

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, July 30, 2014 at 6:00 p.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1044-1, Jacksonville, Florida.

Present and constituting a quorum were:

Sherry Farmer	Chairman
Robert Herndon	Vice Chairman
Carrie Driscoll	Supervisor
William Youmans	Supervisor

Also present were:

Dave deNagy	District Manager
Jason Walters	District Counsel
Danielle Simpson	Riverside Management Services
Brian Stephens	Riverside Management Services
Jenn Spain	Riverside Management Services
Kevin Mulshine	MBS Capital Markets, LLC

*The following is a summary of the minutes and actions taken at the July 30, 2014 meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Affidavit of Publication**

Mr. deNagy stated there are copies of the Affidavit of Publication noticing our meeting. There are two public hearings tonight. One is a continued public hearing from the July 15 meeting regarding adopting the FY15 budget. The other public hearing is consideration of adoption of special assessments related to the refunding.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

Mr. deNagy stated there are no audience comments

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of  
Special Assessment**

On MOTION by Ms. Farmer seconded by Mr. Youmans with all in favor to open the Public Hearing was approved.

**A. Consideration of Resolution 2014-08 Approving and Confirming Special Assessments of Property Specially Benefited by the District's Capital Improvement Project in order to Refinance the Costs of Such Project.**

Mr. deNagy stated this resolution levies the assessments on the parcels with regard to the refunding. A mailed notice was sent to the all the residents regarding tonight's meetings and the assessments. There was notice of both the increase in par debt as well as the reduction in annual assessments.

Mr. Mulshine presented the sources and uses of financing.

Mr. deNagy referenced Tables 3 and 4 regarding the original par debt per unit for 370 units. There is an increase of \$1,200 in par debt per unit. The savings come in through annual assessments. There is a reduction of just under \$115 per year. The tax roll will be sent to the county.

Mr. Walters discussed the sections of the Resolution.

On MOTION by Ms. Farmer seconded by Mr. Youmans with all in favor Resolution 2014-08 was approved.

On MOTION by Ms. Farmer seconded by Ms. Driscoll with all in favor to close the Public Hearing was approved.

**FIFTH ORDER OF BUSINESS**

**Continued Public Hearing to Consider  
Fiscal Year 2015 Budget Resolutions**

Mr. deNagy stated the Public Hearing was opened on July 16, 2014. There is no change in the General Fund budget for FY15 from FY14. The annual assessments for a single

family home are \$953.41, on multi-family \$638.80. The budget includes reserve funding, which are capital items, and it serves as a guideline for making improvements.

There was discussion about the capital reserve, and Mr. deNagy stated for future financials, there will be a capital reserve outline showing revenues and expenditures and comparison with the capital reserve study.

**A. Resolution 2014-06 Adopting the Budget for Fiscal Year 2015**

Mr. deNagy stated this resolution should be numbered 2014-06. It is the annual appropriation resolution of the Wynnfield Lakes CDD relating to the annual appropriations and adopting the budget for this Fiscal Year beginning October 1, 2014 and ending September 30, 2015. Approving this resolution, you will be adopting the FY15 budget.

On MOTION by Ms. Farmer seconded by Ms. Driscoll with all in favor Resolution 2014-06 was approved.

**B. Resolution 2014-07 Levying Operation & Maintenance and Debt Service Assessments.**

Mr. deNagy stated this resolution should be numbered 2014-07. This is a resolution of the Board of Supervisors of the Wynnfield Lakes Community Development District imposing special assessments and certifying an assessment roll, providing a severability clause, and providing an effective date. This resolution levies the assessments that were just adopted and authorizes the staff to certify the roll to the county.

On MOTION by Ms. Farmer seconded by Mr. Youmans with all in favor Resolution 2014-07 was approved.

On MOTION by Ms. Farmer seconded by Mr. Herndon with all in favor to close the Public Hearing regarding the budget was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Fountain Proposal from  
The Lake Doctors (Lake #1)**

Mr. Stephens presented the proposal from The Lake Doctors regarding the fountain. The total cost, including electrician fee, is \$12,260.00. There was discussion regarding the lighting and maintenance of the fountain.

Mr. deNagy stated if the board is interested in approving this, it would be for a not-to-exceed amount of \$12,260.00, which will include all the electrical work.

On MOTION by Ms. Farmer seconded by Mr. Herndon with all in favor The Lake Doctors proposal for installation of a fountain in Pond#1 for an amount not to exceed \$12,260 was approved.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Youmans stated his desire to get a pedestrian crossing over Kernan, and that he had asked our engineer, Preston Doub, to look into the issue. The question was forwarded to the city traffic engineer, and after looking into the matter, the City responded they would be willing to pay for pedestrian signals, the pushbuttons, and the paint. They don't have money in their budget for sidewalk improvements. The City is willing to put in a crossing at Kernan for us if the CDD would be willing to pay for the sidewalk improvements. Preston will get us an opinion of probable cost. If our cost is less than \$1,000, I think we should do it.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Walters stated I don't have any action items to report.

**B. Manager – Proposed Meeting Schedule for FY15**

Mr. deNagy stated this was a tabled item from last meeting. The meetings scheduled are in November 2014, January 2015, March 2015, May 2015, July 2015, and September 2015. Four of the meetings are held at 10:30 a.m. and two at 6:00 p.m. There was discussion of changing the time to 6:00 p.m. for all meetings. There will be no additional cost involved.

On MOTION by Mr. Youmans seconded by Ms. Driscoll with all in favor to change the time of the board meetings to 6:00 p.m. was approved.

**C. Operation Manager's Report**

There was discussion regarding the new signage board that was approved at a previous meeting. It should be installed in four to five weeks.

The Amenity Policy revisions were discussed. There are rate changes regarding the party attendant, so a public hearing will need to be scheduled for the November meeting. The party attendant's responsibilities were discussed.

On MOTION by Mr. Youmans seconded by Mr. Herndon with all in favor the Amenity Policies presented were approved.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

Ms. Farmer asked if we are a deed restricted community. Is that something we need to post on any sign?

Mr. Walters stated that is not something we need to deal with. We don't have restrictions based on the CDD issues. It might be an HOA thing.

**TENTH ORDER OF BUSINESS**

**Next Meeting Scheduled**

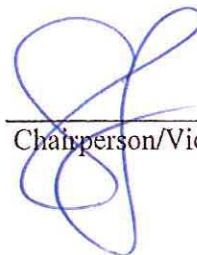
Mr. deNagy stated our next meeting will be on Wednesday, September 10, 2014 at 10:30 a.m. at the University of North Florida, University Center, 12000 Alumni Drive, Room 1088, Jacksonville, Florida 32224

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Farmer seconded by Mr. Herndon with all in favor the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairperson/Vice Chairperson