights, Mr. Laughlin suggested appointing a supervisor to work with staff to pick out and purchase new decorations and lights.

On MOTION by Ms. Marsh seconded by Ms. Priddy with all in favor appointing Supervisor Sweeney to work with staff to purchase new Christmas lights at an amount not to exceed \$1,000 was approved.

Mr. Diaz-Rodriguez asked when the tennis court resurfacing project would begin. Mr. Edmiston responded the earliest the contractor can begin is the first or second week of January.

FOURTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

Audience Comments

Ms. Geri Benjamin, 12220 Diamond Springs Drive, asked that pressure washing be done more consistently. Ms. Benjamin also reported a portion of sidewalk caving in towards the entrance, and a pothole in the roadway that has resurfaced. Mr. Laughlin noted the City of Jacksonville maintains the streetlights, sidewalks and roadways and the residents can report any issues to the public works department. Ms. Benjamin also inquired about why a grassy area near a gate in the wetlands is no longer being maintained. Mr. Laughlin responded that staff would look into whose responsibility it is. Ms. Benjamin suggested a representative of the apartment's management attend the CDD meetings and asked who the dog park belongs to. Mr. Laughlin responded he believed it was owned by the apartments but would look into it.

Ms. Martha Diaz-Rodriguez, 11948 Diamond Springs Drive, asked if someone could clean up around the edge of the lake. Mr. Edmiston noted Lake Doctors would be spraying the lakes again and that a member of his staff will begin picking up debris around the lakes bi-monthly.

Ms. Nai Chao, 11767 Wynnfield Lakes Circle, stated I was wondering if there's a way to assess the air circulation and ventilation in the fitness center to make sure it's adequate?

Mr. Edmiston responded we can have the amenity manager monitor it and anytime there is an issue you can go directly to her, but it would have to be between the hours of 9 and 5.

Mr. Laughlin stated there are companies that can come out for that too. I'm not sure the last time that happened. It's pricey.

Mr. Edmiston the reason I say to go to her is she can bring it to my attention, and I can figure out what needs to happen as far as how to maintain it or what needs done in that particular moment.

Mr. Laughlin stated if you guys could just look at and see how the filters look and all that.

Supervisor's Requests

Dr. Sweeney requested masks be available in the fitness center.

FIFTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

SIXTH ORDER OF BUSINESS

**Next Meeting Scheduled – January 20, 2021
at 6:00 p.m. at the University of North
Florida, University Center, 12000 Alumni
Drive, Room 1090, Jacksonville, Florida**

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Dr. Sweeney seconded by Mr. Diaz-Rodriguez
with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairperson/Vice Chairperson