

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, April 22, 2026 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
Nate Dickinson	Supervisor

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel
Mary Grace Henley	District Counsel
Kyle Sowards	District Engineer
Lina Hernandez	Vesta Property Services
Rhonda Mossing	MBS Capital Markets
Daniel Harvey	GMS

The following is a summary of the discussions and actions taken at the April 22, 2026 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 comments, the next item followed.

THIRD ORDER OF BUSINESS

Discussion of Funding Options for Erosion Project

Ms. Mossing stated that she needs direction on how much money the Board wants to borrow, what projects the money would be used for and how many years the money will be financed for. Once she has those answers, she will go back to the three banks that previously

provided term sheets. Ms. Mossing provided some options including funding \$750,000 for just the erosion repair at a 5-year, 10-year or 15-year term, or funding all the projects in the engineer’s report for a total of \$2.2 million. Assuming the interest rate is 4.75%, for the \$750,000 scenario, the annual assessment for a single-family unit would increase by \$425.03 at a 5-year term, \$241.41 for a 10-year term, and \$180.31 for a 15-year term. For the \$2.2 million scenario, the annual assessment would increase by \$1,086.89 for a 5-year term, \$661.66 for a 10-year term, and \$454.19 for a 15-year term. Going with a public offering would allow for a 30-year term and the annual assessment for a single-family unit would be \$313. She noted the cost of issuance would be higher, and more interest would be paid.

Following a lengthy discussion on the options provided, a motion was made to proceed with scenario two, which was to issue \$750,000 in bonds for a 10-year term.

On MOTION by Mr. Diaz-Rodriguez seconded by Mr. Oliver with all in favor proceeding with scenario two was approved.

FOURTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

FIFTH ORDER OF BUSINESS

Next Scheduled Meeting – Wednesday, May 20, 2026 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

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


Secretary/Assistant Secretary


Chairperson/Vice Chairperson