

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, September 18, 2024 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:

Kristi Sweeney	Chairperson
Luis Diaz-Rodriguez	Vice Chairman
Jeff Lawton	Supervisor
Mark Oliver	Supervisor
Nate Dickinson	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mary Grace Henley	District Counsel
Kyle Sowards	District Engineer
Ken Thomas	Field Operations Manager
Lina Hernandez	General Manager
Dana Harden	Vesta Property Services
Lauren Gentry <i>by phone</i>	Kilinski Van Wyk

The following is a summary of the discussions and actions taken at the September 18, 2024 meeting.

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

Approval of Minutes of the July 17, 2024 Meeting

There were no comments on the minutes.

On MOTION by Mr. Oliver seconded by Mr. Diaz-Rodriguez with all in favor the minutes of the July 17, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting an Amended Discipline Policy; Consideration of Resolution 2024-08

On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor the public hearing was opened.

There being no members of the public present, a motion to close the public hearing followed.

On MOTION by Mr. Dickinson seconded by Mr. Lawton with all in favor the public hearing was closed.

Ms. Henley stated that this policy would give staff the ability to suspend resident amenity privileges between board meetings for rule violations. The Board will still review the suspension at the next board meeting that is at least eight (8) days after the infraction.

On MOTION by Mr. Diaz-Rodriguez seconded by Mr. Oliver with all in favor Resolution 2024-08, adopting an amended discipline policy, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Erosion Repair at Wood Blossom Court and Discussion of Funding Options

Mr. Sowards stated that he has not yet received a proposal for the erosion repair, however, Supervisor Dickinson spoke with a contractor and believes more needs to be done, which would put the project into a price range that would require putting the project out to bid.

Dr. Sweeney suggested reaching out to the St. Johns River Water Management District and the City prior to proceeding with issuing an RFP.

SIXTH ORDER OF BUSINESS

Consideration of Renewal of Goose Masters Contract

Mr. Laughlin presented the Goose Masters renewal contract, which provided options of a two-year renewal at \$15,600 per year, or a one-year renewal for \$16,900 for the year.

On MOTION by Dr. Sweeney seconded by Mr. Dickinson with Dr. Sweeney, Mr. Oliver, Mr. Lawton and Mr. Dickinson in favor and Mr. Diaz-Rodriguez opposed, renewing the Goose Masters contract for two years was approved 4-1.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

Mr. Laughlin presented a proposal from Matthews | DCCM totaling \$3,500 to update the public facilities report, which is required to be done every seven years.

On MOTION by Mr. Dickinson seconded by Dr. Sweeney with all in favor the proposal from Matthews | DCCM to update the public facilities report for a total of \$3,500 was approved.

C. District Manager

There being nothing to report, the next item followed.

D. Operation Manager

1. Service Reports

Mr. Thomas gave an overview of the operations report, a copy of which was included in the agenda package for the Board’s review.

2. Proposals for Replacement of Clubhouse Air Conditioner

Mr. Thomas presented proposals for replacement of the clubhouse air conditioner ranging from \$4,850 to \$6,800, although he noted the air conditioner is currently working.

No action was taken on this item.

3. Proposals for Re-Striping the Parking Lot

Mr. Thomas presented proposal to re-stripe the parking lot totaling \$554 and \$2,250.

On MOTION by Dr. Sweeney seconded by Mr. Lawton with all in favor the proposal from EverLine totaling \$554 was approved.

4. Proposal for New Signage in Amenity Areas

Mr. Thomas presented a proposal from Fast Signs totaling \$831.96 to replace the signs in the amenity areas. He noted there are no rules posted at the pickleball courts, tennis courts, playground or veranda.

On MOTION by Mr. Lawton seconded by Mr. Oliver with all in favor the proposal from Fast Signs totaling \$831.96 was approved.

5. Proposals for Christmas Lighting

Mr. Thomas presented proposals for permanent holiday lighting ranging from \$9,840.40 to \$20,658, and a proposal from MosquitoNix to do the same temporary lighting as last year for \$4,000.

On MOTION by Dr. Sweeney seconded by Mr. Lawton with all in favor permanent holiday lighting at the amenity center was approved at an amount not to exceed \$15,000 from Illuminite with Supervisor Lawton authorized to provide final approval.

On MOTION by Dr. Sweeney seconded by Mr. Lawton with all in favor the proposal from MosquitoNix totaling \$4,000 to install temporary holiday lighting at the entrance was approved with Supervisor Lawton authorized to provide final approval.

Dr. Sweeney proposed reaching out to the HOA to request they share the cost of the lighting at the entrance.

E. General Manager – Report

Ms. Hernandez gave the Board an overview of the General Manager’s report, a copy of which was included in the agenda package. She also presented options to increase the security guard patrols with the current guard, or sub in an alternate guard at a lesser rate for one night per week.

Dr. Sweeney commented on the importance of having a consistent guard and made the motions below.

On MOTION by Dr. Sweeney seconded by Mr. Lawton with all in favor the proposal to maintain the current security guard six days per week at a rate of \$27 per hours was approved.

On MOTION by Dr. Sweeney seconded by Mr. Lawton with all in favor canceling daytime security guard patrols was approved.

EIGHTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

Emily, a representative of Body Mind Performance, asked the Board for permission to hold a once monthly skills session at no cost on the District's athletic field. She also asked if a soccer goal could be placed on the field at her cost. Lastly, she asked for use of the field on Mondays, Tuesdays and Fridays for their soccer program for a few hours each afternoon for a fee of \$1,000.

On MOTION by Dr. Sweeney seconded by Mr. Oliver with all in favor authorizing Body Mind Performance to use the field Mondays, Tuesdays and Fridays from November through May for a fee of \$1,000 was approved.

Ms. Henley stated that she would provide a license agreement for the field use.

NINTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of July 31, 2024

Copies of the financial statements were included in the agenda package for the Board's review.

B. Special Assessment Receipt Schedule

A copy of the assessment receipts schedule showing the fiscal year 2024 assessments are 100% collected was included in the agenda package.

C. Approval of Check Register

A copy of the check register totaling \$91,542.89 was included in the agenda package.

On MOTION by Mr. Lawton seconded by Dr. Sweeney with all in favor the check register was approved.

Dr. Sweeney requested staff look into spraying for mosquitos with all the recent rain.

ELEVENTH ORDER OF BUSINESS

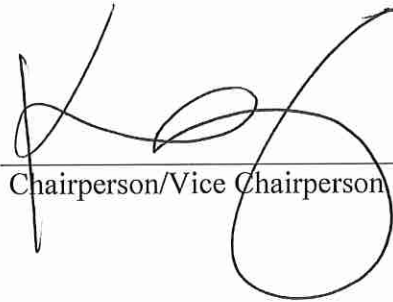
Next Scheduled Meeting – November 20, 2024 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1020, Jacksonville, Florida 32224

TWELFTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairperson/Vice Chairperson