

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 Tuesday, February 10, 2026 at 6:24 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
Mark Oliver <i>by phone</i>	Supervisor
Nate Dickinson	Supervisor
Jeff Lawton	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Kyle Sowards	District Engineer
Dan Fagen	Vesta Property Services
Winslow Wheeler	Vesta Property Services

The following is a summary of the discussions and actions taken at the February 10, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:24 p.m.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the November 19, 2025 Board of Supervisors Meeting

There were no comments on the minutes. Mr. Laughlin asked for a motion to approve.

On MOTION by Dr. Sweeney seconded by Mr. Lawton with all in favor the minutes of the November 19, 2025 meeting were approved as presented.
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THIRD ORDER OF BUSINESS

Audience Comments

Harry Akeem and Trafton Taylor asked about the status of the erosion repairs on Wood Blossom Court. Mr. Laughlin stated that an updated would be given later in the meeting.

FOURTH ORDER OF BUSINESS

Request from Body Mind Performance for Field Usage

Mr. Laughlin presented the proposed schedule from Body Mind Performance for use of the field during spring break and summer. A representative from the group added that the District would receive \$750 each week they use the field.

On MOTION by Dr. Sweeney seconded by Mr. Lawton with all in favor the field use request from Body Mind Performance for spring and summer was approved.

Ms. Henley noted her firm would prepare a license agreement.

FIFTH ORDER OF BUSINESS

Discussion of Erosion Project

Dr. Sweeney stated that Duval County would be coming out on February 12th to do another inspection. They have requested the District submit a plan to the Development Services Division.

Harry Akeem stated that delaying the project will not help the District or the community in the long run as it will cost more.

Dr. Sweeney stated that there are other entities that benefit from the Sandalwood Canal and fixing erosion on just three lots is not a long-term solution.

Mr. Laughlin was asked to find out what time the county would be onsite and relay that information to Mr. Akeem and Mr. Taylor.

SIXTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2025 Audit Report

Mr. Laughlin presented the audit report, noting that there were no material deficiencies or negative findings to report.

On MOTION by Mr. Dickinson seconded by Mr. Lawton with all in favor the fiscal year 2025 audit report was accepted.

SEVENTH ORDER OF BUSINESS Selection of Audit Committee

Mr. Laughlin recommended appointing the board members to serve as the audit committee. An audit committee meeting will be held prior to the next meeting for the purpose of selection auditor selection evaluation criteria.

On MOTION by Mr. Dickinson seconded by Mr. Lawton with all in favor appointing the board members to serve as the audit committee was approved.

EIGHTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Gentry reported that her firm is monitoring the current legislative session and would keep the board updated on any bills that could impact the District.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. General Manager

1. Report

Ms. Hernandez gave the Board an overview of the General Manager’s report, a copy of which was included in the agenda package for review.

2. Bland Landscaping Proposal for Lake Bank Erosion Repair Clean-Up

Ms. Hernandez presented a proposal totaling \$880 to remove excess soil from the pond behind 11598 Wynnfield Lakes Circle. Mr. Laughlin added that the homeowner has been informed that the erosion is due to runoff from his home and his grass needs to be maintained properly to prevent further erosion. It was noted the excess sand in the pond is not causing any issues, it’s simply an aesthetic issue.

There was no action taken on this item.

3. Proposal for Replacement of ADA Transfer Station

Ms. Hernandez presented a proposal totaling \$7,140 from Southern Recreation to replace the ADA transfer station.

On MOTION by Mr. Dickinson seconded by Dr. Sweeney with all in favor replacing the ADA transfer station for a total of \$7,140 was approved.

NINTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

Mr. Dickinson asked about changing the policing regarding fishing in the ponds for residents to be able to fish in the ponds behind their homes.

Ms. Henley stated that the HOA rules prohibit fishing.

Mr. Laughlin stated that he would reach out to all the parties involved at the county level to ask that they attend the next meeting regarding the Wood Blossom erosion issues.

Trafton Taylor asked how residents can be notified of the meetings.

Mr. Laughlin responded that the CDD's website lists the meeting dates. Mr. Dickinson added that the dates are also posted on a bulletin board.

Trafton Taylor stated that there is a dead pine tree on the edge of the canal.

TENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of December 31, 2025

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 2026 assessments are 93.87% collected was included in the agenda package.

C. Approval of Check Register

A copy of the check register totaling \$160,589.36 was included in the agenda package.

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

TWELFTH ORDER OF BUSINESS

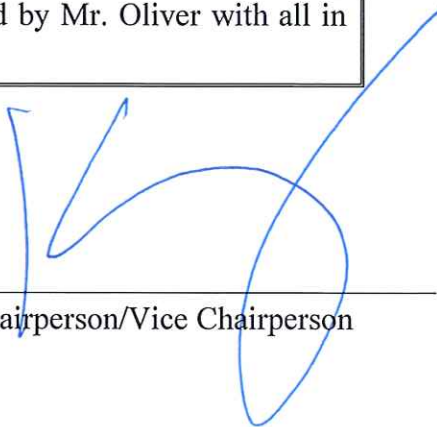
Next Scheduled Meeting – March 25, 2026 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224

THIRTEENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairperson/Vice Chairperson