

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, November 12, 2014 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1088, Jacksonville, Florida.

Present and constituting a quorum were:

Shelley Farmer	Chairperson
Robert Herndon	Vice Chairman (by phone)
Carrie Driscoll	Supervisor
William Youmans	Supervisor

Also present were:

Dave deNagy	District Manager
Jason Walters	District Counsel
Richard Waters	Riverside Management Services, LLC
Danielle Simpson	Riverside Management Services, LLC
Brian Stephens	Riverside Management Services, LLC

FIRST ORDER OF BUSINESS

Roll Call

Mr. deNagy called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 30, 2014 Meeting

Mr. deNagy stated included in the agenda package is a copy of the minutes of the July 30, 2014 meeting.

On MOTION by Ms. Driscoll seconded by Ms. Farmer with all in favor the Minutes of the July 30, 2014 Meeting were approved.
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FOURTH ORDER OF BUSINESS

Consideration of Proposals for Fiscal Year 2015 Services

A. Proposal from The Lake Doctors to Provide Lake Maintenance Services

Mr. deNagy presented the proposal from The Lake Doctors to provide lake maintenance services at a cost of \$750 per month.

Ms. Martha Diaz Rodriquez discussed concerns about a washout, weeds and trash.

Mr. Stephens advised the reason for the washout is because of the steep incline of the lake bank and also because it is a non-irrigated area. The cost to install irrigation to the area is cost prohibitive. Installing cord grass to the area was discussed. ValleyCrest will prepare three different renderings of what the area would look like. Maintenance guys do not go behind people's houses to pick up trash. The Lake Doctors do treat the weeds but in limited quantities.

On MOTION by Ms. Farmer seconded by Mr. Youmans with all in favor the Proposal from The Lake Doctors to Provide Lake Maintenance Services was approved.

B. Proposal from ValleyCrest Landscape Maintenance to Provide Landscape Maintenance Services

Mr. deNagy presented the proposal from ValleyCrest to provide landscape maintenance services at a cost of \$4,159 per month.

On MOTION by Ms. Farmer seconded by Mr. Youmans with all in favor the Proposal from ValleyCrest Landscape Maintenance to Provide Pool Landscape Maintenance Services was approved.

C. Proposal from Crystal Clean Pool Service, Inc. to Provide Pool Maintenance Services

Mr. deNagy presented the proposal from Crystal Clean Pool Service, Inc. to provide pool maintenance services at a cost of \$900 per month.

On MOTION by Ms. Farmer seconded by Mr. Youmans with all in favor the Proposal from Crystal Clean Pool Service, Inc. to Provide Pool Maintenance Services was approved.

D. Proposal from Giddens Security Corporation to Provide Security Services

Mr. deNagy presented the proposal from Giddens Security Corporation to provide security services at a cost of \$15.76 an hour.

On MOTION by Ms. Farmer seconded by Mr. Youmans with all in favor the Proposal from Giddens Security Corporation to Provide Security Services was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Annual Audit Engagement Letter for Fiscal Year 2014

Mr. deNagy presented the annual audit engagement letter for Fiscal Year 2014 from Grau & Associates at a cost of \$4,200.

On MOTION by Ms. Farmer seconded by Ms. Driscoll with all in favor the Annual Audit Engagement Letter for Fiscal Year 2014 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2015-01 Amending the FY 2014 General Fund Budget

Mr. deNagy discussed amending the FY 2014 general fund budget to reflect the actual costs for different line items in the budget.

On MOTION by Mr. Youmans seconded by Ms. Farmer with all in favor Resolution 2015-01 Amending the FY 2014 General Fund Budget was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2015-02 Amending the FY 2014 Capital Reserve Fund Budget

Mr. deNagy presented Resolution 2015-02 amending the fiscal year 2014 capital reserve fund budget.

On MOTION by Ms. Farmer seconded by Mr. Youmans with all in favor Resolution 2015-02 Amending the FY 2014 Capital Reserve Fund Budget was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Setting a Public Hearing to Revise the Amenity Policies

Mr. deNagy discussed setting a public hearing to revise the amenity policies and some fees.

On MOTION by Mr. Youmans seconded by Ms. Driscoll with all in favor Setting a Public Hearing to Revise the Amenity Policies for January 14, 2015 at 6:00 p.m. at the University of North Florida, 12000 Alumni Drive, Room 1088, Jacksonville, Florida was approved.

NINTH ORDER OF BUSINESS

Other Business

There was a lengthy discussion regarding use of the amenity center by HOA for free. Staff will review use of the amenity center by the HOA and others and whether a fee should be charged.

A new message board was installed. Ms. Driscoll to check with the HOA about whether they would like the old message board.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Manager

Mr. deNagy discussed seat number four is vacant on the board. Letters of interest/resumes will be sought from residents to fill that seat. Terry Stanley was elected to seat number two and he will be sworn in at the January 14, 2015 meeting.

On MOTION by Ms. Farmer seconded by Ms. Driscoll with all in favor to Declare Vacancy in Seat #4 was approved.

C. Operation Manager's Report

Ms. Simpson discussed the operation manager's report. There was lengthy discussion regarding deactivating access cards in order to update resident information and also gives staff the opportunity to provide them with a copy of the updated policies. Staff will send notices to all residents in the period of December 31, 2014 through January 31, 2015 informing them that access cards will be deactivated on February 1, 2015. New cards will be issued and the

database will be updated. The office hours will be extended by two hours in the last two weeks of January 2015 to accommodate residents submitting updated contact information.

On MOTION by Ms. Farmer seconded by Mr. Youmans with all in favor to Deactivate Access Cards as of February 1, 2015 was approved.

Ms. Simpson advised of a savings of \$2,500 on bundling Comcast services.

On MOTION by Ms. Farmer seconded by Mr. Youmans with all in favor to Offer Password Protected Wireless Service at the Amenity Center was approved.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

Mr. deNagy presented the check register, which totals \$181,065.93.

On MOTION by Ms. Farmer seconded by Ms. Driscoll with all in favor the Check Register was approved.

B. Balance Sheet & Income Statement

Mr. deNagy presented the balance sheet and income statement.

C. Special Assessment Receipt Schedule

Mr. deNagy presented the special assessment receipt schedule.

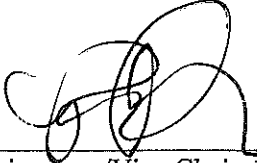
THIRTEENTH ORDER OF BUSINESS Next Meeting Scheduled is on Wednesday, January 14, 2015 @ 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1088, Jacksonville, Florida 32224

The next regular meeting is scheduled for January 14, 2015 at 6:00 p.m. at this location.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Farmer seconded by Ms. Driscoll with all in favor the Meeting was adjourned.


Secretary/Assistant Secretary


Chairperson/Vice Chairperson