Wynnmere East Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; 407-723-5900

www.wynnmereeastcdd.com

The following is the proposed agenda for the Board of Supervisors Meeting for the Wynnmere East Community Development District, scheduled to be held on Thursday, November 17, 2022 at 7:00 p.m. at the Holiday Inn Express & Suites Ruskin - Sun City, 226 Teco, Ruskin, Florida 33570.

The attendance of three Board Members is required to constitute a quorum.

To attend the meeting, please use the below conference call information:
Phone: **1-844-621-3956**Access Code: **790 393 986 #**

PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period [for any members of the public desiring to speak on any proposition before the Board]
- Consideration of Resolution 2023-02, Re-Designating a Date, Time and Location for a Landowners' Meeting and Election
- Administration of the Oath of Office to Newly Elected Board Members
- 1. Consideration of Resolution 2023-03, Canvassing and Certifying the Results of the Landowners' Election
- 2. Consideration of Resolution 2023-04, Declaring a Vacancy in Seat 1 and Seat 3
 - Appointment of Supervisor to Seat 1
 - Appointment of Supervisor to Seat 3
- 3. Consideration of Resolution 2023-05, Appointing District Officers
- 4. Consideration of Minutes of the October 3, 2022, Board of Supervisors' Meeting

Business Matters

- 5. Consideration of Proposals for Landscape Maintenance Services
 - Caliber Residential and Commercial Services LLC
 - Juniper Landscaping
 - o Lawn Medic
 - LMP (Provided under separate cover)
- 6. Consideration of Resolution 2023-06, Adopting an Amended FY2022 O&M Budget
- 7. Consideration of Resolution 2023-07, Dog Park Policy
- 8. Consideration of Resolution 2023-08, Common Area Policy
- 9. Acceptance of Conveyance of Phase 2 Tracts to the District
- 10. Ratification of Payment Authorization Nos. 216 220
- 11. Review of Monthly Financials

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Review of Landscape/Pond Maintenance

Supervisor Requests and Audience Comments

Adiournment



Wynnmere East Community Development District

Consideration of Resolution 2023-02, Re-Designating a Date, Time and Location for a Landowner's Meeting and Election

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; REPEALING RESOLUTION 2022-06, ADOPTED JULY 7, 2022, AND RESOLUTION 2023-01, ADOPTED OCTOBER 12, 2022; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Wynnmere East Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date established by the Board, which was noticed pursuant to Section 190.006(2)(a), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT:

<u>Section 1</u>. Existing Board of Supervisors; Seats Subject to Elections. The Board is currently composed of the following individuals:

Seat Number	<u>Supervisor</u>	Term Expiration Date
1	Fluffy N. Cazalas	11/2022
2	Mona A. Lewis	11/2024
3	Vacant	11/2022
4	Shawn Fitzgerald	11/2022
5	Nikki Foster	11/2024

In 2022, Seat 4, currently held by Shawn Fitzgerald, with a term expiring November 2022 is subject to landowner election. The term of office for the successful landowner candidate shall commence upon election and shall be for a four-year term. Seats 1 and 3, with terms expiring November 2022, are subject to the General Election process conducted by the Hillsborough County Supervisor of Elections in accordance with Resolution 2022-04.

<u>Section 2.</u> Landowner's Election. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect five (5) supervisors of the District, shall be held on November 17, 2022, at 7:00 p.m., at Holiday Inn Express & Suites Ruskin-Sun City, 226 Teco Road, Ruskin, Florida 33570.

<u>Section 3.</u> Publication. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 4. Forms. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election was discussed by the Board at its July 7, 2022 and October 12, 2022, meetings and was ultimately set for November 9, 2022. The November 9, 2022 meeting date was changed to November 17, 2022 to ensure adequate time for publication in accordance with law. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are updated to reflect the November 17, 2022 election date; these are attached hereto as Composite Exhibit A. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, PFM Group Consulting, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817.

<u>Section 5</u>. Ordinance 2022-06, adopted on July 7, 2022, and Resolution 2023-01, adopted October 12, 2022, are hereby repealed

Section 6. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON NOVEMBER 17, 2022.

ATTEST:	Wynnmere East Community Development District	
Print Name:	Print Name:	
Secretary/ Assistant Secretary	Chair/Vice Chair of the Board of Supervisors	

COMPOSITE EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Wynnmere East Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 70.6 acres more or less, generally located east of Atlantic Coast Line Railroad and part of Ruskin Colony Farms in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 17, 2022

TIME: 7:00 p.m.

PLACE: Holiday Inn Express & Suites Ruskin-Sun City

226 Teco Road

Ruskin, Florida 33570

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at PFM Group Consulting, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from PFM Group Consulting, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817 or by calling 407-723-5900. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at 407-723-5900, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jane Gaarlandt, District Manager

Run Date(s): October 23 and 30, 2022

(2 consecutive weeks not more than 28 days prior to the election nor less than 14 days prior to the election)

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: November 17, 2022

TIME: 7:00 p.m.

LOCATION: Holiday Inn Express & Suites Ruskin-Sun City

226 Teco Road

Ruskin, Florida 33570

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

One seat on the Board will be up for election by landowners for a four-year term. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA LANDOWNERS' MEETING – November 17, 2022

KNOW ALL MEN BY THESE PRESENTS, that the undescribed herein, hereby constitutes and appoints behalf of the undersigned, to vote as proxy at the meeting of the Development District to be held at Holiday Inn Express & Sui Florida 33570, on November 17, 2022, at 7:00 p.m. and at any access of unplatted land and/or platted lots owned by the undersignential to vote if then personally present, upon any question, puthing that may be considered at said meeting including, but not lost of Supervisors. Said Proxy Holder may vote in accordance with or determined at the time of solicitation of this proxy, which may	landowners of ites Ruskin-Suljournments the gned landown roposition, or imited to, the hois or her discourse of the subject to	("Proxy Holder") for and of the Wynnmere East Communium City, 226 Teco Road, Ruskinereof, according to the number are that the undersigned would be resolution or any other matter election of members of the Boarscretion on all matters not know	on ty n, of be or rd
Any proxy heretofore given by the undersigned for sai continue in full force and effect from the date hereof until the cadjournment or adjournments thereof but may be revoked at a presented at the landowners' meeting prior to the Proxy Holder's Printed Name of Legal Owner	conclusion of any time by v	the landowners' meeting and arwritten notice of such revocation	ny
Signature of Legal Owner	Date		
Parcel Description	<u>Acreage</u>	Authorized Votes	
[Insert above the street address of each parcel, the legal descr number of each parcel. If more space is needed, identification reference to an attachment hereto.] Total Number of Authorized Votes:			

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

Exhibit A

OFFICIAL BALLOT WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT HILLSBOROUGH COUNTY, FLORIDA LANDOWNERS' MEETING – November 17, 2022

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a 4-year term, with the term of office for each of the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Wynnmere East Community Development District and described as follows:

Description	Acreage
	parcel, the legal description of each parcel, or the tax identification is needed, identification of parcels owned may be incorporated by
or	
Attach Proxy.	
I,(Land	, as Landowner, or as the proxy holder of downer) pursuant to the Landowners' Proxy attached hereto, do cast
NAME OF CANDIDATE	NUMBER OF VOTES
1	
3	
5.	
Date:	Signed: Printed Name:

Wynnmere East Community Development District

Consideration of Resolution 2023-03,

Canvassing and certifying the Results of the

Landowner's Election

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006, FLORIDA STATUTES; ADDRESSING SEAT NUMBER DESIGNATION ON THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wynnmere East Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 17, 2022, the owners of land within the District held a meeting for the purpose of electing supervisors to the District's Board of Supervisors ("Board"); and

WHEREAS, at the November 17, 2022, the below recited person was duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner's election, and announce the Board Member and seat number designation on the Board.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following person is found, certified, and declared to have been duly elected as a Supervisor of and for the District, having been elected by the votes cast in their favor as shown, to wit:

Seat 4 Votes:

SECTION 3. Said term of office commence on November 17, 2022.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of

this Resolution shall prevail.

PASSED AND ADOPTED this 17th day of November, 2022.

ATTEST:	WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT		
Secretary/ Assistant Secretary	Chair/ Vice Chair		
Print Name:	Print Name:		

Wynnmere East Community Development District

Consideration of Resolution 2023-04, Declaring a Vacancy in Seat 1 and Seat 3

RESOLUTION 2023-04

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEAT 1 AND SEAT 3 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Wynnmere East Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 8, 2022, two (2) members of the Board of Supervisors ("**Board**") are to be elected by "**Qualified Electors**," as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seat 1 or Seat 3; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 1 and Seat 3 vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to a vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring that Seat 1 and Seat 3 will become vacant and open for appointment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following seats are hereby declared vacant effective as of November 22, 2022:

Seat #1 (currently held by Fluffy Cazalas)

Seat #2 (currently vacant)

SECTION 2. Until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor of that seat shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 17th day of November 2022.

ATTEST:	WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT		
Secretary/Assistant Secretary	Chair of the Board of Supervisors		

Wynnmere East Community Development District

Consideration of Resolution 2023-05,
Appointing District Officers

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Wynnmere East Community Development District (the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statues, being situated entirely within the County of Hillsborough; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (the "Board") now desires to designate the Officers of the District per Section 190.006(6), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT:

	 Chair
	 Vice-Chair
	 Secretary
	 Treasurer
	 Assistant Treasurer
	 Assistant Secretary
2. PAS	ne effective immediately upon its adoption 17th DAY OF NOVEMBER 2022.
	WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT
TEST:	

Wynnmere East Community Development District

Consideration of Minutes of the October 12, 2022, Board of Supervisors' Meeting

MINUTES OF MEETING

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING Wednesday, October 12, 2022, at 7:00 p.m. South Shore Regional Library 15816 Beth Shields Way Ruskin, Florida 33573

Board Members present:

Mona Lewis Chair

Fluffy Cazalas Assistant Secretary
Shawn Fitzgerald Vice Chairman

Nikki Foster Assistant Secretary (joined meeting in progress)

Also Present:

Jane GaarlandtPFMDon HasenbankPFM(via phone)Martha LedfordTRIAD(via phone)Dana CollierStraley Robin Vericker(via phone)

Daniel Perry Caliber
Travis Elijah Public
Cynthia Elijah Public
Renee Lee Public

FIRST ORDER OF BUSINESS

Roll Call to Confirm a Quorum

The meeting was called to order at 7:02 p.m. The Board members and staff present are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no comments from the public at this time.

THIRD ORDER OF BUSINESS

Consideration of Renee Lee's Resignation from the Board of Supervisors

 Nominations for Vacant Seat 3 (term expires 11/2022)

On motion by Ms. Lewis, seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District accepted Renee Lee's Resignation from the Board of Supervisors.

Ms. Gaarlandt called for nominations for the vacant Seat 3.

On motion by Ms. Lewis, seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District nominated Travis Elijah to fill Seat 3 on the Board of Supervisors.

Ms. Gaarlandt administered the oath of office to Mr. Elijah.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the July 7, 2022 Board of Supervisors' Meeting

On motion by Ms. Lewis, seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District approved the Minutes of the July 7, 2022 Board of Supervisors' Meeting.

FIFTH ORDER OF BUSINESS

Ratification of Fiscal Year 2023 Regular Meeting Schedule

Ms. Gaarlandt stated that the library where meetings are held have changed hours due to shortage of staff. Subsequently, hey will no longer be open on Thursday nights. Moving forward, the Board will now meet on Wednesday nights. Ms. Gaarlandt stated that the November meeting will be moved to the second Wednesday of the month due to the Landowners Meeting Noticing requirements.

On motion by Ms. Lewis, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District ratified the Fiscal Year 2023 Regular Meeting Schedule.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Re-Designating A Date, Time and Location for a Landowners' Meeting and Election (provided under separate cover)

Ms. Gaarlandt noted that Seat 4 is subject to a Landowners Election and furthermore explained that no one registered to run for the two (2) seats, which transitioned to General Election, and those two seats would therefore be declared vacant. Ms. Gaarlandt further explained that the current board members could be nominated to remain in those seats, could if they so choose. Counsel elaborated on the process how those vacant seats are filled through a nomination process.

On motion by Ms. Lewis, seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District approved Resolution 2023-01, Re-Designating A Date, Time and Location for a Landowners' Meeting and Election for November 9, 2022 at 7:00 p.m. at the Holiday Inn.

SEVENTH ORDER OF BUSNIESS

Consideration of Proposals for Landscape Maintenance Services (provided under separate cover)

- Caliber Residential and Commercial Services LLC
- Juniper Landscaping
- Lawn Medic

This item was deferred to the November meeting.

EIGHTH ORDER OR BUSINESS

Discussion Regarding Use of District Common Areas

There was a lengthy discussion regarding the usage of the dog park. Ms. Gaarlandt clarified to the Board that there are two (2) areas designated as dog parks which are separated by a fence. Ms. Gaarlandt pointed out that there is no current policy in place to regulate the usage of the dog parks. Ms. Gaarlandt further stated that there would be a resolution presented at the next Board meeting to address this issue.

NINTH ORDER OF BUSINESS

Ratification of Payment Authorization Nos. 206-215

Ms. Gaarlandt noted that these Payment Authorizations have been approved and only need to be ratified by the Board.

On motion by Ms. Foster, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District ratified Payment Authorization Nos. 206-215.

TENTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the District's Financial Statements.

There was some discussion concerning the streetlights electric usage.

ELEVENTH ORDER OF BUSINESS

Staff Reports

<u>District Counsel</u> – No report.

<u>District Engineer</u> – Not present.

Disti	rict	Man	ader	٠
- 130	101	iviaii	auci	

Mr. Gaarlandt suggested that Staff reach out to the engineer to inspect a possible erosion issue. Mr. Fitzgerald noted that he could have SFWMD come out and take a look.. A lengthy discussion ensued relating to the site inspection report included in the agenda packet.

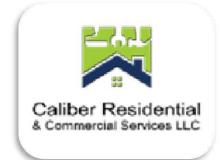
TWELFTH ORDER OF BUSINESS	Supervisor Requests and Audience Comments
There were no additional comments.	
THIRTEENTH ORDER OF BUSINESS	Adjournment
On motion by Ms. Foster, seconded by Mr. Fitzgerald, with of the Board of Supervisors for the Wynnmere East Commu	
Secretary / Assistant Secretary	 Chair / Vice Chair

Wynnmere East Community Development District

Consideration of Proposals for Landscape Maintenance Services

Wynnmere East Community Development District

Caliber Residential and Commercial Services LLC





Landscape Maintenance Proposal For Wynnmere East

Community Development District Hawks Landing, Ruskin, FL

Proposed By:

Caliber Residential & Commercial Services LLC

Landscape Maintenance Program Scope of Work

Spring Cleaning

- 1. Leaves, sticks and other winter debris are collected and removed from beds and tree rings.
- 2. Minor pruning of shrubbery, ornamental trees and ground covers (that are not pruned in fall) is performed. Dead and/or damaged material will be hauled away.
- 3. An edge is cut around trees and bed lines and removed when applicable.
- 4. A pre-emergent grass/weed control is applied to all beds. Existing weeds are treated or removed as needed.
- 6. All work areas are blown clean and left in an orderly condition

Procedure:

- 1. Trash, sticks and other lawn debris are collected (excessive trash and debris can result in additional cost)
- 2. Sidewalks and other concrete bordering will be cut by a lawn edger and/or string trimmer.

Mowing:

Grass will be mowed on a weekly basis (50 cuts a year, that's 4 times a month for 12 months). Mowing service includes turf mowing, line trimming along beds and turf edges, and cleanup of clippings and other debris from sidewalks, driveways and other hard surfaces.

Mulch:

Annuals will be replaced every 6 months along with mulch around shrubs in ornamentals areas.

Landscape Maintenance Program Scope of Work

Fall Services Details

For sites that have densely planted trees and/or large, mature trees, leaf removal is a must for Maintaining a clean, orderly appearance:

- 1. Once the leaves begin lightly dropping in the fall, mowing crews take extra time to cut the leaves into small, fine pieces during routine mowing visits.
- 2. When leaves start falling in heavy concentrations, they are gathered together by means of commercial blowers and either carried off into an on-site wooded area (to be used as natural mulch) or collected by means of a vacuum and removed.
- 3. A final, touch-up leaf removal visit may be performed in the late fall to leave the appearance of your property clean and orderly over the winter months.

Leaf Removal:

Allowing leaves to accumulate and smother your turf over the winter can lead to dead patches in the spring. We remove leaves from turf areas and beds to prevent this and keep your lawn looking green.

Dethatching:

As part of our fall cleanup service, thatch buildup is removed from turf areas. Above-ground roots called thatch can block sunlight and moisture from soil if allowed to accumulate. Removing this buildup of thatch in the fall will help prepare your turf for winter and set it up for a healthy spring.

Landscape Maintenance Program Scope of Work

Lighting

Lighting will be installed around the Hawks Landing sign.

Dog Station

The two dogs stations will be cut, maintained and inspected weekly.

Trash Cans

Two trash cans will be emptied weekly along with any other trash that is seen on the ground.

Irrigation

Irrigation we'll be inspected monthly and will be repaired ASAP if damage occurs.

Monthly reports

A monthly report will be turned in on the 30th of each month to email glasgowd@pfm.com

Emergency

If an emergency occurs such as irrigation line breakage it will be repaired ASAP, no longer than a couple of hours. Please call (813)-720-1937

Payment

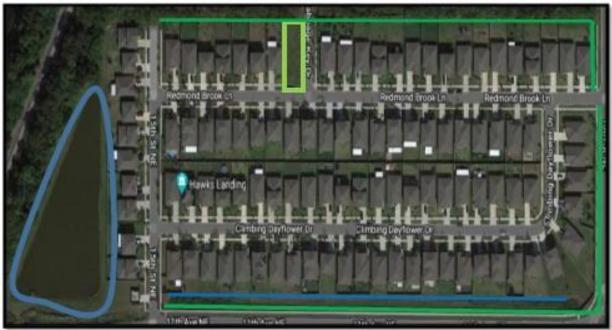
Payments are due on the 15th of every month. An invoice will be sent on the 1st of every month to allow time for processing.

Cancellation of Service

This agreement may be cancelled for any reason by either Caliber Residential and Commercial Services LLC or Wynnmere East CDD within 90 days written notice being given by the party requesting cancellation of service.

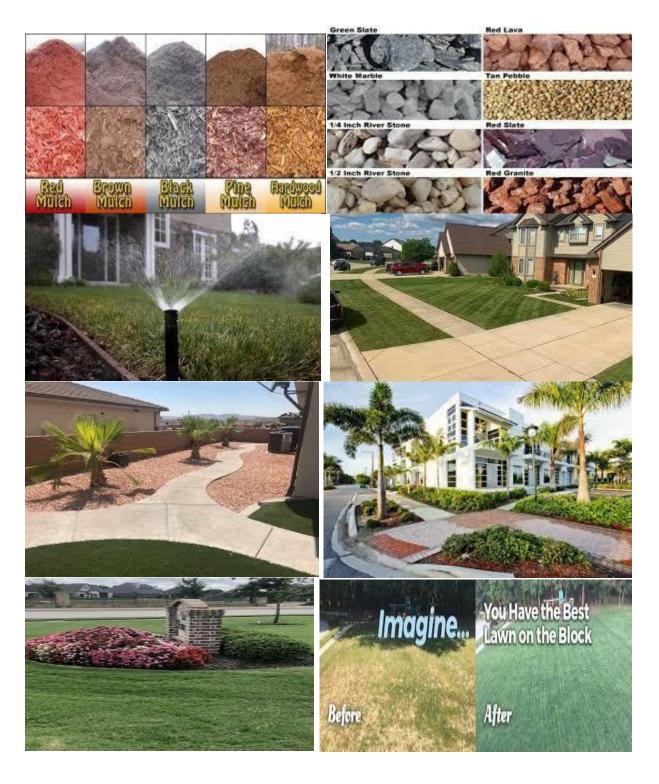
Landscape Maintenance Program Coverage Area Overview





Wet and/or Vegetative Areas Grass, Shrubberies, & Mulch Dog Parks & Trash Receptacle's

Services & Materials Included but Not Limited Too



Landscape Maintenance Price listing & Cost Breakdown

	Residential & Comme			TC	8	
	o: Caliber Resident ces LLC	ial &	Comm	Phone: 81	3-720-1937 liberrcsvs@	ail.com
1	Landscaping: Hedges Trimmed; Spraying Weeds	2	\$	750.00		\$ 1500.00
2	Residential Tree Trimming	2	\$	250.00	-	\$ 500.00
3	Haul Away: Trash & Debris	2	\$	166.50	-	\$ 333.00
4	Grounds Keeping: cutting grass, edging, blowing and weed eating	2	\$	1,000.00	-	\$ 2,000.00
**Please note: Mulch is not included in price. Any additional services will be extra. Please see me for cost				Invoice Subtotal	\$ 4,333.00	
break		011111	1 1005	e see life for cost		
	ase note: 6-month v		•			
10/05/2022 and will end on 04/05/2023. Wynnmere east is responsible for all fence material.			Total: Month	\$ 4,333.00		
	all direct deposits		ıliber F	Residential &	Total:	\$ 51996.00
	nercial Services LI			_	Annually	
	due accounts subject			0		
	per month. This in		_			
	ervices will be prov 4 times a month.	viuea	on a w	eekiy dasis		
being	T unics a monul.					

Caliber Residential and Commercial Services *Motto*

Here at Caliber Residential and Commercial Services we strive to achieve the highest of Excellence that is obtainable within the service realm. We are always on standby for any emergency calls. The job is not complete without your satisfaction. After all our goal is to grow our relationship while maintaining your landscape by providing High-Quality Work without the High-end Prices.

Contract Acceptance

This page is the conformation of an agreement of the below set parties of the desired services required that are listed above for the desired amount in sum also listed above. Confirming this by signature to ensure all parties involved are on the same level of understanding.

Caliber Residential & Commercial Services LLC					
	 Date				
Damerreny	Date				
Wynnmere East CDD (PFM Group Consulting)					
Print	Date				
Signature	Date				

Wynnmere East Community Development District

Juniper Landscaping







OUR SERVICES

• More Than Just Maintenance

QAULIFICATIONS

Certifications & Licenses

PORTFOLIO

Juniper Communities

Submitted by:

Bonnie C. Marshall Client Relations Manager

Phone: 352-316-0264



October 10, 2022

Dear Martha Ledford & Board Members:

Thank you for the opportunity to be a part of your landscape maintenance contract bidding process for WYNNMERE EAST CDD. At Juniper, we understand that each project is unique because no two clients are the same. We bring a straightforward, focused analysis to each property's individual needs. Our commitment to quality, dependability, and industry best practices drives us forward. This commitment empowers us to meet our clients' requirements and to serve their expanding needs as our relationship continues to grow.

Juniper has been servicing communities throughout Florida for over 20 years and our skilled teams are dedicated to your landscape initiatives.

We look forward to having the opportunity to work with you and to discuss the enclosed information. If you have any questions, please contact me at 352-316-0264.

Thank you,

Bonnie Marshall

Bonnie C. Marshall Client Relations Manager 352-316-0264

Bonnie.Marshall@JuniperLandscaping.com Junipercares.com

ROOTED IN FLORIDA HOW IT ALL STARTED

Juniper was founded in 2001 on a small farmhouse in Fort Myers, Florida. This location now serves as our corporate headquarters, though we have had to add a few more buildings. Over 20 years ago we started with the commitment to provide the best value and an on-time project. This commitment has helped Juniper grow from a small custom landscape operation with just a few employees to multiple locations throughout Florida. A lot has changed over the last 20 years, and we pride ourselves on the technology, service, and quality we continue to provide.

Juniper was founded in Florida and all our leadership team lives in-state.



CENTRAL WEST COAST

ORLANDO OCALA BELLEVIEW WESLEY CHAPEL LAKELAND LITHIA

NAPLES BONITA SPRINGS **FORT MYERS VENICE SARASOTA BRADENTON TAMPA**

EAST COAST

FORT LAUDERDALE **WEST PALM** VFRO BFACH PORT ST LUCIE **MELBORNE VIERA**

COMPANY OVERVIEW SERVICES & QUALIFICATIONS









Resources & Qualifications

- 1,800+ Team Members
- Licensed Landscape Architects
- Certified Landscape Designers
- Certified Irrigation Designers
- Certified Pest Control Operators
- FNGLA Certified Horticultural Professionals
- FNGLA Certified Landscape
 Contractors
- ISA Certified Arborists
- In-house Agronomist
- State of Florida Irrigation License
- Certified Hunter IMMS Installer
- Certified Rain Bird IQ Installer



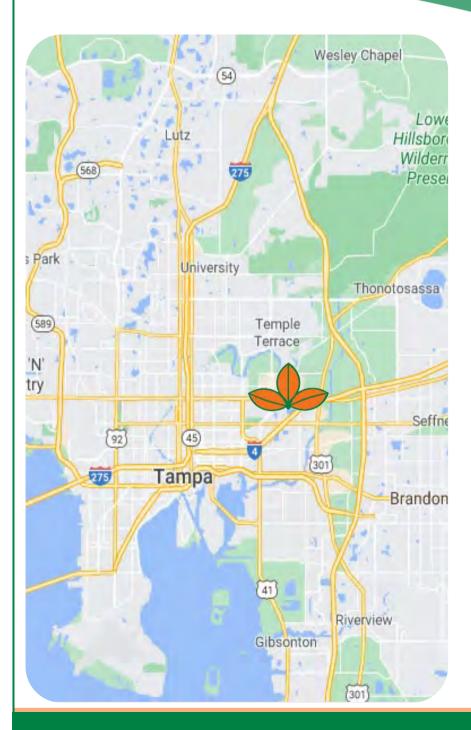
LOCAL BRANCHES

YOUR LOCAL LANDSCAPE EXPERTS



TAMPA

7104 E 9th Ave Tampa, FL 33619 Our Juniper team members live in your area and are familiar with the local landscape palette.



We provide you with complete landscape services:

- Maintenance
- Irrigation
- Fertilization
- Pest Control
- Arbor Care
- Seasonal Color
- Storm Prep/Recovery
- Landscape Design
- Installation



CLIENT TEAM

RESOURCES



DESIGN - SUPPORT TEAM

- IA Certified Irrigation Designers
- Landscape Designers
- Landscape Architects

BUILD - SUPPORT TEAM

- State Licensed Irrigation Designers
- Licensed Hunter & Rain Bird Installer
- Certified Landscape Contractors

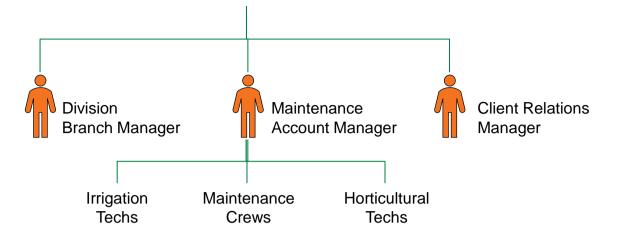
MAINTAIN - SUPPORT TEAM

- Certified Horticultural Professional
- State Licensed Certified Pest Control Operator
- State Licensed Irrigation Contractor
- ISA Certified Arborists
- In-House Agronomist

- A Sense of Urgency
- A Constant Communicator
- Mission Over Ego
- We Do What We Say
- Relentless
- Grow and Adapt



JUNIPER CLIENT TEAM



BRANCH MANAGER

Oversees the overall quality of the project, ensures contract items are completed timely and communication reports are being completed. Works with account manager on managing all tree pruning and enhancements.

ACCOUNT MANAGER

Works with association manager on updating of schedules and the quality control and verification of completion of work orders. Manages all service requests related to maintenance services and manages crews to meet scheduled services.

IRRIGATION TECHNICIAN

Performs inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned into the property manager for authorization.

FERTILIZATION & PEST CONTROL TECHNICIAN

Performs regular inspections for shrub and lawn damaging insects such as mealybugs, aphids, spider mites, chinch bugs, sod webworms, and grubs.

TURF MANAGEMENT

Our account managers perform regular inspections for lawn damaging insects such as chinch bugs, sod webworms, and grubs. This, combined with our comprehensive irrigation and fertilization program, will keep turf areas thick and healthy.

SHRUB MANAGEMENT

Detailing includes trimming and pruning of all shrubbery, ornamental trees, and groundcover, removal of tree suckers, as well as the defining of bed lines and tree saucers. Our "weed first" approach ensures the spraying of pre and post emergent herbicides and pulling existing weeds is the project foreman's priority.

FERTILIZATION & PEST CONTROL

Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems. Our management team and technicians have specialized training and GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.

WATER MANAGEMENT

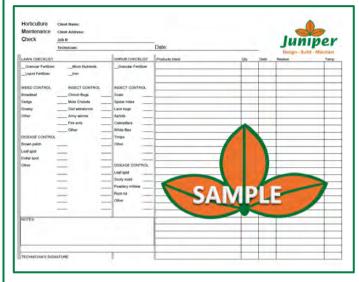
Juniper's certified technicians perform monthly inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned into the property manager for authorization.

SERVICE REPORTS & MAPS

SAMPLES



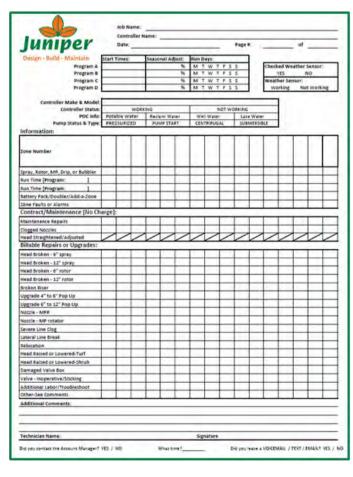
Fertilization & Pest Reports

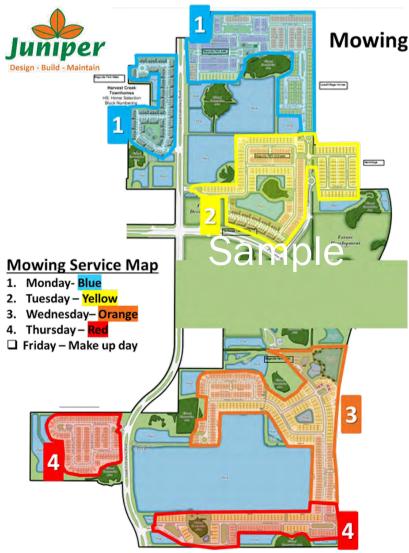


Regular service schedule maps are created for each community.

Service Rotation Map

Irrigation Reports









At Juniper, we understand that each project is unique because no two clients are the same. We bring a straightforward, focused analysis to each property's individual needs.

Our commitment to quality, dependability, and industry-best practices drives us forward. This commitment empowers us to meet our clients' requirements and to serve their expanding needs as our relationship continues to grow.

WYNNMERE EAST CDD



Juniper is pleased to offer our landscape expertise to WYNNMERE EAST CDD. You will experience peace of mind due to our history of working with a wide variety of properties, each with their own unique needs.

Our goal is to provide dependable high-quality service, healthy plant material, competitive pricing, and constant communication.

The following action plan shows how Juniper will help you achieve your landscape goals with our team of experienced professionals.

Our top priorities for your community are as follows:

Priority Item #1: Assess irrigation system and ensure it is working properly.

Priority Item #2: Work with management company and board to replace dead and declining plant material.

Priority Item #3: Consistency in service.

START UP: FIRST 60 DAYS



LANDSCAPE MAINTENANCE

SERVICE REQUEST MEETING

Meet with association management to review and prioritize all open service requests and any outstanding work orders.

DETAILED PROPERTY REPORT

A detailed report with photos will be submitted to the BOD/Manager to provide insight into the areas that can be improved quickly, as well as those that may take additional work. This thorough report will give a point of reference of where the property was at take over and act as a benchmark for future performance.

■ SCHEDULE OF SERVICES MAP

Production team is working on the schedules that will be provided to the HOA.

- ☐ Irrigation Wet Check Schedule
- Mowing Schedule
- ☐ Shrub Pruning Schedule

PROPERTY MOWING TECHNIQUES

Uniformed crews begin proper and corrective mowing techniques using daily sharpened and clean blades, mowing at a proper height for the St. Augustine turf areas.

PROPER PRUNING TECHNIQUES

Uniformed crews begin proper and corrective pruning techniques, using clean, sharp shears and loppers.

■ WEED CONTROL

Uniformed crews begin weeding and cleaning of beds, applying herbicides, and correcting bed lines.

IRRIGATION

Set meeting with management and landscape/irrigation committee to discuss open items along with any concerns, and to set the starting point for the irrigation maintenance check.

START UP: FIRST 60 DAYS



FERTILIZATION AND PEST CONTROL

ADDRESS IMMEDIATE ISSUES

Areas with active pest issues will be addressed immediately.

L&O EVALUATION REPORT

A detailed report which evaluates the property based on the health and vigor of the lawn and landscape will be submitted to the BOD/Manager.

SOIL TESTING

Collect soil samples from various locations of the property to send to A&L Labs or to the University of Florida for analysis. This data is the basis of how we will tailor the fertilization program going forward.

CORRECTIVE PLAN

Areas with pest, fungus, or weeds will be documented with pictures and a corrective plan will be put in place. Weed varieties or pest issues that cannot be eliminated due to environmental conditions and/or restrictions will also be documented and brought to the BOD/Property Manager's attention.

Begin treatment of turf/shrub damaging insects
Begin treatment of turf/shrub disease
Begin fertilization of turf areas.
Begin fertilization of shrub bed areas, trees and palms

ANNUAL FLOWER DISPLAY

OT NA	IMPRO\	/E ANNU	JAL FL	OWER	DISPL	AYS
	AN TO	AN TO IMPROV	AN TO IMPROVE ANNU	AN TO IMPROVE ANNUAL FL	AN TO IMPROVE ANNUAL FLOWER	AN TO IMPROVE ANNUAL FLOWER DISPL

Review soil conditions (soil amendments may be needed).
Provide options based on season.

Work with landscape committee to develop plan for the entire year so we can look at contract
growing flowers.

START UP: FIRST 60 DAYS



INITIAL IRRIGATION INSPECTION

Evaluation of all key elements of the irrigation system with an Initial Irrigation Evaluation Report to be submitted to the BOD/Manager.

Our irrigation team along will inspect all irrigation controllers & review functionality. We will be looking for faulted communication errors & abnormal milliamp usage which could also cause intermittent communication issues between controllers & valves. Controllers will also be inspected for proper grounding & grounding rods.

		INIC	PE	CT		NIC
	_IJ			G I	W	IN O

Optimize program run times.

Begin to identify/label the irrigation zones.

	Inspect for faulty zones.
	Inspect all wire connections.
	Once functioning, inspect zone for functionality & coverage.
	Check if components are still under manufacture warranty.
	All sprinkler heads will have been cleaned or nozzles replaced and adjusted per contract.
	Any immediate changes made during the evaluation per our contract will be noted and reported.
	Increase runtimes for zones that have been showing signs of drought stress.
	Any major repairs that may be needed will be submitted in the form of a proposal.
PF	ROGRAMMING & OPTIMIZATION
	Review all run time programming.
	Review system pressure and typical zone GPM.

Make suggestions for optimization to improve communication & efficiencies.

SHRUB MANAGEMENT



AREAS FOR IMPROVEMENT

Detailing includes trimming, pruning of all shrubbery, ornamental trees, and groundcover, removal of tree suckers, as well as the defining of bed lines and tree saucers. Our "weed first" approach ensures the spraying of pre and post emergent herbicides and pulling existing weeds is the project foreman's first priority.



Dead and declining plant material.



Plant material may benefit from fertilization.



Landscape Maintenance Agreement

Property Name: Wynnmere East CDD - Maintenance Billing Company Name: Triad Association Management

Description of Services	Frequency
General Maintenance Services	·
General Landscape Maintenance Services	40
Fertilization Program Turf & Shrubs (See Scope for Details)	4
Insect and Disease Control	12
Irrigation Wet Checks	12
Annual Maintenance Price	\$55,335.72

Optional Services

Description of Services	Frequency	Cost per Occ.	Annual Cost
Annual Flower Installation - 4" pot		\$3.00	Rqst Proposal
Mulch - Optional (35 Yards)	1	\$2,340.00	\$2,340.00
Palm Pruning		Request	Proposal
Additional Visits/Leaf Clean Up		Request	Proposal

PAYMENT SCHEDULE

	Date	Print Name	Ву														
Ju	October 10,2022	Bonnie Marshall	Bonnie Marshall		December	November	October	September	August	July	June	May	April	March	February	January	SCHEDULE
∃orida LLC		Prin	hall	\$55,335.72	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	PRICE
	Date	Print Name	By	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	SALES TAX
Wynnmere East CDD - Maintenance				\$55,335.72	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	\$4,611.31	TOTAL PRICE

Lakeland (CLM) • 3345 Waterfield Rd • Lakeland, FL Branch: 239-671-3628

LANDSCAPE MAINTENANCE

JUNIPER HAS BEEN EXCEEDING INDUSTRY STANDARDS IN THE AREA OF QUALITY AND DEPENDABILITY IN FLORIDA SINCE 2001

Our landscape maintenance teams work closely with the irrigation and horticultural teams. This, combined with regular inspections from our dedicated account managers, helps ensure the job quality our clients have come to expect.







LANDSCAPE INSTALLATION

OUR DESIGN & INSTALLATION TEAMS MAKE AN AWARD-WINNING COMBINATION!

Our teams work hard to deliver a quality project on time and on budget.

- Landscape Design Firm of the Year
- Best Landscape Design Custom Home
- Merit Award Design Residential
- Award Best Landscape Design









LANDSCAPE IRRIGATION





STATE LICENSED IRRIGATION CONTRACTOR

What is a certified irrigation specialty contractor's license?

An irrigation specialty contractor's license is a certified (state-wide) specialty license developed by the Construction Industry Licensing Board to permit contractors to install, maintain, repair, alter, extend, manage, monitor, audit, or, if not prohibited by law, design irrigation systems.

WATER MANAGEMENT

Our industry experts can help guide you on the most effective way to use your water resources.

- Central control management
- Converting beds to drip irrigation
- E/T weather-based controllers
- Soil moisture sensors
- Pressure regulated components
- High efficiency sprinklers



LANDSCAPE IRRIGATION



Juniper's certified technicians perform monthly inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned in to the property manager for authorization.



- Water Management
- Repairs
- Water Monitoring
- Reporting
- Wet Checks

- Infrastructure
- Pump Stations
- Central Control
- Residential
- Commercial

LANDSCAPE HORTICULTURE









LANDSCAPE ARCHITECTURE

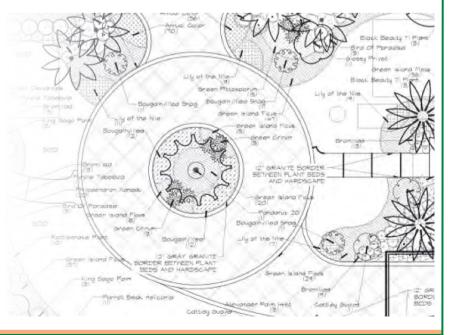
COMPLETE LANDSCAPE ARCHITECTURE & DESIGN SERVICES

Our design team can help boards with master plans for communities. Providing design hardscape features, 3D renderings of landscape plans, and complete landscape plans.



JUNIPER DESIGN TEAM

- Licensed Landscape Architects
- Certified Landscape Designers
- Certified Irrigation Designers
- ISA Certified Arborists
- In-house Agronomist
- State of Florida Irrigation License
- Certified Hunter IMMS Installer
- Certified Rain Bird IQ Installer



NURSERY & TREE FARM



We know it because we grow it!





With our over 200 acres of nursery & tree farms we can deliver custom, quality plant material to fit the individual needs of our clients. Additionally, our dedicated plant buyer travels throughout the state in search of the best plant material.

By keeping our finger on the pulse of the plant market, we can maximize value for each client.





SEASONAL COLOR

We create custom schedules for our communities on the annual color program. Our annual flower beds are designed and installed to emphasize color, profusion, and display in high profile areas.

SEASONAL FLOWER PROGRAM

- Contract grown flowers
- Custom designed displays
- Scheduled installation
- Fresh look all year
- Best in quality annuals
- Enhanced landscape areas
- Additional fertilization keeps flowers looking great





ARBORICULTURE



JUNIPER has multiple ISA certified Arborists that are available for everything you may need for your tree health care. Preventive maintenance helps keep trees in good health while reducing any insect, disease, or site problems.

WHY HIRE AN ARBORIST?

Arborists specialize in the care of individual trees. They are knowledgeable about the needs of trees and are trained and equipped to provide proper care. Hiring an arborist is a decision that should not be taken lightly. Proper tree care is an investment that can lead to substantial returns. Well caredfor trees are attractive and can add considerable value to your property.



STORM RESPONSE



RESOURCES WHEN YOU NEED THEM MOST!

In preparation for and after a storm, Juniper has additional team members that are critical resources during storm events. They provide not only added manpower but bring with them the trucks and heavy equipment needed to handle storm clean up.



COMPANY RESOURCES

- 1,800+ team members statewide
- 17 locations throughout Florida
- 10,000+ gallons of onsite fuel
- 300+ trucks in our fleet
- ISA Certified Arborists
- Landscape Designers & Architects
- Teams throughout Florida
- Extensive supply of heavy equipment



SPORTS TURF



COMPLETE SPORTS TURF MAINTENANCE

Gone are the days of playing ball in a dirt lot. Today, residents in communities expect playing fields and parks to be safe for their families. You want to work with a company who has industry experience & advanced knowledge in sports turf.

SERVICES

- Agronomic Services
- Agronomic Consulting
- Topdressing
- Fertilization Programs
- Pest & Disease Management
- Weed Management
- Cultivation Services
- Aerification
- Slicing
- Fraze Mowing
- Deep-Tine Soil Reliever
- Verticutting & Vacuum





EDUCATIONAL CLASSES



At Juniper Landscaping we offer CEU courses that cover a variety of subjects that include irrigation, palm tree care, turf care, and tree selection.

CURRENT COURSES

- IRRIGATION 101
- HORTICULTURE 101
- TREE SELECTION
- PEST ID LAWN & ORNAMENTAL
- PLANTING PRINCIPLES & PLANT ID
- DIAGNOSING LANDSCAPE ISSUES

Our Green Industry experts' courses are designed to assist managers to make the best decisions to maximize their property's beauty and ease of maintenance.







AWARD WINNING LANDSCAPES

EXCEEDING INDUSTRY STANDARDS!



PINNACLE AWARDS

- Best Landscape Design Custom Home
- Award Best Landscape Design
- Merit Award Design Residential
- Landscape Design Firm of the Year

AURORA AWARDS

- Landscape Design/Pool Design
- Best Custom home for "La Castille"

SAND DOLLAR AWARDS

- Best Community Feature of the Year
- Best Landscape Design 30-50k
- Best Landscape Design under 30k
- Best Landscape Design over 50k

SUMMIT AWARDS

- Best Contracting Landscape 5-8 million+
- Merit Award for Infrastructure & Landscape

SAFETY & TRAINING



We hold the safety of our clients & our team members in the highest regard. We have implemented a company wide safety program that is administered through our safety coordinator & local branch managers.

Initial Hire Program

- Safety rules
- New hire safety orientation
- Required & use of PPE

Safety Training Program

- Equipment certifications
- Weekly safety meetings
- Daily jobsite reviews
- Traffic control systems
- Best practices training
- Safety rewards/swag based on safety performance
- Online training tools

SCAN QR CODE TO WATCH VIDEO HIGHLIGHTS OF OUR IN-HOUSE TRAINING PROGRAM









CERTIFICATIONS & LICENSES

OUR QUALIFIED TEAM

At Juniper, many of our team members hold valuable certifications and licenses.

Their years of experience, along with additional training, enables them to provide our customers with answers they can trust.

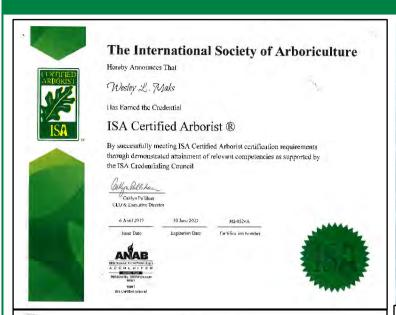
CERTIFICATIONS & LICENSES

- Licensed Landscape Architects
- Certified Landscape Designers
- Certified Irrigation Designers
- Certified Pest Control Operators
- FNGLA Certified Horticultural
 Professional

- FNGLA Certified Landscape Contractor
- ISA Certified Arborist
- State of Florida Irrigation License
- Certified Hunter IMMS Installer
- Certified Rain Bird IQ Installer
- Best Management Practices (BMPs)



CERTIFICATIONS & LICENSES







On the recommendation of the Faculty and by virtue of the authority vested in them, the Trustees of the University have conferred upon

Kule James Leverette

the degree of

Associate of Applied Science in Turfgrass Management

In testimony whereof, the seal of the University and the signatures of its afficers are hereunto affixed this the fifteenth day of May, two thousand four.



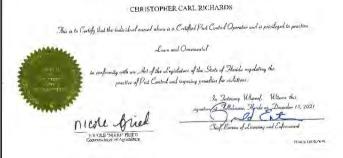
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Jehnny C. Wysene.

Kennth L Eslachede Assertat Brenind Biester of Ambenic Programs

John C. Carrelle OTT from T. Andrew House Manger





Department of Agriculture and Consumer Services Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR





MEET THE TEAM KRISTEEN DOBSON





AGRONOMY MANAGER

Kristeen Dobson has over 7 years' experience in the green industry and got her start managing a small nursery. There she started as a Pest Control Technician and worked her way up to Agronomy Manager.

By conducting her own studies and research at the nursery, Kristeen gained a wealth of knowledge about plant materials and the issues they contract. She provides clients with customized plans on how to treat lawns and ornamentals correctly. Her goal is to never stop leaning so she can continue to look after turf and plants the best way possible.

Kristeen currently manages a team of over 10 dedicated Pest Control Technicians at Juniper and is passionate about passing on her knowledge to them. She strives to treat her team well, so they work hard, love their jobs, and achieve their best potential.

HIGHLIGHTS

- FNGLA Certified Horticultural Professional
- Best Management Practices Certified
- LTD Commercial Fertilizer Applicator

LAKELAND

3545 Waterfield Rd Lakeland, FL 33803

MEET THE TEAM JOSH BURTON





BRANCH MANAGER

Josh Burton is a Lakeland native whose green industry experience started at a very young age. He studied Horticultural Science and Business Administration at Florida Southern College where he obtained a Bachelor of Science degree. The green industry is Josh's passion and led him to run his own landscape firm for 23 years.

Josh is a State Certified Irrigation Contractor, Certified Pest Control Operator and holds a license with the Department of Business and Professional Regulation. His strategy is to develop a plan, set goals, and hold accountability. Dissecting contracts and breaking down a property into segments allows for a calculated approach which will ultimately provide the high customer satisfaction that is expected.

Josh believes putting people in the right place and building great teams is the key to success and he focuses on the development of the people around him.

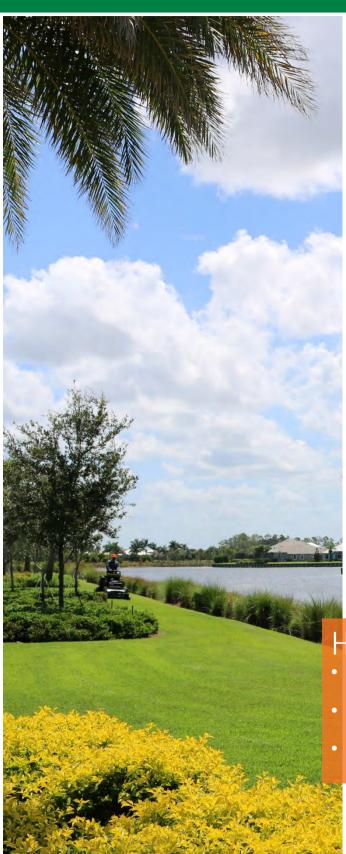
HIGHLIGHTS

- Florida Southern College
 - Bachelor of Science Degree in Horticulture
- State of Florida Certified Irrigation Contractor
- Certified Pest Control Operator
 - Over 20 Years Green Industry Experience

LAKELAND

3545 Waterfield Rd Lakeland, FL 33803

MEET THE TEAM BONNIE MARSHALL



CLIENT RELATIONS MANAGER

Bonnie Marshall has been involved in many aspects of the green industry over the past 15 years, including operations, sales, finance, HR, insurance, and more. As a St Petersburg, native, she has spent her entire life living in Florida and feels a strong connection to the area.

Bonnie graduated with honors from the University of South Florida and had the privilege of being part of Wedgworth, an agricultural leadership program. This 2-year program starts out locally, then expands to national & international locations, during which Bonnie traveled to Hong Kong, Vietnam, and China.

Bonnie is skilled at managing relationships and offering insights and advice to ensure success at every company she has worked with. During her time with a national tree company, she negotiated the largest commercial landscape sale in company history.

Bonnie is involved with many organizations and has served on their various boards and committees throughout her career. These include, but are not limited to, International Society of Arboriculture (ISA), Florida Nursery, Growers and Landscape Association (FNGLA), Central Florida Hotel and Lodging Association (CFHLA), Community Associations Institute (CAI), Building Owners and Managers Association (BOMA), and Roots Plus Growers Association (RPG).

HIGHLIGHTS

- University of South Florida
 - Bachelor of Science in Finance, Cum Laude
- University of Florida
 - Leadership Program Graduate
- The George Washington University
 - Master's Certificate in Project Management

TAMPA

7104 E 9th Ave Tampa, FL 33619

MEET THE TEAM JARRETT MYERS





REGIONAL MANAGER

Jarrett Myers has been in the green industry for 25 years. For 14 years he owned his own full-service landscaping company where he gained valuable insights on problem solving in difficult situations. He has a degree in Computer Aided Drafting and is a Certified Pest Control Operator in the state of Florida.

Managing large-scale communities, such as Fish Hawk Ranch and Celebration, is what Jarrett loves to do. He coordinates a plan for each client to ensure they have what they need for a successful transition and maintenance solution. He takes pride in challenging his team to always look for ways to improve and preparing them for a wonderful career in the landscape industry. Jarrett finds great satisfaction in helping team members to become leaders themselves.

HIGHLIGHTS

- Associates Degree in Computer Aided Drafting
- **Certified Pest Control Operator**
 - **Best Management Practices Certified**
 - 25 Years Green Industry Experience

LAKELAND

3545 Waterfield Rd Lakeland, FL 33803

MEET THE TEAM MARK MICHALEK





DIRECTOR OF MAINTENANCE ESTIMATING

Mark Michalek moved to Florida with his family at a young age from Pittsburg, PA and has never looked back. He attended the University of Central Florida on an academic scholarship and obtained a Bachelor of Business Administration degree. He had nearly 10 years of experience in community association management, before transitioning to the green industry, and is a licensed CAM. Additionally, he sat on the Trade Show Committee for the Community Associations Institute of Central Florida for 7 years.

In his capacity as a CAM, Mark worked closely with many HOA boards. He specifically provided his expertise on their landscape maintenance contracts and negotiations. This background gave Mark an extensive knowledge of a community's needs and he utilizes this information to give invaluable insight to the sales and maintenance teams at Juniper.

Mark spends his free time in sports related activities such as bowling, football and racing.

HIGHLIGHTS

- University of Central Florida
 - Bachelor of Business Administration
- Licensed Community Association Manager
- Community Associations Institute of Central Florida
 (CAICF) Chair for 7 Years

WEST ORLANDO

4000 Avalon Rd Winter Garden, FL 34787

INSURANCE





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT Lorie Frost	
Brown & Brown of FL, Inc Fort Myers 6611 Orion Drive #201 Fort Myers FL 33912	PHONE (A/C, No, Ext): 239-278-0278 FAX (A/C, No): 2	239-278-5306
	E-MAIL ADDRESS: lfrost@bbftmyers.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Hamilton Specialty Ins Co*	29424
INSURED JUNIP-1	INSURER B : FCCI Insurance Company*	10178
Juniper Landscaping of Florida, LLC	INSURER C: FCCI Commercial Insurance Co*	33472
and each of its subsidiaries 5880 Staley Road	INSURER D: FCCI Commercial Ins Co	33472
Ft. Myers FL 33905	INSURER E: AGCS Marine Ins Company	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 576705792

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

=	EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR		ADDL SU		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	s
D	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR		GL0019848	7/11/2017	7/11/2018	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000 \$100,000
l						MED EXP (Any one person)	\$5,000
l						PERSONAL & ADV INJURY	\$1,000,000
l	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$2,000,000
	POLICY X PRO-					PRODUCTS - COMP/OP AGG	\$2,000,000
l	OTHER:						\$
С	AUTOMOBILE LIABILITY		CA100015500	7/11/2017	7/11/2018	COMBINED SINGLE LIMIT (Ea accident)	S1,000,000
l	X ANY AUTO					BODILY INJURY (Per person)	\$
l	OWNED SCHEDULED AUTOS ONLY					BODILY INJURY (Per accident)	S
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident)	\$1,000,000
							S
С	X UMBRELLA LIAB X OCCUR		UMB100015501	7/11/2017	7/11/2018	EACH OCCURRENCE	s10,000,000
l	EXCESS LIAB CLAIMS-MADE					AGGREGATE	\$10,000,000
I	DED X RETENTION \$ NIL						S
В	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		76333	7/1/2017	7/1/2018	X PER OTH-	
l	ANY PROPRIETOR/PARTNER/EXECUTIVE	N/A				E.L. EACH ACCIDENT	\$1,000,000
1	(Mandatory in NH)					E.L. DISEASE - EA EMPLOYEE	\$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - POLICY LIMIT	\$1,000,000
E A	Leased & Rented Equipment Pollution Liability		MZ193077814 AHSECC1129000	7/11/2017 12/21/2016	7/11/2018 12/21/2017	Lease/ Rented Pollution Liability Aggregate	200,000 1,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

It is agreed that the certificate holder, the contractor and the owner is included as additional insured as respects to general liability and auto liability. It is further agreed that such insurance as is afforded shall be primary and non-contributory with any other insurance in force for or which may be purchased by additional insured. Waiver of subrogation applies on the general liability, auto liability and workers compensation policies.

CERTIFICATE HOLDER



SAMPLE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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LEADERSHIP TEAM





Brandon Duke
Chief Operating Officer

Brandon grew up in the landscape industry and joined Juniper in 2008 after graduating with a Bachelor's of Business Management from Liberty University.

Creating an innovative environment has always been his passion and his creative nature has transformed the way Juniper does business. Brandon added design services to the Juniper repertoire because of his drive to provide Juniper clients the most diverse product offering. He oversees day-to-day operations and is heavily involved in sales and under his leadership, Juniper has experienced year-over-year growth. He has ushered in a new generation of Juniper talent and changed the way we do business today.

Brandon's designs have been recognized by nationwide landscape magazines and he has received numerous awards in the construction industry.



Dan deMont
Chief Revenue Officer

Dan joined the Juniper team in 2011 after a five-year relationship with Juniper as one of their primary vendors. As a Regional Sales Manager for one of the biggest landscape industry suppliers in the United States, Dan managed 14 branches, sold over \$20 million a year, and learned the business from a different perspective.

Dan introduced the idea that Juniper could grow their business with team structure, team goals, and the "one stop shop" mentality while maintaining the small family business feel it was built on. Dan is an experienced landscape and irrigation professional with numerous certifications and has earned multiple awards for landscape design and construction.

He attended both Edison College and UMass Boston and has a degree in business management. Dan is a past vice president of the Florida Irrigation Society SW FL Chapter and is very active in the community, participating in various charities.



Robert Oulahan
Chief Financial Officer

Robert spent the majority of his over 25-year career serving middle market companies in financial leadership positions. His experience includes time with "Big 4" accounting firms, Nasdaq listed companies and strong growth focused entities. He has helped guide these businesses by implementing various financial and tax solutions that were in line with the company's strategies and core values. He has specialized in service industry and construction companies during his career in the public and private sector.

Robert graduated Rutgers University as a Magna Cum Laude. After college he successfully obtained his CPA certification.

CLIENT REFERENCES



Jonathan Pentecost

Division President SW FL "Since 2005, Juniper Landscaping has provided quality material and workmanship for thousands of homes built for DR Horton and our brands in Southwest Florida. I have found not only their prices to be competitive, but they are highly skilled operators with excellent execution in their business from first negotiation to last install and warranty."

Rhonda Brewer

V.P. Community Development "Juniper is a full service landscape, irrigation, and maintenance company with exceptional customer service and quality. They have the expertise and attention to detail which make working with them a pleasure and our projects a success. I would highly recommend Juniper for any landscape or irrigation project."

Mike Lewis

V.P. Purchasing, Design & Architecture "Juniper Landscaping is truly a full service operation. From incredible landscape designs by the team at Botanics Design Group to top quality material and installation services to best in class maintenance operations keeping the landscaping looking beautiful long after the initial install, Juniper does it all with some of the best people in the business."

John R. Peshkin Managing Principle

"Juniper is a first-class organization focused on customer satisfaction. The turn-key services they provide us from preliminary design and budgeting to construction and long-term maintenance have helped streamline our land development efforts. Juniper provides excellent quality work and is a trusted and valued trade partner."

Bob Koenig Vice President

"Juniper has successfully completed a diverse range of projects for our company such as an addition to a high end resort hotel, a custom home whose owners wanted their landscaping to make a statement, institutional work, a streetscape project on 47th Terrace in Cape Coral and code minimum projects for warehouses and manufacturing. Throughout each of these projects Juniper Landscaping has been able work effectively with our team on site to meet the demands of the budget and the schedule required for each project while providing a quality project. I highly recommend Juniper."

JUNIPER CARES

Making our communities better places to live and work is important, not only for our clients and employees, but for all our neighbors in the area. With that in mind, we support many local charitable organizations across the state and use environmentally sound practices.









JUNIPER CARES







The Industry COLLECTIVE is a movement of landscapers, lawn care companies, and suppliers who are unified in their efforts to impact their local communities.



Imagine an entire industry coming together, to serve and to give, for the sole purpose of creating a positive impact locally and around the world. This is Industry Collective.

Industry Collective has designed practical, on-site community service events to minimize headache and maximize IMPACT. This makes it easier than ever to build team morale while serving the needs of communities everywhere.



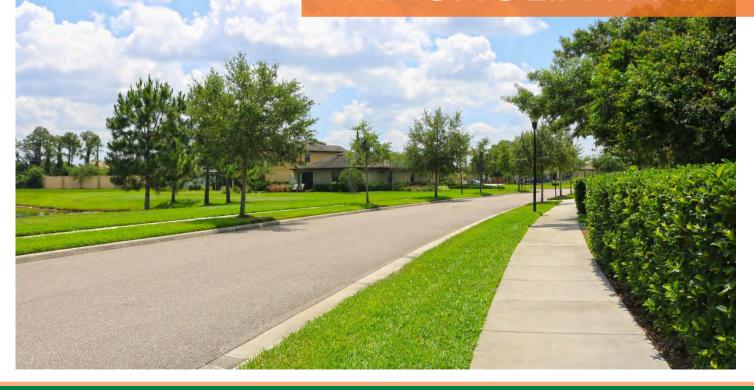


PORTFOLIO: TAMPA

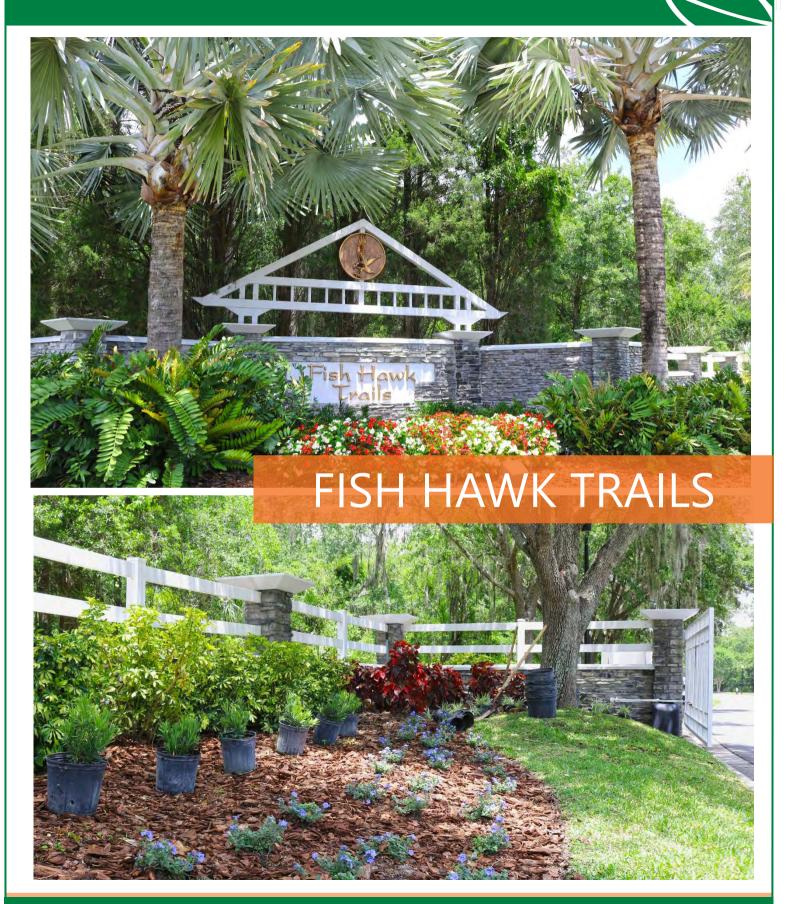




MAGNOLIA PARK



PORTFOLIO: TAMPA



PORTFOLIO: LAKELAND











PORTFOLIO: LAKELAND







PORTFOLIO: ST. CLOUD

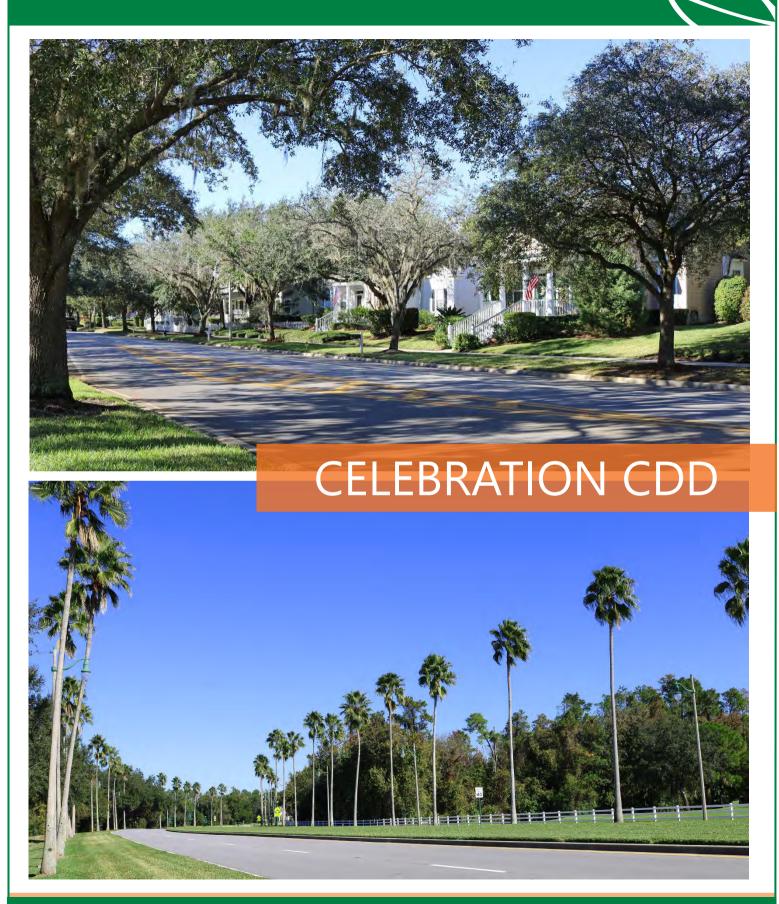








PORTFOLIO: CELEBRATION



PORTFOLIO: WINTER GARDEN





PORTFOLIO: OCALA





WORLD EQUESTRIAN CENTER





PORTFOLIO: CUSTOM DESIGN



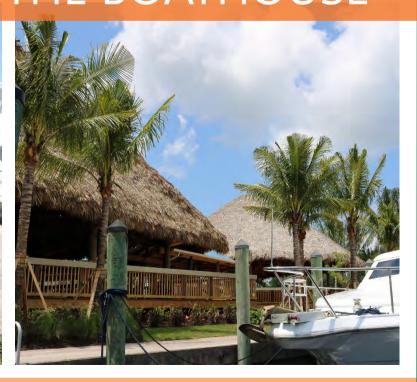




PORTFOLIO: CUSTOM DESIGN



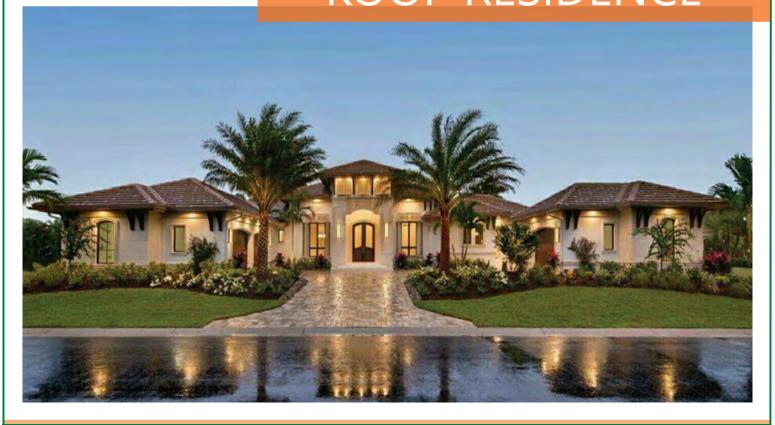




PORTFOLIO: CUSTOM DESIGN



KOOP RESIDENCE



DESIGN SAMPLES







Wynnmere East Community Development District

Lawn Medic

TYMN MEDIC SEBAICES INC

FOR Wynnmere East CDD ROPOSAL MAINTENANCE LANDSCAPE



October 18, 2022

Wynnmere East CDD

MOWING:

- All turf will be mowed once each week while in the growing season (April 1st to October 31st)
- All turf will be mowed every other week or as conditions warrant, during the dormant season (November 1st through March 31^{st)}
- All embankments and retention ponds will be mowed to water's edge.
- All accumulations of clippings will be removed.
- Mowing height will depend on the season. Typically, the height will range from 3" to 5".
- Any area too wet for proper mowing will be moved when the ground is dry enough to allow for it.

EDGING:

- All surrounding turf areas adjacent to paved surfaces or structural edges such as sidewalks, driveways, parking lots, curbs, headers and retaining walls, will be edged with a "blade edger" in order to maintain a clean, crisp and consistent edge line.
- Bed edges will be kept clean and well-defined around color beds, shrub beds, open beds and tree trunks, so as to prevent encroachment from lawn but not so frequently that the bed line expands into the turf.

WEEDING:

- Weeding by hand or chemical means of all plant bed areas as often as necessary to maintain a reasonably weed-free condition commensurate with the season.
- Groundcover beds infested with weeds will be chemically treated.
- Weed control in curbs, ground between plants, joints in walks, decks, and driveways (paved and concrete areas) will be performed using appropriate manual (Hand pulling), mechanical (Spin trimming) and/or chemical (Herbicide) control. Herbicides will be applied with care so as not to injure adjacent desirable plants.

PRUNING AND TRIMMING:

- Pruning of all ornamental shrubbery up to a height of Six (6) feet.
- Performance of **Twelve** (12) pruning rotations per year performed on a monthly basis.
- Removal of all generated debris from the property.
- Selective pruning will be performed on all ornamental trees and plants in order to maintain the natural habit of the plant and to ensure health and vigor.
- Tree limbs will be trimmed or pruned up to a height of **Eight (8) feet.** Trees will be pruned to an overhead clearance of eight feet for walkways and free of suckers from trunk or base. No limbs larger than 1 ½ inches in diameter will be trimmed or removed.
- Ground covers and vines will be sheared as necessary in a uniform manner to maintain neat clean edges, surfaces and overall appearance.
- Shrubs and hedges will be sheared and pruned in a consistent manner to maintain optimum shape and size as growth habit dictates according to the individual potential for each species of plant.
- Plant pruning, trimming and shearing will be accomplished under the supervision of an experienced specialist to assure the function is being performed in accordance with recommended horticultural practices.

CLEAN UP:

- All trimmings and clippings will be collected and removed from the property.
- All sidewalks will be blown off in order to remove all debris generated during the performance of this contract.
- All lawn areas will be cleared of litter and debris before mowing, so as not to shred or scatter foreign matter.

HORTICULTURAL SERVICES:

- The property will be inspected **Six (6)** times per year to ensure:
 - Turf and Plant material is in good health, shows good color, growth habits, and is reasonably free of pests most commonly associated with.
- A pesticide program will be provided as needed to suppress infestations of weeds and insects on all turf areas, plant material, and landscape beds where and when applicable.
- Treatment of the turf and plant materials for disease and fungi require special care on a case-by-case basis and are available under a separate agreement. Note: Fungi is an ever-present soil bound condition with no preventative cause, treatment applied is for post conditions only.
- Any insect infestation will be treated on an as-needed basis.
- IPM: An Integrated Pest Management program will be utilized targeting identified insects, scale and fungi reducing the chemical footprint and reducing die-off of beneficial insects.
- All plant material will be fertilized **Four** (4) times per year.
- All fertilizers used in our program will be blended to make a balanced nutrient package, including all the necessary minor and trace elements.
- This program is restricted to turf and plant insects

IRRIGATION INSPECTIONS:

- The activation of the system one time per month for aboveground inspection.
- The reporting of any deficiencies noted in the inspection on the Monthly Inspection Report.
- The adjustment (will not be made without the client's approval) of automatic controllers to establish watering periods appropriate in frequency and duration to prevailing seasonal conditions.
- The adjustment of all functioning spray heads to ensure proper coverage. Clogging of nozzles or irrigation heads is an indication of a more serious problem, i.e., broken lateral line or cracked mainline. The minor cleaning of nozzles (the use of a small piece of wire inserted into the orifice) is included, however if the problem is significant or persists past the initial cleaning, the problem will be brought to the attention of the owner and repairs will proceed based on a signed approved proposal by client.
- Repair work caused by Lawn Medic Services, Inc. in the course of our landscape maintenance
 activity is the responsibility of Lawn Medic Services, Inc. and will be repaired at absolutely no
 charge.
- Lawn Medic Services, Inc. assumes no liability beyond its control, disclaims any and all express or
 implied warranties, and is not responsible for the condition of the landscape or irrigation system due
 to drought, freeze, irrigation deficiencies, residents turning off timers, storm damage, vandalism, or
 pedestrian or vehicle damage.

SPECIAL SERVICES:

- An Account Manager will be assigned to the project, with whom the site manager may communicate
 on a regular basis, pertaining to the contract services. The assigned Account Manager will check in
 at the on-site office with the site manager upon each occurrence of performance of services.
- A weekly written report of grounds-keeping tasks and conditions can be provided upon request.
- Lawn Medic Services, Inc. will supervise and direct the work and its employees to the best of their ability and be solely responsible for all techniques, sequences, procedures, coordination of services and actions of their employees. Lawn Medic Services, Inc. service personnel shall maintain neat appearance in suitable clothing with company identification uniform.

Total cost per year \$44,400.00 Monthly \$3700.00

Wynnmere East Community Development District

LMP

(provided under separate cover)

Wynnmere East Community Development District

Consideration of Resolution 2023-06,
Adopting an Amended FY2022 O&M Budget

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of the Wynnmere East Community Development District (the "**District**") previously adopted its budget for fiscal year 2021/2022; and

WHEREAS, the Board desires to relocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year; and

WHEREAS, the District is empowered by section 189.016, Florida Statutes, to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2021/2022 (the "Amended Budget"), attached hereto as Exhibit "A" and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

- 1. **Recitals**. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- 2. **Amended Budget**. The Board hereby finds and determines as follows:
 - a. That the Board has reviewed the Amended Budget, a copy of which is on the District's website, on file with the office of the District Manager, and at the District's Records Office.
 - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2021/2022.
 - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as the "Amended Budget for the Wynnmere East Community Development District for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022".
 - d. The Amended Budget shall be posted by the District Manager on the District's official website within five (5) days after adoption and remain on the website for at least two (2) years.
- 3. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

- 4. **Conflicts**. This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2021/2022, which remain in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
- 5. **Effective Date**. This Resolution shall become effective upon its adoption.

Passed and adopted this 17th day of November 2022.

Attest:	Wynnmere East Community Development District		
Name: Secretary/Assistant Secretary	Mona A. Lewis Chair of the Board of Supervisors		

Exhibit A: 2021/2022 Amended Budget

Wynnmere East Community Development District

Revised FY 2022 O&M Budget

Exhibit A

	Actual through 9/30/22	FY 2022 Proposed Budget
Revenues		
On-Roll Assessments	\$192,490.38	\$192,150.00
Carry Forward Revenue	\$0.00	\$24,925.00
Net Revenues	\$192,490.38	\$217,075.00
General & Administrative Expenses		
Supervisor Fees	\$4,200.00	\$9,600.00
D&O Insurance	2,828.00	3,000.00
Trustee Services	3,717.38	4,000.00
District Management	40,000.00	40,000.00
Field Management	38.00	1,000.00
Engineering	3,230.00	6,000.00
Dissemination Agent	5,000.00	5,000.00
District Counsel	5,203.90	12,000.00
Assessment Administration	5,000.00	5,000.00
Reamortization Schedule	0.00	250.00
Audit	4,200.00	5,000.00
Postage & Shipping	315.85	150.00
Copies	0.00	100.00
Legal Advertising	727.06	1,500.00
Meeting Room	375.00	1,800.00
Contingency	14,428.98	13,500.00
Office Supplies	125.00	250.00
Web Site Maintenance	2,100.00	2,700.00
Dues, Licenses, and Fees	175.00	175.00
Electric	29,821.71	28,000.00
Pond Maintenance/Aquatic Contract	6,760.64	6,000.00
General Insurance	3,523.00	3,700.00
Property & Casualty	1,851.00	1,850.00

Irrigation Maintenance	1,150.00	5,000.00
Landscaping Maintenance & Material	43,770.00	58,000.00
Flower & Plant Replacement	0.00	3,500.00
Total General & Administrative Expenses	\$178,540.52	\$217,075.00
Total Expenses	\$178,540.52	\$217,075.00
Income (Loss) from Operations	\$13,949.86	\$0.00
Other Income (Expense)		
Interest Income	\$21.66	\$0.00
Total Other Income (Expense)	\$21.66	\$0.00
Net Income (Loss)	\$13,971.52	\$0.00

Wynnmere East Community Development District

Consideration of Resolution 2023-07,

Dog Park Policy

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY FOR USE OF THE DOG PARK; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wynnmere East Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida;

WHEREAS, the District has designated, owns, and maintains certain common area located within the boundaries of the District as a dog park (the "Dog Park");

WHEREAS, the Board of Supervisors of the District (the "**Board**") is authorized by Section 190.011(5), Florida Statutes, to adopt resolutions necessary for the conduct of business; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution a Dog Park Policy for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT:

- 1. <u>Dog Park Policy.</u> The District hereby adopts the Dog Park Policy, attached hereto as Exhibit A.
- 2. <u>Conflicts.</u> This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
- 3. <u>Severability</u>. If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
- 4. <u>Effective Date.</u> This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

. 2022

Attest:	Wynnmere East Community Development District
Assistant Secretary	Name: Chair/Vice Chair, Board of Supervisors

Passed and Adopted on November

Exhibit "a"

DOG PARK POLICY

The District offers a fenced Dog Park as resident or member supervised, off-leash canine area. The Dog Park is for resident and member use only. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) The Dog Park is open during daylight hours only. Dog Park hours are from dawn to dusk.
- (2) All dogs must be under control of an adult resident or member, 18 years or older ("Dog Handler").
- Ogs must be on a leash upon entering and exiting the Dog Park.
- (4) Pinch, choker, chain, or spiked collars must be removed from the dog upon entering the Dog Park.
- (5) Dogs inside the Dog Park must be under voice control by their Dog Handler at all times. If voice control is not possible, do not enter the Dog Park.
- (6) Dog Handler must have the leash with them at all times.
- (7) Dogs may not be left unattended and the Dog Handler must remain within unobstructed sight of the dog.
- (8) Dogs must be current on their vaccinations and shall wear a visible and valid rabies license tag at all times.
- (9) Dog Handlers are responsible for the behavior of their animals.
- (10) Limit three dogs per adult Dog Handler.
- (11) Puppies under four months of age should not enter the Dog Park.
- (12) For the safety of all persons using the Dog Park, children under the age of ten (10) are not permitted within the Dog Park area.
- (13) Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
- (14) Female dogs in heat are not permitted in the Dog Park.
- (15) No human food, dog food, glass containers, dog chews, or other similar item is permitted inside the Dog Park.
- Dog Handlers are responsible for picking up and properly disposing of their dog's waste. Dog droppings shall be disposed of in an appropriate outdoor trash receptacle. Please bring dog waste bags with you when entering the Dog Park.
- (17) Dog Handlers shall stop their dogs from digging and must fill in any holes made by their dog.
- (18) Bikes, skateboards, and rollerblades are not permitted in the Dog Park.
- (19) The Dog Park is designated a "No Smoking" area.
- (20) The Dog Park shall not be used for any other purpose, including commercial purposes.
- (21) All other general facility and guest policies apply in the Dog Park.

USE OF THE DOG PARK IS AT PATRON'S OWN RISK

Residents and visitors use the Dog Park at their own risk. Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park. The District is not responsible for any injury or harm caused by use of the Dog Park.

This policy was adopted by Resolution 2023--07 on November , 2022

Wynnmere East Community Development District

Consideration of Resolution 2023-08,
Common Area Policy

RESOLUTION 2023-

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNEMERE EAST COMMUNITY DEVELOPMENT DISTRICT (THE "BOARD") ADOPTING A POLICY REGARDING THE USE OF COMMON AREAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wynnmere East Development District (the "District") owns and maintains numerous common areas that are located within the boundaries of the District. Such common areas include, but are not limited to, ponds and landscaped open areas, as described in Exhibit", which is attached hereto and incorporated by reference (the "Common Areas"); and

WHEREAS, it has come to the District's attention that some residents, non-residents, or visitors are using the Common Areas in a manner that was not contemplated by the Board and that may expose the District to unforeseen consequences and result in the expenditure of funds to address any unforeseen consequences; and

WHEREAS, the District desires to adopt a policy to circumvent any unforeseen consequences or potential expenditure of funds associated therewith and to provide clear guidance to all residents, non-residents, or visitors in their use of the Common Areas.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT:

- Section 1. Provided that they do not cause any damage to the Common Areas, any person may walk on the Common Areas (including walking of their pets when pet waste is picked up) or use the Common Areas for temporary recreational activities.
- Section 2. No person may use the Common Areas for any other purpose, including, but not limited to, erecting temporary or permanent structures, operating any motorized vehicles, or hosting an event, without prior authorization from the Board at a public noticed meeting. Individuals may not participate in any illegal activities while using the Common Areas.
- Section 3. The District may report any individuals using the Common Areas in unauthorized manners to the Hillsborough County Sheriff's Office.
- <u>Section 4.</u> This Resolution shall become effective immediately upon its adoption.

Attest:	Wynnmere East Community Development District	
Assistant Secretary	Name: Chair/Vice Chair, Board of Supervisor	

Exhibit "A" Description of Common Areas

Tracts C, D, and E, Wynnmere East Phase 1, according to the plat thereof as recorded in Plat Book 125, Page 198 through 202 of the public records of Hillsborough County, Florida,

AND

Tracts B, C, and D, Wynnmere East Phase 2, according to the plat thereof as recorded in Plat Book 128, Page 115 through 198 through 122 of the public records of Hillsborough County, Florida,

Wynnmere East Community Development District

Acceptance of Conveyance of Phase 2

Tracts to the District

Instrument #: 2022500119, Pg 1 of 2, 10/19/2022 3:01:38 PM DOC TAX PD(F.S. 201.02) \$0.70, INT. TAX PD (F.S. 199) \$0.00, DOC TAX PD (F.S. 201.08) \$0.00, Deputy Clerk: O Cindy Stuart, Clerk of the Circuit Court Hillsborough County

Consideration; \$10.00

Documentary Stamp Tax: \$0.70

Prepared by and when recorded return to: Dana Crosby Collier Straley Robin Vericker 1510 W. Cleveland Street Tampa, Florida 33606

(Reserved for Recording office)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made on October 19, 2022, by LENNAR HOMES, LLC, a Florida limited liability company ("Grantor"), whose mailing address is 4301 W. Boy Scout Road, Suite 600, Tampa, Florida 33607, in favor of the WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("Grantee"), whose mailing address is 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and does hereby remise, release and quitclaim to Grantee, its successors and assigns, forever, all right, title, interest, claim, and demand which Grantor has in and to the real property described as follows in Hillsborough County, Florida ("Property"):

Tracts B, C, and D, Wynnmere East Phase 2, according to the plat thereof as recorded in Plat Book 128, Page 115 through 198 through 122 of the public records of Hillsborough County, Florida.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon and all easements, reservations and other rights whatsoever related thereto, reserved unto Grantor on the aforesaid plat.

TO HAVE AND TO HOLD all of said right, title, interest, claim, and demand of Grantor in said land, and all improvements thereon, unto Grantee for its use and benefit forever.

(This Deed was prepared at the request of the parties without the benefit of a title search.)

THIS IS A CONVEYANCE OF PROPERTY BY GRANTOR, A DEVELOPER, TO THE GRANTEE, A COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the	Lennar Homes, LLQ, a/Florida limited
Presence of:	liability company
Oaroline Orollana	By:
(Witness 1 – Signature)	By: Parker Hirons
Caroline Orellana	Its: Vice President
(Witness 1 – Printed Name)	
1. lla 1/2	
(Witness 2 - Signature)	
Tiffany Cryz	
(Witness 2 – Printed Name)	
or \square online notarization, this \underline{M} day of \underline{M}	ledged before me by means of physical presence foliation, 2022, by Parker Hirons, as Vice President of lability company, on behalf of the company, who is as identification.
<u> </u>	Janua January Signature
\overline{N}	lotary Stamp
	Carey Gutierrez NOTARY PUBLIC STATE OF FLORIDA Comm# GG958988 Evoires 2/17/2024

Wynnmere East Community Development District

Ratification of Payment Authorizations
Nos. 216 - 220

Payment Authorization No. 216

9/29/2022

Item No.	Payee	Invoice Number	FY 2022 General Fund	FY 2023 General Fund
1	Egis Insurance Advisors			
	FY 2023 Insurance	16712		\$ 8,921.00
2	PFM Group Consulting			
	Dissemination Fee S2016: 07/01/22-09/30/22	121716	\$ 1,250.00	
		Subtotal	\$ 1,250.00	\$ 8,921.00
		TOTAL	\$10, ²	171.00
	_			

Board Member

Vice Chairman Shawn D. Fitzgerald

Payment Authorization No. 217

10/6/2022

Item		Invoice		FY 2022		FY 2023
No.	Payee	Number	Ge	eneral Fund	Ge	neral Fund
1	PFM Group Consulting	404074			•	5 000 00
	Tax Roll Preparation and Submission: FY 2023	121971			\$	5,000.00
	District Management Fee: October 2022	DM-10-2022-54			\$	3,333.33
2	Straley Robin Vericker					
	Legal Counsel Through 09/15/2022	22089	\$	91.50		
3	TECO (Paid online)					
	1725 11th Ave NE; 08/30/22-09/28/22	Acct: 211005933836	\$	27.56		
	Wynnmere East Ph 1; 08/30/22-09/28/22	Acct: 211005934289	\$	1,104.63		
	11th Ave NE/18th St NE; 08/30/22-09/28/22	Acct: 221001988080	\$	1,688.24		
		Subtotal	\$	2,911.93	\$	8,333.33
		TOTAL		\$11,2	245.2	6

Board Member

Vice Chairman Shawn D. Fitzgerald

Ant.

Payment Authorization No. 218

10/13/2022

Item		Invoice	F	Y 2023
No.	Payee	Number	Ger	neral Fund
1	Aqualis Maintenance - Inspection: October 2022	PSI-2020-109725	\$	422.54
2	Caliber Residential & Commercial Services Dog Park Fence Panel Repair Dog Park Gate Repair Pull Cord Cut/Disposal	174 178 179	\$ \$ \$	17.15 75.00 125.00
3	Department of Economic Opportunity FY 2023 Special District Fee	87194	\$	175.00

TOTAL	\$ 814.69

Board Member

Vice Chairman

Payment Authorization No. 219

10/20/2022

Payee Fees - Meeting 10/12/2022	Number	Ger	neral Fund
•			
zalas		\$	200.00
		\$	200.00
1		\$	200.00
•		\$	200.00
	2alas 1 1	 1	\$ \$ 1 \$

TOTAL \$ 800.00

Board Member

Vice Chairman

WYNNMERE EAST WYNNMERE EAST OP MENT DISTRICT

Payment Authorization No. 220 10/27/2022

\$ 3,125.00	JATOT	-	
\$ 3,125.00	182	Caliber Residential & Commercial Services Landscape Maintenance: October 2022	ı
Ceneral Fund	Invoice Number	Рауее	ltem No.

Board Member

Vice Chairman

Wynnmere East Community Development District

Review of Monthly Financials

Statement of Financial Position As of 10/31/2022

	General Fund	Debt Service Fund	Capital Projects Fund	General Long-Term Debt	Total
		<u>Assets</u>			
Current Assets					
General Checking Account	\$139,496.98				\$139,496.98
Assessments Receivable	192,149.24				192,149.24
Deposits	2,825.00				2,825.00
Assessments Receivable		\$378,052.10			378,052.10
Due From Other Funds		3,072.27			3,072.27
Debt Service Reserve Series 2016		193,137.50			193,137.50
Revenue Series 2016		71,804.24			71,804.24
Interest Series 2016		136,246.88			136,246.88
Prepayment Series 2016		1,002.63			1,002.63
Acquisition/Construction Series 2016			\$28.54		28.54
Total Current Assets	\$334,471.22	\$783,315.62	\$28.54	\$0.00	\$1,117,815.38
<u>Investments</u>					
Amount Available in Debt Service Funds				\$402,191.25	\$402,191.25
Amount To Be Provided				4,722,808.75	4,722,808.75
Total Investments	•	\$0.00	\$0.00	\$5,125,000.00	\$5,125,000.00
Total Assets	\$334,471.22	\$783,315.62	\$28.54	\$5,125,000.00	\$6,242,815.38
	Liabiliti	es and Net Assets			
		and wet ricesto			
Current Liabilities					
Accounts Payable	\$7,521.96				\$7,521.96
Deferred Revenue	192,149.24				192,149.24
Deferred Revenue		\$378,052.10			378,052.10
Total Current Liabilities	\$199,671.20	\$378,052.10	\$0.00	\$0.00	\$577,723.30
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				\$5,125,000.00	\$5,125,000.00
Total Long Term Liabilities	•	\$0.00	\$0.00	\$5,125,000.00	\$5,125,000.00
Total Liabilities	\$199,671.20	\$378,052.10	\$0.00	\$5,125,000.00	\$5,702,723.30

Statement of Financial Position As of 10/31/2022

	General Fund	Debt Service Fund	Capital Projects Fund	General Long-Term Debt	Total
Net Assets					
Net Assets - General Government	159,162.73				159,162.73
Current Year Net Assets - General Government	(24,362.71)				(24,362.71)
Net Assets, Unrestricted		\$405,263.52			405,263.52
Current Year Net Assets, Unrestricted		0.00			0.00
Net Assets, Unrestricted			\$28.54		28.54
Current Year Net Assets, Unrestricted			0.00		0.00
Total Net Assets	\$134,800.02	\$405,263.52	\$28.54	\$0.00	\$540,092.08
Total Liabilities and Net Assets	\$334,471.22	\$783,315.62	\$28.54	\$5,125,000.00	\$6,242,815.38

Statement of Activities As of 10/31/2022

	General Fund	Debt Service Fund	Capital Projects Fund	General Long-Term Debt	Total
Revenues					
Total Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Expenses</u>					
Supervisor Fees	\$800.00				\$800.00
Insurance	3,098.00				3,098.00
Trustee Services	1,858.69				1,858.69
District Management	3,333.33				3,333.33
Assessment Administration	5,000.00				5,000.00
Contingency	727.15				727.15
Dues, Licenses, and Fees	175.00				175.00
Aquatic Contract	422.54				422.54
Amenity - Insurance	2,036.00				2,036.00
General Insurance	3,787.00				3,787.00
Landscaping Maintenance & Material	3,125.00				3,125.00
Total Expenses	\$24,362.71	\$0.00	\$0.00	\$0.00	\$24,362.71
Other Revenues (Expenses) & Gains (Losses)					
Total Other Revenues (Expenses) & Gains (Losses)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Change In Net Assets	(\$24,362.71)	\$0.00	\$0.00	\$0.00	(\$24,362.71)
Net Assets At Beginning Of Period	\$159,162.73	\$405,263.52	\$28.54	\$0.00	\$564,454.79
Net Assets At End Of Period	\$134,800.02	\$405,263.52	\$28.54	\$0.00	\$540,092.08

Budget to Actual For the Month Ending 10/31/2022

	Year To Date			
	Actual	Budget	Variance	FY 2023 Adopted Budget
<u>Revenues</u>				
On-Roll Assessments	\$0.00	\$16,012.50	(\$16,012.50)	\$192,150.00
Carry Forward	0.00	2,161.00	(2,161.00)	25,932.00
Net Revenues	\$0.00	\$18,173.50	(\$18,173.50)	\$218,082.00
General & Administrative Expenses				
Supervisor Fees	\$800.00	\$800.00	\$0.00	\$9,600.00
D&O Insurance	3,098.00	288.17	2,809.83	3,458.00
Trustee Services	1,858.69	333.33	1,525.36	4,000.00
District Management	3,333.33	3,333.33	(0.00)	40,000.00
Field Management	0.00	83.33	(83.33)	1,000.00
Engineering	0.00	500.00	(500.00)	6,000.00
Dissemination Agent	0.00	416.67	(416.67)	5,000.00
District Counsel	0.00	1,000.00	(1,000.00)	12,000.00
Assessment Administration	5,000.00	416.67	4,583.33	5,000.00
Reamortization Schedule	0.00	20.83	(20.83)	250.00
Arbitrage	0.00	41.67	(41.67)	500.00
Audit	0.00	416.67	(416.67)	5,000.00
Postage & Shipping	0.00	41.67	(41.67)	500.00
Copies	0.00	8.33	(8.33)	100.00
Legal Advertising	0.00	125.00	(125.00)	1,500.00
Meeting Room	0.00	50.00	(50.00)	600.00
Contingency	727.15	1,125.00	(397.85)	13,500.00
Office Supplies	0.00	20.83	(20.83)	250.00
Web Site Maintenance	0.00	225.00	(225.00)	2,700.00
	175.00	14.58	160.42	175.00
Dues, Licenses, and Fees Electric	0.00	2,333.33		28,000.00
			(2,333.33)	
Aquatic Contract	422.54	500.00	(77.46)	6,000.00
General Insurance	3,787.00	352.33	3,434.67	4,228.00
Property & Casualty	2,036.00	185.08	1,850.92	2,221.00
Irrigation Maintenance	0.00	416.67	(416.67)	5,000.00
Landscaping Maintenance & Material	3,125.00	4,833.33	(1,708.33)	58,000.00
Flower & Plant Replacement	0.00	291.67	(291.67)	3,500.00
Total General & Administrative Expenses	\$24,362.71	\$18,173.50	\$6,189.21	\$218,082.00
Total Expenses	\$24,362.71	\$18,173.50	\$6,189.21	\$218,082.00
Income (Loss) from Operations	(\$24,362.71)	\$0.00	(\$24,362.71)	\$0.00
Other Income (Expense)				
Interest Income	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Income (Expense)	\$0.00	\$0.00	\$0.00	\$0.00
Net Income (Loss)	(\$24,362.71)	\$0.00	(\$24,362.71)	\$0.00

Wynnmere East Community Development District

Staff Reports



Work Order Overview			
Site Number	Wynnmere East Ruskin		
City	Ruskin		
State	FL		
Client/Customer	PFM Group - Florida - Wynnmere East Ruskin - Ruskin		
Client WO/PO/Permid #			
Service Completion Date	11/3/2022		
Arrival Time	10:10 AM		
Departure Time	12:18 PM		
Time on Site	2.13 Hours		
Vendor/Contractor	Aqualis		
Vendor Work Order#	W-83350		
Inspector's Name	Cody prestipino		
Has there been a rain event in the last 48 hours?	No		
Service Type	Stormwater Service		
Service Description	Stormwater Full Service: Preventative Maintenance + Inspection		
Plans were available?	Yes		

Stormwater Control Measure (SCM) Assets on site:	
# of Ponds (Dry or Wet)	3
# of Curb Inlets/Drop Inlets/Catch Basins	0
# of Dry Wells	0
# of Flumes (concrete or rip rap)	0
# of Fountains or Aerators	0
# of SW Lift Station	0
Receiving Dock (dock drain, sump pump, trench drain, etc.)	N/a
# of Wetlands or Preserves	0
# of Bioretention Cells	0
# of Grassed Swales	1
# of Oil Water Separator(OWS) / Proprietary Device(s)	0
# Other Green Infrastructure (Green Roof, etc.)	0
Other SCM	N/a

Preventative Maintenance Activities:	
All SCM Assets on site were inspected, maintained, and documented	Yes
Outfall/discharge identified as	Daylights to natural area
Outfall/discharge maintained	Yes
Are there vegetated SCM assets on site?	Yes
Outside dam slope maintained	No
Outlet Control Structure/Riser structurally inspected	Yes
Water level is currently at normal pool, or low flow elevation	Yes
Vegetation has been maintained away from the fenceline	NA
Turf was mowed to height within compliance	Yes
If present, invasive or nuisance vegetation was managed	Yes
If present, native vegetation was pruned of dead material or left to thrive	Yes
Sediment was managed at the following asset(s) during Preventative Maintenance	N/a
If present, floatable trash/debris was removed from Manholes or Catch Basins	Yes
Trash and Debris Volume removed from site (42-gal bags)	2
The following observation(s) will be monitored, and not logged as a Found in Field	N/a
Observations requiring additional review or corrective action were logged in Found in Field	No
Additional observations, activities, or items in progress performed during Preventative Maintenance	Upon arrival of routine maintenance we mowed and weed trimmed embankments of vegetated assets and remove trash and debris from vegetated asset areas. And checked all structures around pond and swale areas, swale is being impacted by excessive amounts of sediment.

Pre-Work Photos









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