

MINUTES OF MEETING  
WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Wynnfield Lakes Community Development District was held Monday, July 11, 2022 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1088, Jacksonville, Florida.

Present and constituting a quorum were:

Dr. Kristi Sweeney	Chairperson
Luis Diaz-Rodriguez	Vice Chairman
Mark Oliver	Supervisor
Jeffrey Lawton	Supervisor
Nate Dickinson	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lina Hernandez	Amenity Manager - Vesta
Ken Thomas	Field Operations Manager – Vesta
Dana Harden	Vesta

*The following is a summary of the discussions and actions taken at the July 11, 2022 workshop.*

**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 no audience members present, the next item followed.

**THIRD ORDER OF BUSINESS**

**Discussion of the Fiscal Year 2023 Budget**

Mr. Laughlin noted the purpose of this workshop is to provide another opportunity for the Board to discuss the budget for the next fiscal year prior to moving forward with adoption. He reminded the Board that there is currently an increase in assessments proposed totaling approximately \$140 per single-family unit and \$93 per unit for the apartments with a large portion of the increase being a result of a contribution to the capital reserve fund.

The Board discussed the expenses that may come up in the near future such as increased security with cameras and/or monitoring, replacing the air conditioning units, purchasing new pool furniture, and addressing the athletic field. Dr. Sweeney directed staff to solicit proposals for active security camera monitoring and security guard presence at least five days per week.

The Board also discussed issues with minors accessing the amenities after hours and asked about options such as changing the hours of the pool monitors to allow them to remain one hour after the pool closes.

**FOURTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**FIFTH ORDER OF BUSINESS**

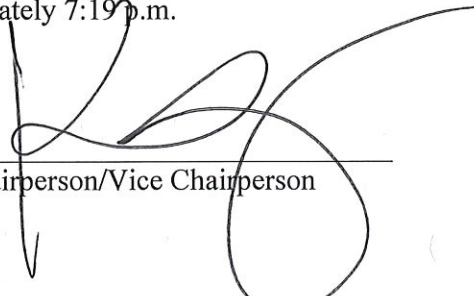
**Next Scheduled Meeting – July 20, 2022 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224**

**SIXTH ORDER OF BUSINESS**

**Adjournment**

Mr. Laughlin adjourned the workshop at approximately 7:19 p.m.

  
Secretary/Assistant Secretary

  
Chairperson/Vice Chairperson