

MINUTES OF MEETING
WYNNFIELD LAKES COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Wynnfield Lakes Community Development District was held Wednesday, August 20, 2025 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
Mark Oliver	Supervisor
Jeff Lawton	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mary Grace Henley	District Counsel
Kyle Sowards	District Engineer
Dan Fagen	Vesta Property Services
Rhonda Mossing <i>by phone</i>	MBS Capital Markets
Daniel Harvey	GMS

The following is a summary of the discussions and actions taken at the August 20, 2025 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 Term Sheet

Ms. Mossing reminded the Board that at the last meeting authorization was given to proceed with requesting proposals from banks for term sheets relating to the refunding of the Series 2014 Bonds as well as the funding of the new project outlined in the engineer's report previously approved in the amount of \$2.2 million. Responses were received from Seacoast Bank, United Community Bank, and Truist Bank. The terms issued by the banks vary. United

Community Bank will only offer seven years at the fixed rate of 4.38% and would like to reset their rate after year seven. Truist's rates were higher than what the other banks proposed and had some convoluted terms, such as penalties for bond calls due to prepayments. Seacoast Bank came in with a rate of 4.50% to maturity with the ability to call the bonds if any prepayments were to occur, however the bonds could not be refinanced for five years. Following discussions with District Counsel, the recommendation is to proceed with Seacoast Bank.

Dr. Sweeney stated that something needs to be sent to the homeowners prior to the meeting on September 15th to better explain what the intention behind the bond is.

On MOTION by Dr. Sweeney seconded by Mr. Oliver with all in favor authorizing Supervisor Sweeney to collaborate with staff on a letter to all residents regarding the bond issuance was approved.

Ms. Henley stated that her firm would draft a letter and send it over to Dr. Sweeney for review and/or distribution.

On MOTION by Mr. Oliver seconded by Mr. Lawton with all in favor the term sheet from Seacoast Bank was approved.

FOURTH ORDER OF BUSINESS

Consideration of Request from Body Mind Performance to Use the Athletic Field from August through December

Mr. Laughlin stated that Body Mind Performance is requesting use of the athletic field on Mondays and Tuesdays from 3pm to 7pm from August through December for a fee of \$1,000.

On MOTION by Dr. Sweeney seconded by Mr. Lawton with all in favor the request from Body Mind Performance to use the athletic field from August through December on Mondays and Tuesdays from 3pm-7pm was approved.

FIFTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

SIXTH ORDER OF BUSINESS

**Next Scheduled Meeting – Monday,
September 15, 2025 at 6:00 p.m. at the
University of North Florida, University
Center, 12000 Alumni Drive, Room 1090,
Jacksonville, Florida 32224**

SEVENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairperson/Vice Chairperson