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, May 20, 2026 at 6:05 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida.

Present and constituting a quorum were:

Luis Diaz-Rodriguez	Vice Chairman
Mark Oliver	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
Lina Hernandez	General Manager
Dan Fagen	Vesta Property Services
Rhonda Mossing	MBS Capital Markets

The following is a summary of the discussions and actions taken at the May 20, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Laughlin called the meeting to order at 6:05 p.m.

SECOND ORDER OF BUSINESS **Public Comment**

Claire Marsh requested use of the amenity center, field and playground for a vacation bible school from July 20th through July 24th in the evenings.

Ms. Gentry stated that since this request falls outside of the normal rental procedures, her firm would draft a license agreement for the use of the facilities.

> On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor the resident's request for use of the amenity center, field and playground from July 20th through July 24th was approved subject to a license agreement and $250 deposit.

THIRD ORDER OF BUSINESS Approval of the Minutes

A. March 25, 2026 Board of Supervisors Meeting

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

> On MOTION by Mr. Oliver seconded by Mr. Lawton with all in favor the minutes of the March 25, 2026 meeting were approved as presented.

B. March 25, 2026 Audit Committee Meeting

There were no comments on the minutes.

> On MOTION by Mr. Oliver seconded by Mr. Lawton with all in favor the minutes of the March 25, 2026 audit committee meeting were accepted as presented.

C. April 22, 2026 Special Board Meeting

There were no comments on the minutes.

> On MOTION by Mr. Oliver seconded by Mr. Dickinson with all in favor the minutes of the April 22, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS Financing Matters

A. Bond Financing Update

Ms. Mossing reminded the Board that funding the capital improvement project in the amount of $750,000 was authorized during the last meeting. The feedback from the banks that provided term sheets last year indicated they were not interested in a small bond issue, so staff opted for trying a public offering in the hopes that a bank would provide a term sheet that would work more in the District's favor than a public offering. A bank suggested a refunding at an interest rate less than 4%. The term sheets will be presented at the next board meeting for the Board's consideration. It's expected the net result would be a $123 increase per year for a single-family residence.

The Board indicated they were interested in seeing the term sheets, including the refunding option.

Ms. Gentry proposed kicking the assessment process off using the high estimates to leave room for whatever the term sheets come in at.

B. Consideration of Engineer's Report

Mr. Sowards stated that the engineer's report describes the Wood Blossom Court erosion repair project that would be completed with the new money and sets out the cost estimates that total $750,000.

On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor the engineer's report was approved in substantial form.

C. Consideration of Assessment Methodology Report

Mr. Laughlin stated that the assessment methodology report shows that based on the high estimates what the assessments would look like.

On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor the assessment methodology report was approved in substantial form.

D. Consideration of Resolution 2026-05, Declaring Special Assessments and Setting a Public Hearing Date

Ms. Gentry stated that resolution 2026-05 declares the board's intent to issue special assessments. It describes the nature and location of the improvements, makes findings required by law to kick off the assessment process, and sets the public hearing for June 24th at 6pm.

On MOTION by Mr. Oliver seconded by Mr. Dickinson with all in favor resolution 2026-05, declaring special assessments and setting a public hearing for June 24, 2026 at 6:00 p.m. at UNF was approved.

E. Review of Notices for Assessment Hearing

Mr. Laughlin stated that the first notice explains the answers to certain frequently asked questions such as what the bonds are, what the debt assessment is, what is included in the project, why the District is issuing bonds, what the individual assessment would be, what would happen at the public hearing, and what happens if the assessments are paid off early. It is intended to be a more easily understandable summary of the proposed bonds and assessments. The second notice includes all of the statute-required language. Both notices would be mailed to residents before the hearing.

FIFTH ORDER OF BUSINESS Acceptance of the Audit Committee's Recommendation

On MOTION by Mr. Oliver seconded by Mr. Dickinson with all in favor the recommendation to rank Grau & Associates the #1 proposer was accepted.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2026-06, Approving the Proposed Budget and Setting a Public Hearing Date

Mr. Laughlin gave an overview of the proposed budget, noting there is no increase in assessments as presented.

On MOTION by Mr. Oliver seconded by Mr. Dickinson with all in favor Resolution 2026-06 approving the proposed budget for fiscal year 2027 and setting a public hearing for July 22, 2026 at 6:00 p.m. was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Gentry reminded the board members to complete their Form 1 by July 1st. Next, she reminded the Board of the upcoming general election. The qualifying period to qualify for a seat coming vacant is June 8th through June 12th. Lastly, Ms. Gentry reminded the board members to complete four hours of ethics training by the end of the year.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

1. Report on the Number of Registered Voters (1,109)

Mr. Laughlin informed the Board there are 1,109 registered voters reported to be residing in the District's boundaries.

2. Discussion of Upcoming General Election

Ms. Gentry stated that the address in the notice is incorrect. The correct address, 105 East Monroe Street, will be pushed out to the residents.

D. 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 for review.

Next, Ms. Hernandez presented a proposal from Bland Landscaping totaling $2,169 to aerate the field and apply a top-dress.

On MOTION by Mr. Dickinson seconded by Mr. Lawton with all in favor the proposal from Bland Landscaping totaling $2,169 was approved.

EIGHTH ORDER OF BUSINESS Public Comments / Supervisor's Requests

There being none, the next item followed.

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 April 30, 2026

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 98.36% collected was included in the agenda package.

C. Approval of Check Register

A copy of the check register totaling $94,315.70 was included in the agenda package.

The Board asked staff to look into lower cost options for cable and internet.

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

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – July 22, 2026 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224**

Mr. Laughlin noted a special meeting has been scheduled for June 24, 2026 at 6:00 p.m.

TWEFLTH 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