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, July 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:

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

Also present were:

Mary Grace Henley	District Counsel
Ross Miller	District Engineer
Lina Hernandez	General Manager
Winslow Wheeler	Vesta Property Services
Rhonda Mossing *by phone*	MBS Capital Markets

The following is a summary of the discussions and actions taken at the July 22, 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**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes**

A. May 20, 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. Diaz-Rodriguez with all in favor the minutes of the May 20, 2026 meeting were approved as presented.

B. May 20, 2026 Audit Committee Meeting

There were no comments on the minutes.

On MOTION by Mr. Diaz-Rodriguez seconded by Mr. Oliver with all in favor the minutes of the May 20, 2026 audit committee meeting were accepted as presented.

C. June 24, 2026 Special Board 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 June 24, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-12, Designating Officers**

Mr. Laughlin stated that the purpose of this resolution is to designate a Chair. It was noted Mr. Dickinson previously stated he was willing to serve as Chair.

Dr. Sweeney asked if Mr. Dickinson signed any documents relating to the bonds.

Mr. Laughlin responded that Mr. Dickinson did sign documents that had to be signed to keep the bond timeline on track, however the documents are not valid unless the Board approves all of the documents at this meeting. It was noted the documents could be resigned if needed.

Dr. Sweeney asked that it be made clear in the minutes that the Board would be retroactively authorizing Mr. Dickinson to execute the documents since it was not done during the prior meeting.

On MOTION by Dr. Sweeney seconded by Mr. Oliver with three in favor and Mr. Diaz-Rodriguez opposed, authorizing Supervisor Dickinson to sign the bond documents was approved 3-1.

Mr. Diaz-Rodriguez nominated Mr. Lawton for Chair.

On MOTION by Mr. Diaz-Rodriguez seconded by Mr. Oliver with all in favor designating Jeff Lawton as Chair was approved.

Mr. Diaz-Rodriguez stated that he was willing to continue serving as Vice Chair.

Mr. Laughlin stated that Dr. Sweeney would serve as an Assistant Secretary going forward and the remaining slate of officers would stay the same.

On MOTION by Mr. Diaz-Rodriguez seconded by Mr. Oliver with all in favor Resolution 2026-12, designating officers as detailed above was approved.

FIFTH ORDER OF BUSINESS Financing Matters

A. Engineer's Report Dated May 20, 2026

Ms. Henley stated that the legal description has been added to the engineer's report since the last time the report was presented.

B. Special Assessment Methodology Report for the Special Assessment Revenue Refunding Bond, Series 2026 Dated July 22, 2026

Mr. Laughlin provided an overview of the report. The annual debt service assessment for the Series 2014 bonds would be reduced by $72, while the Series 2026 bonds would total $194 per year, per unit.

C. Consideration of Award Resolution 2026-08

Ms. Henley stated that the purpose of this resolution is to set forth the terms of the sale of the bonds and award in the bonds in accordance with the term sheet approved at the last meeting. The resolution also authorizes the forms of indentures that govern how the money is used for the bonds and how that money is moved around, as well as approves the engineer's report and special assessment methodology report.

On MOTION by Mr. Oliver seconded by Mr. Lawton with three in favor and Dr. Sweeney opposed, award Resolution 2026-08 was approved 3-1.

D. Consideration of Supplemental Resolution 2026-09

Ms. Gentry Henley stated that the supplemental assessment resolution affirms the engineer's report, affirms the assessment methodology report, makes findings that supports the bonds, reaffirms what was done with the Series 2014 bonds, sets the par amount of the bonds consistent with the term sheet and lays out how the assessments will be collected and allocated.

> On MOTION by Mr. Lawton seconded by Mr. Oliver with three in favor and Dr. Sweeney opposed, the supplemental assessment resolution 2026-09 was approved 3-1.

SIXTH ORDER OF BUSINESS **Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit**

Mr. Laughlin reminded the Board that Grau & Associates was selected as the audit firm at a previous audit committee meeting. The engagement letter authorizes the audit firm to begin the 2026 audit once the fiscal year ends.

> On MOTION by Mr. Oliver seconded by Mr. Diaz-Rodriguez with all in favor the engagement letter with Grau & Associates was ratified.

SEVENTH ORDER OF BUSINESS **Consideration of Renewal of Agreement with Goose Masters**

Mr. Laughlin presented the agreement to renew services with Goose Masters for a two-year period for a total of $16,640 per year.

Mr. Diaz-Rodriguez expressed concern that the geese are not being eradicated from the community and results are not being seen for the money that is being paid.

Ms. Hernandez suggested asking a representative from Goose Masters to attend the next meeting to answer any questions the Board has.

This item was tabled.

EIGHTH ORDER OF BUSINESS **Public Hearings for the Purpose of Adopting the Fiscal Year 2027 Budget and Imposing Special Assessments**

Mr. Laughlin stated that there was no increase in assessments proposed in the budget.

> On MOTION by Dr. Sweeney seconded by Mr. Lawton with all in favor the public hearing was opened.

Trafton Taylor asked about the increase in the bonds.

Mr. Laughlin responded that the assessment methodology report shows the assessments associated with the bonds. The debt service assessment would go from $1,572 down to $1,440 for single-family homes with the refunding. The new bonds would be $210 per year (gross), and the operations and maintenance assessment would be $1,650. The net result would be an increase of $120.

Trafton Taylor suggested increasing the reserve fund contribution to fund any future issues with the drainage ditch.

Mr. Laughlin responded that the budget does include a contribution to the reserve fund, which would increase the total balance to $356,000. The budget could no longer be increased given that the high watermark was already approved, but the Board can consider the increase next year.

A resident asked when the erosion project will begin.

Mr. Miller responded that the permitting process would take around 30 days and then Corecon will need to provide their schedule.

On MOTION by Mr. Oliver seconded by Mr. Diaz-Rodriguez with all in favor the public hearing was closed.

A. Consideration of Resolution 2026-10, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

On MOTION by Mr. Lawton seconded by Mr. Oliver with all in favor Resolution 2026-10, relating to annual appropriations and adopting the budget for fiscal year 2027 was approved.

B. Consideration of Resolution 2026-11, Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Oliver seconded by Mr. Lawton with all in favor Resolution 2026-11, imposing special assessments and certifying an assessment roll was approved.

NINTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Gentry informed the Board that the e-bike bill and the bill to increase to sovereign immunity limits were both vetoed by the Governor. Next, Ms. Gentry reminded the board members to complete four hours of ethics training prior to December 31st.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Discussion of the Fiscal Year 2027 Meeting Schedule

Mr. Laughlin presented a proposed meeting schedule including meetings every other month on the third Wednesday at 6:00 p.m. The March meeting date would be moved to March 24th to avoid holding a meeting during spring break.

On MOTION by Dr. Sweeney seconded by Mr. Oliver with all in favor the fiscal year 2027 meeting schedule was approved as presented.

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. Proposals for Playground Mulch

Ms. Hernandez presented two proposals to replenish the playground mulch totaling $2,700 and $3,762.

On MOTION by Dr. Sweeney seconded by Mr. Oliver with all in favor purchasing 60 yards of mulch from U.S. Mulching at a unit price of $60 was approved.

3. Proposals for Pool Filter Grids

Ms. Hernandez presented four proposals to replace the pool filter grids ranging from $1,404 to $2,500.

On MOTION by Dr. Sweeney seconded by Mr. Oliver with all in favor the proposal from Big Z Pools totaling $1,299.75 was approved.

Next, Ms. Hernandez informed the Board Comcast has offered a reduced fee down to $398 in return for a three-year contract.

On MOTION by Mr. Oliver seconded by Mr. Diaz-Rodriguez with all in favor the three-year contract with Comcast at $398 per month was approved.

Mr. Diaz-Rodriguez asked for an update on the weeds in the ponds.

Ms. Hernandez responded that she has requested additional treatments.

Dr. Sweeney asked that the pool be cleaned better as it appears to be stained.

TENTH ORDER OF BUSINESS Public Comments / Supervisor's Requests

Dr. Sweeney encouraged community members to lobby to the county commissioners for stormwater management improvements.

ELEVENTH ORDER OF BUSINESS Other Business

There being no other business, the next item followed.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of June 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 100% collected was included in the agenda package.

C. Approval of Check Register

A copy of the check register totaling $104,372.37 was included in the agenda package.

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

THIRTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – September 16, 2026 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224**

FOURTEENTH ORDER OF BUSINESS **Adjournment**

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

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

Signed by:
CAB5B08BBC124F2...
Chairperson/Vice Chairperson