Docusign Envelope ID: 3733B7B5-4712-88C0-82F7-C4792172D8AA

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, September 16, 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 *by phone*	Chairman
Luis Diaz-Rodriguez	Vice Chairman
Mark Oliver	Supervisor
Kristi Sweeney	Supervisor
Nate Dickinson	Supervisor

Also present were:

Lauren Gentry	District Counsel
Lina Hernandez	General Manager
Winslow Wheeler	Vesta Property Services
Dan Fagen	Vesta Property Services
Michael Sheppard	Quick Catch
Colleen Sharp	Goose Masters
Keith Harrell	Coastal Wildlife

The following is a summary of the discussions and actions taken at the September 16, 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 Minutes of the July 22, 2026 Meeting**

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

Docusign Envelope ID: 3733B7B5-4712-88C0-82F7-C4792172D8AA

On MOTION by Mr. Oliver seconded by Mr. Diaz-Rodriguez with all in favor the minutes of the July 22, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS Discussion of Goose Control Proposals

Ms. Sharp presented the goose population control statistics over the time that they have been under contract but noted with a neighboring community having a large goose population and residents feeding the geese, they will keep returning.

Dr. Sweeney joined the meeting at this time.

Mr. Sheppard stated that Quick Catch is a removal service rather than a deterrent, so any geese found would be caught and euthanized. There would be a cost of $50 per caught goose.

On MOTION by Mr. Dickinson seconded by Dr. Sweeney with four in favor and Mr. Diaz-Rodriguez opposed, renewing the Goose Masters contract was approved.

Keith Harrell stated that Coastal Wildlife uses a liquid deterrent in the grass, however it cannot be applied any closer than 10-feet to the water's edge, so it could only be applied around the clubhouse.

FIFTH ORDER OF BUSINESS Consideration of Proposal from Vesta for Fiscal Years 2027-2030

Mr. Laughlin stated that the current contract with Vesta Property Services is up in 2026. The pricing in the proposal for fiscal years 2027 through 2030 went up by 3% and the fees were included in the budget for fiscal year 2027.

Mr. Fagen offered a community app that could be used to report maintenance issues or concerns at no extra cost.

Dr. Sweeney expressed concern over some facility maintenance issues and receiving the same service as when the contract originally began.

The Board asked that staff be more proactive with informing the Board of things that need to be cleaned, repaired or replaced.

Docusign Envelope ID: 3733B7B5-4712-88C0-82F7-C4792172D8AA

> On MOTION by Mr. Dickinson seconded by Mr. Oliver with three in favor the proposal from Vesta Property Services for fiscal years 2027 through 2030 was approved.

The Board directed staff to get proposals for painting the amenity center, replacing the gutters, and painting or replacing the fence.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-13, Declaring Vacancies in Seats 2 and 4 as of November 17, 2026**

Mr. Laughlin stated that no one qualified for seats 2 and 4 during the qualifying period, so the seats will need to be declared vacant.

The Board directed staff to solicit resumes from interested residents via e-blast.

> On MOTION by Dr. Sweeney seconded by Mr. Dickinson with all in favor Resolution 2026-13, declaring vacancies in seats 2 and 4 as of November 17, 2026 was approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Gentry reported that the bonds closed successfully and the funds are now available to complete the erosion repair project. The engineer is working on finalizing the permits and the contract has been sent to the vendor for review. The entire process from beginning to finish will take around seven months. Easement access for the homes that backup to the project site will be needed, and additional costs may be incurred to restore the properties to their original condition.

> On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor authorizing the Chair to sign easement agreements with the affected residents for the erosion repairs was approved.

Ms. Gentry asked if the Board wanted to authorize the Chair to authorize change orders up to the amount of bonds funds available between meetings to keep the project moving.

Docusign Envelope ID: 3733B7B5-4712-88C0-82F7-C4792172D8AA

> On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor authorizing the Chair to sign change orders for the erosion repair project up the amount of the available bond funds was approved.

Ms. Gentry asked if the Board would like to authorize the District Engineer to perform contract administration services during the performance of the erosion repair work at their hourly rates. It was noted the contract administration has been budgeted for.

> On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor authorizing the District Engineer to provide construction administration services for the erosion repair project at their hourly rates was approved.

B. District Engineer

There being nothing further to report, the next item followed.

C. District Manager – Consideration of Goals & Objectives for Fiscal Year 2027

Mr. Laughlin presented proposed goals and objectives for fiscal year 2027, noting they are the same as what was adopted last year.

> On MOTION by Mr. Diaz-Rodriguez seconded by Mr. Dickinson with all in favor the fiscal year 2027 goals and objectives were 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 Removal of Ferns from Palm Trunks

Ms. Hernandez presented a proposal from Bland Landscaping totaling $10,313 and a proposal from Eagerton Tree Service $2,150. The proposal from Eagerton also includes removal of two pine stubs and hanging limbs from behind a resident's home. It was recommended to use Eagerton given the professionalism and pricing.

Docusign Envelope ID: 3733B7B5-4712-88C0-82F7-C4792172D8AA

On MOTION by Mr. Dickinson seconded by Mr. Oliver with all in favor the proposal from Eagerton Tree Service totaling $2,150 was approved.

3. Proposal for Removal of Pine Tree Debris at 12129 Emerald Green

No action was taken on this proposal as the work was included in the previously approved proposal from Eagerton Tree Service.

4. Proposal for Trimming of Palm Trees

No action was taken on this proposal as the work was included in the previously approved proposal from Eagerton Tree Service.

5. Proposals for Fiberglass Tank Repair

Ms. Hernandez presented proposals from Big Z Pools totaling $4,323.44 and C Buss Enterprises totaling $4,658.27 to repair the fiberglass tank as it is cracked.

On MOTION by Mr. Dickinson seconded by Dr. Sweeney with all in favor the proposal from Big Z Pools totaling $4,323.44 was approved.

6. Proposal for Holiday Lighting and Décor

Ms. Hernandez presented a proposal from MosquitoNix totaling $3,500 for adding lights and décor to the entrance.

On MOTION by Mr. Oliver seconded by Dr. Sweeney with four in favor and Mr. Diaz-Rodriguez opposed, the proposal from MosquitoNix totaling $3,500 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.

Docusign Envelope ID: 3733B7B5-4712-88C0-82F7-C4792172D8AA

TENTH ORDER OF BUSINESS **Financial Reports**

A. Financial Statements as of August 31, 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 100.39% collected was included in the agenda package.

C. Approval of Check Register

A copy of the check register totaling $91,577.89 was included in the agenda package.

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

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – November 18, 2026 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1090, Jacksonville, Florida 32224**

TWELFTH ORDER OF BUSINESS **Adjournment**

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

Signed by:
Daniel Laughlin
9A989FE97A6A46D...
Secretary/Assistant Secretary

Signed by:
CAB5B08BBC124F2...
Chairperson/Vice Chairperson