

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 **Wednesday, August 2, 2023, at 7:00 p.m. at the SouthShore Regional Library located at 15816 Beth Shields Way, Ruskin, FL 33573.**

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]*
- 1. **Consideration of the Minutes of the July 12, 2023 Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2023-10, Setting an Annual Meeting Schedule for Fiscal Year 2023/2024**

Business Matters

- 3. **Public Hearing on the Adoption of the District's Fiscal Year 2023-2024 Budget**
 - Public Comments and Testimony
 - Board Comments
 - A. **Consideration of Resolution 2023-11, Adopting a Fiscal Year 2023-2024 Budget and Appropriating Funds**
 - B. **Consideration of Resolution 2023-12, Adopting an Assessment Roll for Fiscal Year 2023/2024, and Certifying Special Assessments for Collection**
- 4. **Consideration of Work Authorization for Public Facilities Report**
- 5. **Consideration of Proposal for Pond Erosion Remediation** *(provided under separate cover)*
- 6. **Consideration of Payment Authorization No. 247**
- 7. **Review of Monthly Financials**

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Inspection Report

Supervisor Requests and Audience Comments

Adjournment



Wynnmere East Community Development District

Consideration of the Minutes of the
July 12, 2023 Board of Supervisors' Meeting

MINUTES OF MEETING

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Wednesday, July 12, 2023, at 7:00 p.m.

South Shore Regional Library

15816 Beth Shields Way

Ruskin, Florida 33573

Board Members present:

Mona Lewis
Fluffy Cazalas
Travis Elijah
Nikki Foster

Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

(joined at 7:34 p.m.)

Also Present:

Jane Gaarlandt
Kwame Jackson
Daniel Perry
Cynthia Elijah

PFM
PFM
Caliber
Public

(via phone)

(via phone - joined at 7:32 p.m.)

FIRST ORDER OF BUSINESS

Roll Call to Confirm a Quorum

The meeting was called to order at 7:10 p.m. The Board Members and staff present are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

Minutes of the May 3, 2023 Board of Supervisors' Meeting

The Board reviewed the minutes.

On motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District approved the Minutes of the May 3, 2023 Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Review & Acceptance of FY 2022 Audit

On motion by Ms. Foster, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District accepted the FY 2022 Audit.

FIFTH ORDER OF BUSINESS

Consideration of Payment Authorization No. 242 - 246

On motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District approved Payment Authorization No. 242 - 246.

SIXTH ORDER OF BUSINESS

Ratification of Payment Authorization No. 238 - 241

On motion by Ms. Cazalas, seconded by Ms. Foster, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District ratified Payment Authorization No. 238 - 241.

SEVENTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials; no Board action required

There was some discussion of having additional 'No Fishing' signs placed at the pond to make sure no one parks their car near the ponds.

EIGHTH ORDER OF BUSINESS

Staff Reports

District Counsel – Not present.

District Engineer – Not present.

District Manager –

Review of June Inspection Report

Mr. Perry provided updates on the landscaping and irrigation status. Ms. Gaarlandt noted that the current pond maintenance agreement does not include spraying. There was a discussion regarding adding monthly spraying to the maintenance agreement versus paying for individual treatments. The Board requested proposals for pond maintenance.

Follow up, Cat Trap Fever

Ms. Gaarlandt stated that the CDD cannot promote the trapping of the cats, but the information from Cat Trap Fever can be put on the bulletin boards, however, that will require a disclaimer. It is up to an individual to decide on calling Cat Trap Fever since the cats are on residents' property.

On motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors for the Wynnmere East Community Development District approved for District Counsel to prepare the disclaimer for Cat Trap Fever.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Lewis arrived and asked for a review of what was discussed during the meeting concerning the ponds and the feral cats.

TENTH ORDER OF BUSINESS

Adjournment

On motion by Ms. Foster, seconded by Ms. Cazalas, with all in favor, the June 6, 2023, Meeting of the Board of Supervisors for the Wynnmere East Community Development District.

Secretary / Assistant Secretary

Chair / Vice Chair

Wynnmere East Community Development District

Consideration of Resolution 2023-10,
Setting an Annual Meeting Schedule for
Fiscal Year 2023/2024

RESOLUTION 2023-10

A RESOLUTION OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND 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 in Hillsborough County, Florida; and

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

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

1. Regular meetings of the District's Board shall be held as provided on the schedule attached hereto as **Exhibit A**.
2. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file annually a schedule of the District's regular meetings.
3. This Resolution shall take effect immediately upon adoption.

Adopted this 2nd day of August 2023.

ATTEST:

**WYNNMERE EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson

EXHIBIT A

The Board of Supervisors of the Wynnmere East Community Development District will hold their regular meetings for Fiscal Year 2023-2024 at SouthShore Regional Library located at 15816 Beth Shields Way, Ruskin, FL 33573 at 7:00 p.m. unless otherwise indicated as follows:

October 4, 2023
November 1, 2023
December 6, 2023
January 3, 2024
February 7, 2024
March 6, 2024
April 3, 2024
May 1, 2024
June 5, 2024
July 11, 2024
August 7, 2024
September 4, 2024

Wynnmere East Community Development District

Public Hearing on the Adoption of the District's Fiscal Year 2023-2024 Budget

- Public Comments and Testimony
- Board Comments
- A. Consideration of Resolution 2023-11,
Adopting a Fiscal Year 2023-2024 Budget and
Appropriating Funds
- B. Consideration of Resolution 2023-12, Adopting an
Assessment Roll for Fiscal Year 2023/2024, and
Certifying Special Assessments for Collection

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Wynnmere East Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Wynnmere East Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 2, 2023.

Attested By:

**Wynnmere East
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Adopted Budget

Wynnmere East Community Development District
FY 2024 Proposed Preliminary O&M Budget
Exhibit A

	Actual through 3/31/23	Anticipated April - Sept	Anticipated FY 2023 Totals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$189,853.08	\$2,296.92	\$192,150.00	\$192,150.00	\$192,150.00
Carry Forward Revenue	\$0.00	\$25,932.00	\$25,932.00	\$25,932.00	\$36,450.00
Net Revenues	\$189,853.08	\$28,228.92	\$218,082.00	\$218,082.00	\$228,600.00
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$3,200.00	\$4,800.00	\$8,000.00	\$9,600.00	\$9,600.00
D&O Insurance	3,098.00	\$0.00	3,098.00	3,458.00	3,550.00
Trustee Services	1,858.69	\$1,858.69	3,717.38	4,000.00	4,000.00
District Management	19,999.98	\$20,000.02	40,000.00	40,000.00	40,000.00
Field Management	0.00	\$500.00	500.00	1,000.00	1,200.00
Engineering	0.00	\$6,000.00	6,000.00	6,000.00	6,000.00
Annual Disclosure	1,250.00	\$3,750.00	5,000.00	5,000.00	1,000.00
District Counsel	4,683.67	\$6,000.00	10,683.67	12,000.00	12,000.00
Assessment Administration	5,000.00	\$0.00	5,000.00	5,000.00	5,000.00
Reamortization Schedule	0.00	\$0.00	0.00	250.00	250.00
arbitrage	0.00	\$500.00	500.00	500.00	500.00
Audit	0.00	\$5,000.00	5,000.00	5,000.00	4,500.00
Postage & Shipping	6.24	\$250.00	256.24	500.00	500.00
Copies	0.00	\$50.00	50.00	100.00	100.00
Legal Advertising	1,975.56	\$750.00	2,725.56	1,500.00	2,500.00
Meeting Room	125.00	\$300.00	425.00	600.00	600.00
Contingency	1,645.00	\$6,750.00	8,395.00	13,500.00	13,500.00
Office Supplies	0.00	\$125.00	125.00	250.00	250.00
Web Site Maintenance	440.00	\$2,080.00	2,520.00	2,700.00	2,700.00
Dues, Licenses, and Fees	175.00	\$0.00	175.00	175.00	175.00
Electric	14,718.31	\$19,950.00	34,668.31	28,000.00	35,000.00
Pond Maintenance/Aquatic Contract	4,936.08	\$2,535.24	7,471.32	6,000.00	7,500.00
General Insurance	3,787.00	\$0.00	3,787.00	4,228.00	4,350.00
Property & Casualty	2,036.00	\$0.00	2,036.00	2,221.00	2,325.00
Irrigation Maintenance	0.00	\$2,500.00	2,500.00	5,000.00	5,000.00
Hurricane Clean up	0.00	\$0.00	0.00	0.00	5,000.00
Landscaping Maintenance & Material	31,874.00	\$26,126.00	58,000.00	58,000.00	58,000.00
Flower & Plant Replacement	0.00	\$3,500.00	3,500.00	3,500.00	3,500.00
Total General & Administrative Expenses	\$100,808.53	\$113,324.95	\$214,133.48	\$218,082.00	\$228,600.00
Total Expenses	\$100,808.53	\$113,324.95	\$214,133.48	\$218,082.00	\$228,600.00
Income (Loss) from Operations	\$89,044.55	(\$85,096.03)	\$3,948.52	\$0.00	\$0.00
<u>Other Income (Expense)</u>					
Interest Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Income (Expense)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income (Loss)	\$89,044.55	(\$85,096.03)	\$3,948.52	\$0.00	\$0.00

Wynnmere East CDD
FY 2021-2022 Proposed Debt Service Fund Budget
Series 2016

	FY 2023 Proposed Budget
REVENUES:	
Series 2016	\$ 516,403.14
TOTAL REVENUES	<u>\$ 516,403.14</u>
EXPENDITURES:	
Series 2016 - Interest 11/01/2022	\$ 136,384.38
Series 2016 - Principal 05/01/2023	\$ 110,000.00
Series 2016 - Interest 05/01/2023	\$ 136,384.38
TOTAL EXPENDITURES	<u>\$ 382,768.76</u>
EXCESS REVENUES	<u>\$ 133,634.38</u>
Series 2016 - Interest 11/01/2023	\$ 133,634.38

Wynnmere East Community Development District
O & M Budget Item Description FY 2024

Revenues:

On-Roll Assessments:

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as "On-Roll Assessments."

Carry Forward Revenue:

Unused income from a prior year which is available as cash for the current year.

General & Administrative Expenses:

Supervisor Fees:

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

D&O Insurance:

Supervisors' and Officers' liability insurance.

Trustee Services:

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

District Management:

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These Services are further outlined in Exhibit "A" of the Management Agreement.

Field Management:

Reimbursable expenses such as rental car, gas, tolls and/or mileage incurred by the Field Manager for site visits.

Engineering:

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

Annual Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the disclosure agent provides to the trustee and bond holders.

District Counsel:

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Wynnmere East Community Development District
O & M Budget Item Description FY 2024

Assessment Administration:

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Re-amortization Schedule:

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Arbitrage

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Audit:

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Postage & Shipping:

Mail, overnight deliveries, correspondence, etc.

Copies:

Printing and binding Board agenda packages, letterhead, envelopes, and copies.

Legal Advertising:

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Meeting Room

Fee charged for renting a room for the monthly advertised meeting.

Contingency:

Other administrative and grounds expenses incurred throughout the year.

Office Supplies:

General office supplies.

Web Site Maintenance:

Website maintenance fee.

Dues, Licenses, and Fees:

The District is required to pay an annual fee to the Department of Economic Opportunity.

Wynnmere East Community Development District
O & M Budget Item Description FY 2024

Electric:

Districts' streetlights based on fees and consumption.

Pond Maintenance/Aquatic Contract:

Maintaining and monitoring storm water retention ponds within the District.

General Insurance:

General liability insurance.

Property & Casualty:

Insurance to protect property and cover casualty.

Irrigation Maintenance

Inspection and repair of irrigation system.

Hurricane Clean up:

Funds set aside to assist with any cleanup needed from a hurricane or funds needed to pay a hurricane-related insurance deductible.

Landscaping Maintenance & Material:

Contracted landscaping and Common Area Maintenance within the boundaries of the District.

Flower & Plant Replacement:

Purchase of materials and labor to replace flowers and plants within the District.

Other Income:

Interest Income:

Income from interest earnings.

RESOLUTION 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Wynnmere East Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 2, 2023.

Attested By:

**Wynnmere East
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

Wynnmere East Community Development District
FY 2024 Proposed Preliminary O&M Budget
Exhibit A

	Actual through 3/31/23	Anticipated April - Sept	Anticipated FY 2023 Totals	FY 2023 Adopted Budget	FY 2024 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$189,853.08	\$2,296.92	\$192,150.00	\$192,150.00	\$192,150.00
Carry Forward Revenue	\$0.00	\$25,932.00	\$25,932.00	\$25,932.00	\$36,450.00
Net Revenues	\$189,853.08	\$28,228.92	\$218,082.00	\$218,082.00	\$228,600.00
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$3,200.00	\$4,800.00	\$8,000.00	\$9,600.00	\$9,600.00
D&O Insurance	3,098.00	\$0.00	3,098.00	3,458.00	3,550.00
Trustee Services	1,858.69	\$1,858.69	3,717.38	4,000.00	4,000.00
District Management	19,999.98	\$20,000.02	40,000.00	40,000.00	40,000.00
Field Management	0.00	\$500.00	500.00	1,000.00	1,200.00
Engineering	0.00	\$6,000.00	6,000.00	6,000.00	6,000.00
Annual Disclosure	1,250.00	\$3,750.00	5,000.00	5,000.00	1,000.00
District Counsel	4,683.67	\$6,000.00	10,683.67	12,000.00	12,000.00
Assessment Administration	5,000.00	\$0.00	5,000.00	5,000.00	5,000.00
Reamortization Schedule	0.00	\$0.00	0.00	250.00	250.00
arbitrage	0.00	\$500.00	500.00	500.00	500.00
Audit	0.00	\$5,000.00	5,000.00	5,000.00	4,500.00
Postage & Shipping	6.24	\$250.00	256.24	500.00	500.00
Copies	0.00	\$50.00	50.00	100.00	100.00
Legal Advertising	1,975.56	\$750.00	2,725.56	1,500.00	2,500.00
Meeting Room	125.00	\$300.00	425.00	600.00	600.00
Contingency	1,645.00	\$6,750.00	8,395.00	13,500.00	13,500.00
Office Supplies	0.00	\$125.00	125.00	250.00	250.00
Web Site Maintenance	440.00	\$2,080.00	2,520.00	2,700.00	2,700.00
Dues, Licenses, and Fees	175.00	\$0.00	175.00	175.00	175.00
Electric	14,718.31	\$19,950.00	34,668.31	28,000.00	35,000.00
Pond Maintenance/Aquatic Contract	4,936.08	\$2,535.24	7,471.32	6,000.00	7,500.00
General Insurance	3,787.00	\$0.00	3,787.00	4,228.00	4,350.00
Property & Casualty	2,036.00	\$0.00	2,036.00	2,221.00	2,325.00
Irrigation Maintenance	0.00	\$2,500.00	2,500.00	5,000.00	5,000.00
Hurricane Clean up	0.00	\$0.00	0.00	0.00	5,000.00
Landscaping Maintenance & Material	31,874.00	\$26,126.00	58,000.00	58,000.00	58,000.00
Flower & Plant Replacement	0.00	\$3,500.00	3,500.00	3,500.00	3,500.00
Total General & Administrative Expenses	\$100,808.53	\$113,324.95	\$214,133.48	\$218,082.00	\$228,600.00
Total Expenses	\$100,808.53	\$113,324.95	\$214,133.48	\$218,082.00	\$228,600.00
Income (Loss) from Operations	\$89,044.55	(\$85,096.03)	\$3,948.52	\$0.00	\$0.00
<u>Other Income (Expense)</u>					
Interest Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Income (Expense)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income (Loss)	\$89,044.55	(\$85,096.03)	\$3,948.52	\$0.00	\$0.00

Wynnmere East CDD
FY 2021-2022 Proposed Debt Service Fund Budget
Series 2016

	FY 2023 Proposed Budget
REVENUES:	
Series 2016	\$ 516,403.14
TOTAL REVENUES	<u>\$ 516,403.14</u>
EXPENDITURES:	
Series 2016 - Interest 11/01/2022	\$ 136,384.38
Series 2016 - Principal 05/01/2023	\$ 110,000.00
Series 2016 - Interest 05/01/2023	\$ 136,384.38
TOTAL EXPENDITURES	<u>\$ 382,768.76</u>
EXCESS REVENUES	<u>\$ 133,634.38</u>
Series 2016 - Interest 11/01/2023	\$ 133,634.38

Strap	Debt Service	O&M	Assessment
193204A23000000C00000U	0.00	0.00	0.00
193204A23000000LS0000U	0.00	0.00	0.00
193204A23000001000010U	1284.93	646.88	1931.81
193204A23000001000020U	1284.93	646.88	1931.81
193204A23000001000030U	1284.93	646.88	1931.81
193204A23000001000040U	1284.93	646.88	1931.81
193204A23000001000050U	1284.93	646.88	1931.81
193204A23000001000060U	1284.93	646.88	1931.81
193204A23000001000070U	1284.93	646.88	1931.81
193204A23000001000080U	1284.93	646.88	1931.81
193204A23000001000090U	1284.93	646.88	1931.81
193204A23000001000100U	1284.93	646.88	1931.81
193204A23000002000010U	1284.93	646.88	1931.81
193204A23000002000020U	1284.93	646.88	1931.81
193204A23000002000030U	1284.93	646.88	1931.81
193204A23000002000040U	1284.93	646.88	1931.81
193204A23000002000050U	1284.93	646.88	1931.81
193204A23000002000060U	1284.93	646.88	1931.81
193204A23000002000070U	1284.93	646.88	1931.81
193204A23000003000010U	1284.93	646.88	1931.81
193204A23000003000020U	1284.93	646.88	1931.81
193204A23000003000030U	1284.93	646.88	1931.81
193204A23000003000040U	1284.93	646.88	1931.81
193204A23000003000050U	1284.93	646.88	1931.81
193204A23000003000060U	1284.93	646.88	1931.81
193204A23000003000070U	1284.93	646.88	1931.81
193204A23000003000080U	1284.93	646.88	1931.81
193204A23000003000090U	1284.93	646.88	1931.81
193204A23000003000100U	1284.93	646.88	1931.81
193204A23000003000110U	1284.93	646.88	1931.81
193204A23000003000120U	1284.93	646.88	1931.81
193204A23000003000130U	1284.93	646.88	1931.81
193204A23000003000140U	0.00	646.88	646.88
193204A23000003000150U	1284.93	646.88	1931.81
193204A23000003000160U	1284.93	646.88	1931.81
193204A23000004000010U	1284.93	646.88	1931.81
193204A23000004000020U	1284.93	646.88	1931.81
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193204A23000004000040U	1284.93	646.88	1931.81
193204A23000004000050U	1284.93	646.88	1931.81
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193204A23000004000070U	1284.93	646.88	1931.81
193204A23000004000080U	1284.93	646.88	1931.81
193204A23000004000090U	1284.93	646.88	1931.81
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193204A23000004000120U	1284.93	646.88	1931.81
193204A23000004000130U	1284.93	646.88	1931.81
193204A23000004000140U	1284.93	646.88	1931.81
193204A23000004000150U	1284.93	646.88	1931.81
193204A23000004000160U	1284.93	646.88	1931.81
193204A23000004000170U	1284.93	646.88	1931.81
193204A23000004000180U	1284.93	646.88	1931.81
193204A23000004000190U	1284.93	646.88	1931.81

[illegible]

[illegible]

[illegible]

[illegible]

193204A6O000004000140U	1284.93	646.88	1931.81
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193204A6O000004000170U	1284.93	646.88	1931.81
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193204A6O000004000200U	1284.93	646.88	1931.81
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193204A6O000004000220U	1284.93	646.88	1931.81
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193204A6O000004000240U	1284.93	646.88	1931.81
193204A6O000004000250U	1284.93	646.88	1931.81
193204A6O000004000260U	1284.93	646.88	1931.81
193204A6O000004000270U	1284.93	646.88	1931.81
193204A6O000004000280U	1284.93	646.88	1931.81
193204A6O000004000290U	1284.93	646.88	1931.81
193204A6O000004000300U	1284.93	646.88	1931.81
193204A6O000004000310U	1284.93	646.88	1931.81
193204A6O000004000320U	1284.93	646.88	1931.81
193204A6O000004000330U	1284.93	646.88	1931.81
193204A6O000004000340U	1284.93	646.88	1931.81
193204A6O000005000010U	1284.93	646.88	1931.81
193204A6O000005000020U	1284.93	646.88	1931.81
193204A6O000005000030U	1284.93	646.88	1931.81
193204A6O000005000040U	1284.93	646.88	1931.81
193204A6O000005000050U	1284.93	646.88	1931.81
193204A6O000005000060U	1284.93	646.88	1931.81
193204A6O000005000070U	1284.93	646.88	1931.81
193204A6O000005000080U	1284.93	646.88	1931.81
193204A6O000005000090U	1284.93	646.88	1931.81
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193204A6O000005000150U	1284.93	646.88	1931.81
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193204A6O000005000170U	1284.93	646.88	1931.81
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193204A6O000005000200U	1284.93	646.88	1931.81
193204A6O000005000210U	1284.93	646.88	1931.81
193204A6O000005000220U	1284.93	646.88	1931.81
193204A6O000005000230U	1284.93	646.88	1931.81
193204A6O000005000240U	1284.93	646.88	1931.81

402183.09	204414.08	606597.17
24130.99	12264.84	36395.83
378052.10	192149.24	570201.34
379393.76	192150.00	
-1341.66	-0.76	

Wynnmere East Community Development District

Consideration of Work Authorization for
Public Facilities Report



Work Authorization
July 21, 2023

Wynnmere East Community Development District
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

Subject: **Work Authorization Number 23-001**
Public Facilities Report
Wynnmere East Community Development District

Dear Chairperson, Board of Supervisors:

Johnson Engineering, Inc. ("Engineer") is pleased to submit this work authorization to prepare a Public Facilities Report for the Wynn timer East Community Development District ("District"). We will provide these services pursuant to our current agreement dated February 4, 2021 ("Engineering Agreement") as follows:

I. Background

A Special District Public Facilities Report is required under Section 189.08 Florida Statutes. The report provides general descriptions of public facilities owned by the District along with any currently proposed facility expansion programs within the next 10 years.

This Work Authorization is being provided to meet the requirements of the above.

II. Scope of Work

The District will engage the services of the Engineer to perform general engineering services to complete a Public Facilities Report as required under Section 189.08 Florida Statutes. The effort to do so will consist of the following:

The Engineer will complete a site visit to observe the condition of the public facilities owned by the District. These facilities consist of the following:

- Stormwater ponds
- Jurisdictional wetlands
- Neighborhood parks/playgrounds
- Landscape and hardscape

An Engineer's Report will be included in the Public Facilities Report Appendix with details of the public facilities that were constructed and/or acquired under bond issuances. A statement of the

condition of the facilities will be provided as well as whether there are any plans for expansion in the next 10 years based on information supplied by the District.

III. Fees

Wynnmere East Community Development District will compensate Johnson Engineering, Inc. on a lump sum basis as follows:

Public Facilities Report	\$ 4,400.00
--------------------------	--------------------

This proposal, together with the Engineering Agreement, represents the entire understanding between the Wynn timer East Community Development District and Johnson Engineering, Inc., with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Johnson Engineering, Inc. We look forward to helping you create a quality project.

Sincerely,
JOHNSON ENGINEERING, INC.



Phil Chang, P.E.

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Wynnmere East Community Development District

Date: _____

Wynnmere East Community Development District

Consideration of Proposal for
Pond Erosion Remediation
(provided under separate cover)

Wynnmere East Community Development District

Consideration of
Payment Authorization No. 247

**WYNNMERE EAST
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 247

7/13/2023

Item No.	Payee	Invoice Number	FY 2023 General Fund
1	Aqualis Maintenance - Inspection: July 2023	PSI-2020-131288	\$ 422.54
2	Business Observer Legal Advertising on 06/30/23 Legal Advertising on 07/14/23	23-01986H 23-02142H	\$ 52.50 \$ 223.13
3	PFM Group Consulting Disclosure Fee S2016: 04/01/23-036/30/23	125994	\$ 1,250.00
4	Supervisor Fees - Meeting 07/12/2023 Fluffy N. Cazalas Mona Lewis Travis Elijah Nikki Foster	-- -- -- --	\$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00
Subtotal			\$ 2,748.17
TOTAL			\$ 2,748.17

Board Member

RECEIVED

By Amy Champagne at 7:54 am, Jul 12, 2023

Bill To:

Wynnmere East CDD
c/o Amy Champagne
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817
champagnea@pfm.com

Invoice # PSI-2020-131288
Invoice Date: July 11, 2023
Due Date: August 10, 2023

Qty	Unit	Description	Rate	Amount	Tax
1	Per Job	July Maintenance - Inspection/Debris Removal	422.54	422.54	

Service Location

PFM Group - FL - Wynnmere East Ruskin - Ruskin
Ruskin, FL 33570

SubTotal \$ 422.54
Tax \$ 0.00
Total \$ 422.54

Amount Due \$ 422.54

Notes:

Stormwater Full Service: Preventative Maintenance + Inspection
Full inspection and vegetative maintenance of above-ground stormwater assets
Full inspection and maintenance of underground assets
Removed trash and debris from site
No significant sediment accumulation that would disrupt stormwater flow
All stormwater assets functioning as intended

Please remit payment to:

NEW RESTORATION AND RECOVERY
SERVICES
PO BOX 670612
DALLAS TX 75267-0612
Terms: Net 30 Days

Work Order Overview	
Site Number	Wynnmere East Ruskin
City	Ruskin
State	FL
Client/Customer	PFM Group - FL - Wynnmere East Ruskin - Ruskin
Client WO/PO/Permid #	
Service Completion Date	7/1/2023
Arrival Time	10:00 AM
Departure Time	1:35 PM
Time on Site	409.58 Hours
Vendor/Contractor	Aqualis
Vendor Work Order #	W-99641
Inspector's Name	James King
Has there been a rain event in the last 48 hours?	No
Service Type	Stormwater Service
Service Description	SW: Full Service Preventative Maintenance + Inspection
Plans were available?	No

Stormwater Control Measure (SCM) Assets on site:	
# of Ponds (Dry or Wet)	2
# 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.)	1
Other SCM	

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	Yes
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)	1
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	N/A
Additional observations, activities, or items in progress performed during Preventative Maintenance	Inspected and maintained stormwater assets.

Pre-Work and Post-Work Photos

Pre-Work Photos



	 
Post-Work Photos	   



Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 23-01986H

RECEIVED

By Amy Champagne at 7:42 am, Jul 12, 2023

Date 06/30/2023

Attn:

PFM Group Consulting LLC DNR 7.11.23
3501 QUADRANGLE BLVD., STE. 280
ORLANDO FL 32817

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 23-01986H

P.O./Ref.# Wynnmere East CDD; Attn: Amy Champagne

\$52.50

Notice of Public Meeting Wynnmere East Community Development District

RE: Wynnmere East CDD Board of Supervisors Meeting on July 12, 2023 at 7:00 p.m.

Published: 6/30/2023

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid
Total

()

\$52.50

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street

3rd Floor

Sarasota, FL 34236

, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wynnmere East Community Development District ("Board") will hold its regular Board Meeting on Wednesday, July 12, 2023, at 7:00 p.m. at the Southshore Regional Library, 15816 Beth Shields Way, Ruskin, Florida 33573. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando 32817, (407) 723-5900, during normal business hours, or from the District's website <http://wynnmereeastdd.com/>.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings should contact the District Office at (407) 723-5900 at least forty-eight hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Any person who decides to appeal any action taken at the meeting is advised that 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 such appeal is to be based.

Jane Gaarlandt

District Manager

June 30, 2023

23-01986H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 23-02142H

RECEIVED

By Amy Champagne at 7:23 am, Jul 14, 2023

Date 07/14/2023

Attn:
PFM Group Consulting LLC DNR 7.11.23
3501 QUADRANGLE BLVD., STE. 280
ORLANDO FL 32817

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 23-02142H P.O./Ref.# Wynnmere East CDD; Attn: Amy Champagne	\$223.13
Notice of Public Hearing and Board of Supervisors Meeting of the Wynnmere East Community Development District RE: Wynnmere East CDD Board of Supervisors Meeting on August 2, 2023 at 7:00 p.m. Published: 7/14/2023	

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$223.13

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



Date	Invoice Number
July 7, 2023	125994
Payment Terms	Due Date
Upon Receipt	July 7, 2023

RECEIVED
By A Ryan at 9:57 am, Jul 12, 2023

Bill To:
Wynnmere East Community Development District c/o PFM Group Consulting District Accounting Department 3501 Quadrangle Blvd., Suite 270 Orlando, FL 32817 United States of America

Company Address:
1735 Market Street 42nd Floor Philadelphia, PA 19103 +1 (215) 5676100

Remittance Options:

Via Mail:
PFM Group Consulting LLC PO Box 65126 Baltimore, MD 21264-5126 United States of America

RE: Quarterly Disclosure for the period of 4.1.23 - 6.30.23

Bond Issue 2016	\$1,250.00
Total Amount Due	<u>\$1,250.00</u>

Wynnmere East Community Development District

RECEIVED

By Amy Champagne at 10:41 am, Jul 13, 2023

Date of Meeting: July 12, 2023

Board Members:

	Attendance	Fee
1. Fluffy N. Cazalas	<u>x</u>	<u>\$200</u>
2. Mona Lewis	<u>x</u>	<u>\$200</u>
3. Shawn Fitzgerald	<u></u>	<u>N/A</u>
4. Travis Elijah	<u>x</u>	<u>\$200</u>
5. Nikki Foster	<u>x</u>	<u>\$200</u>
	<u></u>	<u>\$800</u>

Approved For Payment:

Jane Gaarlandt
Manager

7/12/2023
Date

Wynnmere East Community Development District

Review of Monthly Financials

Wynnmere East CDD
Statement of Financial Position
As of 6/30/2023

	General Fund	Debt Service Fund	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$210,059.62				\$210,059.62
Prepaid Expenses	1,858.69				1,858.69
Deposits	2,825.00				2,825.00
Debt Service Reserve Series 2016		\$193,137.50			193,137.50
Revenue Series 2016		220,405.71			220,405.71
Prepayment Series 2016		1,028.26			1,028.26
Acquisition/Construction Series 2016			\$29.26		29.26
Total Current Assets	<u>\$214,743.31</u>	<u>\$414,571.47</u>	<u>\$29.26</u>	<u>\$0.00</u>	<u>\$629,344.04</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$414,571.47	\$414,571.47
Amount To Be Provided				4,600,428.53	4,600,428.53
Total Investments		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,015,000.00</u>	<u>\$5,015,000.00</u>
Total Assets	<u><u>\$214,743.31</u></u>	<u><u>\$414,571.47</u></u>	<u><u>\$29.26</u></u>	<u><u>\$5,015,000.00</u></u>	<u><u>\$5,644,344.04</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$11,303.12				\$11,303.12
Total Current Liabilities	<u>\$11,303.12</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$11,303.12</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$5,015,000.00	\$5,015,000.00
Total Long Term Liabilities		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,015,000.00</u>	<u>\$5,015,000.00</u>
Total Liabilities	<u><u>\$11,303.12</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$5,015,000.00</u></u>	<u><u>\$5,026,303.12</u></u>

Wynnmere East CDD
Statement of Financial Position
As of 6/30/2023

	General Fund	Debt Service Fund	Capital Projects Fund	General Long-Term Debt	Total
<u>Net Assets</u>					
Net Assets, Unrestricted	(\$6,961.01)				(\$6,961.01)
Net Assets - General Government	166,123.74				166,123.74
Current Year Net Assets - General Government	44,277.46				44,277.46
Net Assets, Unrestricted		\$405,263.52			405,263.52
Current Year Net Assets, Unrestricted		9,307.95			9,307.95
Net Assets, Unrestricted			\$28.54		28.54
Current Year Net Assets, Unrestricted			0.72		0.72
Total Net Assets	<u>\$203,440.19</u>	<u>\$414,571.47</u>	<u>\$29.26</u>	<u>\$0.00</u>	<u>\$618,040.92</u>
Total Liabilities and Net Assets	<u>\$214,743.31</u>	<u>\$414,571.47</u>	<u>\$29.26</u>	<u>\$5,015,000.00</u>	<u>\$5,644,344.04</u>

Wynnmere East CDD

Statement of Activities

As of 6/30/2023

	General Fund	Debt Service Fund	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$192,518.34				\$192,518.34
On-Roll Assessments		\$378,778.34			378,778.34
Total Revenues	<u>\$192,518.34</u>	<u>\$378,778.34</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$571,296.68</u>
<u>Expenses</u>					
Supervisor Fees	\$4,800.00				\$4,800.00
Insurance	3,098.00				3,098.00
Trustee Services	3,717.38				3,717.38
District Management	29,999.97				29,999.97
Disclosure Agent	2,500.00				2,500.00
District Counsel	8,606.52				8,606.52
Assessment Administration	5,000.00				5,000.00
Audit	4,300.00				4,300.00
Postage & Shipping	7.44				7.44
Legal Advertising	2,080.56				2,080.56
Contingency	1,645.00				1,645.00
Meeting Room	125.00				125.00
Office Supplies	265.00				265.00
Web Site Maintenance	1,780.00				1,780.00
Dues, Licenses, and Fees	175.00				175.00
Electric	23,958.91				23,958.91
Aquatic Contract	5,781.16				5,781.16
Amenity - Insurance	2,036.00				2,036.00
General Insurance	3,787.00				3,787.00
Landscaping Maintenance & Material	44,873.00				44,873.00
Principal Payment		\$110,000.00			110,000.00
Interest Payments		272,493.76			272,493.76
Total Expenses	<u>\$148,535.94</u>	<u>\$382,493.76</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$531,029.70</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$295.06				\$295.06
Interest Income		\$13,023.37			13,023.37
Interest Income			\$0.72		0.72
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$295.06</u>	<u>\$13,023.37</u>	<u>\$0.72</u>	<u>\$0.00</u>	<u>\$13,319.15</u>
Change In Net Assets	\$44,277.46	\$9,307.95	\$0.72	\$0.00	\$53,586.13
Net Assets At Beginning Of Year	<u>\$159,162.73</u>	<u>\$405,263.52</u>	<u>\$28.54</u>	<u>\$0.00</u>	<u>\$564,454.79</u>
Net Assets At End Of Year	<u><u>\$203,440.19</u></u>	<u><u>\$414,571.47</u></u>	<u><u>\$29.26</u></u>	<u><u>\$0.00</u></u>	<u><u>\$618,040.92</u></u>

Wynnmere East CDD
 Budget to Actual
 For the Month Ending 6/30/2023

	Actual	Year To Date Budget	Variance	FY 2023 Adopted Budget
<u>Revenues</u>				
On-Roll Assessments	\$192,518.34	\$144,112.50	\$48,405.84	\$192,150.00
Carry Forward	0.00	19,449.00	(19,449.00)	25,932.00
Net Revenues	\$192,518.34	\$163,561.50	\$28,956.84	\$218,082.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$4,800.00	\$7,200.00	(\$2,400.00)	\$9,600.00
D&O Insurance	3,098.00	2,593.50	504.50	3,458.00
Trustee Services	3,717.38	3,000.00	717.38	4,000.00
District Management	29,999.97	30,000.00	(0.03)	40,000.00
Field Management	0.00	750.00	(750.00)	1,000.00
Engineering	0.00	4,500.00	(4,500.00)	6,000.00
Disclosure Agent	2,500.00	3,750.00	(1,250.00)	5,000.00
District Counsel	8,606.52	9,000.00	(393.48)	12,000.00
Assessment Administration	5,000.00	3,750.00	1,250.00	5,000.00
Reamortization Schedule	0.00	187.50	(187.50)	250.00
Arbitrage	0.00	375.00	(375.00)	500.00
Audit	4,300.00	3,750.00	550.00	5,000.00
Postage & Shipping	7.44	375.00	(367.56)	500.00
Copies	0.00	75.00	(75.00)	100.00
Legal Advertising	2,080.56	1,125.00	955.56	1,500.00
Meeting Room	125.00	450.00	(325.00)	600.00
Contingency	1,645.00	10,125.00	(8,480.00)	13,500.00
Office Supplies	265.00	187.50	77.50	250.00
Web Site Maintenance	1,780.00	2,025.00	(245.00)	2,700.00
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00
Electric	23,958.91	21,000.00	2,958.91	28,000.00
Aquatic Contract	5,781.16	4,500.00	1,281.16	6,000.00
General Insurance	3,787.00	3,171.00	616.00	4,228.00
Property & Casualty	2,036.00	1,665.75	370.25	2,221.00
Irrigation Maintenance	0.00	3,750.00	(3,750.00)	5,000.00
Landscaping Maintenance & Material	44,873.00	43,500.00	1,373.00	58,000.00
Flower & Plant Replacement	0.00	2,333.33	(2,333.33)	3,500.00
Total General & Administrative Expenses	\$148,535.94	\$163,269.83	(\$14,733.89)	\$218,082.00
Total Expenses	\$148,535.94	\$163,269.83	(\$14,733.89)	\$218,082.00
Income (Loss) from Operations	\$43,982.40	\$291.67	\$43,690.73	\$0.00
<u>Other Income (Expense)</u>				
Interest Income	\$295.06	\$0.00	\$295.06	\$0.00
Total Other Income (Expense)	\$295.06	\$0.00	\$295.06	\$0.00
Net Income (Loss)	\$44,277.46	\$291.67	\$43,985.79	\$0.00

Wynnmere East Community Development District

Staff Reports

(1)



Phase 1 SignWork Order

#1411
Dead plants have been removed.
Caliber advised it was due to
irrigation issue. Please advise
on next steps.

(2)



Phase 1 Sign

Work Order #1688 was opened for
Weed growth in entrance sign bed.

(3)



Open Area

(4)



Drainage Area

(5)



Phase 1 Pond

Pond growth in phase 1 pond. Current vendor has been contacted to provide services for one time spraying as well as a proposal for ongoing treatments.

(6)



Phase 1 Retention Pond Sign

2 Signs are around phase 1 pond

(7)



Phase 1 Lift Station Sign

2 signs at lift station, One on each side.
Clarification requested on requested relocation area.

(8)



Phase 1 Storm Inlet

Work Order #357
Engineer is to review.

(9)



Phase 2 Entrance Sign

Work order #1148
bushes need to be cut down to see the entrance sign. Caliber advising during monthly walk that it would be handled on 7/21/23.

(10)



Phase 2 Entrance Sign

Work Order #1148
referenced above

(11)



Dog Park Distressed Bushes

Work Order #806
to pull any dead bushes.
Caliber advised that it would be complete on 7/21/23.

(12)



Weed growth in plant beds around community. Caliber advised they would remove the weeds today.

(13)



Phase 2 Pond Sign

Phase 2 Signs
5 signs around the pond and 1 at access easement.

(14)



Phase 2 Pond

Weed growth on the edges of the ponds.
Contacting aquatics vendor to have them spray the ponds.

(15)



Dog Park

The Grass was high. Caliber was onsite mowing.

(16)



Dog Park

(17)



PerimeterFenceWork Order #1147
Weed growth on the outside perimeter wall- Caliber advised was being handled 7/21/23.

(18)



Perimeter Fence
Work Order #1147

(19)



Perimeter Fence
Work Order #1147

(20)



Perimeter Fence
Work Order #1416
Caliber advised the dying plants were from the irrigation being down. Please advise on next steps.



Status Selected: Closed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
Closed				
Landscaping				
1414		Phase 1 Drainage Area - Landscape Trimming	(PFM) Caliber Residential & Commercial Services, L Misc District Area	
Entered Date: 6/13/2023				\$0.00
	06/13/2023	There is a large amount of growth on the fence lines at the drainage ditch area between the homes and the road.		
	06/13/2023	Email to : caliberrcvcs@gmail.com Reason :Hi Daniel,		
		This area needs to be mowed but also trimmed along the fence lines.		
		Work order report attached		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	07/21/2023	Work Order Completed Reason :Caliber onsite and trimming		
1415		Phase 1 Lift Station Mowing	(PFM) Caliber Residential & Commercial Services, L Misc District Area	
Entered Date: 6/13/2023				\$0.00
	06/13/2023	There is a pile of debris and grass that is high in the corner to the right of the lift station area in Phase 1. It is to the right if you are facing the lift station from the road.		
	06/13/2023	Email to : caliberrcvcs@gmail.com Reason :There is a small area of landscape debris by the lift station area that needs to be removed.		
		Work order report attached		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	07/21/2023	Work Order Completed Reason :Inspected on 7/21		
Landscaping Count:				0
Maintenance/Handyman				
1434		Broken pipe for the pump	(PFM) Caliber Residential & Commercial Services, L Misc District Area	
Entered Date: 6/16/2023				\$0.00
	06/16/2023	Accurate drilling stated there was a pipe broke 40 ft underground and would send a quote for the price of fixing.		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	07/13/2023	Work Order Completed Reason :Vendor advised work completed and has submitted invoice		
Maintenance/Handyman Count:				0
Closed Count:				0
Wynnmere East CDD Count:				0
Estimate Total:				\$0.00



Status Selected: Ready for Inspection, Open, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
Awaiting BOD approval				
Pond Maintenance				
357		Stormwater Inlet/Outlet repair	Phase 1 Retention Pond	
Entered Date: 9/9/2022				\$0.00
	09/09/2022	Aquatic vendor providing proposal for repair.		
	09/26/2022	Email to : nrichardson@aqualisco.com,avilledrouin@aqualisco.com Reason :Can you provide me with the proposal we discussed for this work? Work order report attached		
	10/18/2022	Proposal received and sent to PFM. District Board is having SWFMD come out and review the area.		
	10/18/2022	Status Change From: Open To: Awaiting BOD approval Reason :see notes		
	01/20/2023	additional pictures sent in report to district- awaiting for direction		
	02/17/2023	additional pictures sent in monthly report... awaiting direction		
	03/17/2023	additional pictures provided in monthly report		
	05/03/2023	Jane to consult with District Engineer on scope.		
	05/26/2023	Update picture provided in monthly report		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
Pond Maintenance Count:				0
Awaiting BOD approval Count:				0
Open				
Landscaping				
806		Removal of Dead bushes at Dog Park area- Fence Line	(PFM) Caliber Residential & Commercial Services, L Dog Park	
Entered Date: 2/17/2023				\$0.00
	02/17/2023	emailed to Caliber		
	03/17/2023	Email to : caliberrcsvcs@gmail.com Reason :Please provide proposal Work order report attached		
	04/28/2023	received proposals for change out of plants at dog park area to arbicola		
	04/28/2023	Email to : caliberrcsvcs@gmail.com Reason :Hi Daniel, I dont think we ever got a proposal for the sod replacement needed at the dog park. Work order report attached		
	05/02/2023	Per Jane: The proposal was not approved due budget restraints, but we will bring it back for consideration. He was asked to remove the dead plants.		
	05/02/2023	Email to : caliberrcsvcs@gmail.com Reason : Hi Daniel- I got your email on the bushes and the meeting. Can you please remove the dead bushes as requested by the board?		
	05/26/2023	Bushes still appear to be distressed and dying in some areas. Please review and remove any dead material.		
	06/13/2023	plants still in distress but do still have growth... will continue to monitor		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	07/21/2023	Dead bushes still present- Caliber advised was being taken care of today 7/21		
1147		Phase 2 Perimeter Wall - Weed Control	(PFM) Caliber Residential & Commercial Services, L Misc District Area	
Entered Date: 4/28/2023				\$0.00

Status Selected: Ready for Inspection, Open, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate		
1148	04/28/2023	Vendor Changed From : Exclusive Landscaping Group Inc - To : Caliber Residential & Commercial Services, LLC Reason :incorrect vendor	(PFM) Caliber Residential & Commercial Services, L Entrance Sign - Phase 2	\$0.00		
	04/28/2023	Email to : caliberrcsvcs@gmail.com Reason :Please address weeds coming up through mulch at the Perimeter Wall Work order report attached				
	05/26/2023	Update picture provided in report. Areas have large grass and other plant material growing through bushes and in mulch areas. Please address.				
	06/13/2023	Vendor advised that treatment had occurred... area was better on inspection... will continue to monitor				
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks				
	07/21/2023	Large amount of growth present in all areas. Onsite meeting vendor today- Daniel advised he was handling it all today				
	Phase 2 Plants at Sign in Distress & need trimming					
Entered Date: 4/28/2023						
1411	04/28/2023	Email to : caliberrcsvcs@gmail.com Reason :Please review the irrigation as these plants appear to be dying. Work order report attached	(PFM) Caliber Residential & Commercial Services, L Entrance Sign- Phase 1	\$0.00		
	05/26/2023	Please trim back bushes and review small area that appears to have died.				
	06/13/2023	Work Location Changed From : Misc District Area - To : Entrance Sign - Phase 2.				
	06/13/2023	Email to : caliberrcsvcs@gmail.com Reason :Can you provide me with an update on this? The bushes still need to be trimmed back so that the sign can be seen. Work order report attached				
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks				
	07/21/2023	Plants still in distress. Met with Vendor onsite and he advised it would be done that day.				
	Phase 1 Sign - Plants dying					
Entered Date: 6/13/2023						
1416	06/13/2023	Please check the irrigation as the plants are dying.	(PFM) Caliber Residential & Commercial Services, L Entrance Sign - Phase 2	\$0.00		
	06/13/2023	Email to : caliberrcsvcs@gmail.com Reason :The new plants you installed are dying or already dead. The irrigation needs to be checked. Work order report attached				
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks				
	07/21/2023	Plants are dead and have been removed. Onsite meeting with Caliber who advised this is due to the well going down. How would you like to proceed?				
	Phase 2 plants dying on wall					
	Entered Date: 6/13/2023					
	1688	06/13/2023			The newly installed Arbutus plants already have dead plants. Please check the irrigation.	(PFM) Caliber Residential & Commercial Services, L
06/13/2023		Email to : caliberrcsvcs@gmail.com Reason :Hi Daniel, The new Arbutus plants are starting to die on the Phase 2 wall. Please review the irrigation. Work order report attached				
06/22/2023		Association Manager Changed From : Martha Ledford - To : Nova Hicks				
07/21/2023		Plants have died on wall, Onsite visit with Caliber indicated due to down time in irrigation well. Please advise how to proceed.				
Weeds In entrance sign beds- Phase 1						
Entered Date: 7/21/2023						

Status Selected: Ready for Inspection, Open, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
				Landscaping Count: 0
Maintenance/Handyman				
1412		Street Sign Down at NE 15th and Climbing Dayflower	Misc District Area	
Entered Date: 6/13/2023				\$0.00
	06/13/2023	NE 15th Sign down at Dayflower... report to County		
	06/13/2023	Reported to Hillsborough County through online portal		
	06/14/2023	Hillsborough advised they have opened a case and will send traffic operations sign department for inspection.		
	06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks		
	06/26/2023	Hillsborough traffic operations advised it has been corrected. Will inspect on the next inspection.		
				Maintenance/Handyman Count: 0
Pond Maintenance				
1505		tall grass in ponds	(PFM) New Restoration and Recovery Services LLC Phase 2 Retention Pond	
Entered Date: 6/26/2023				\$0.00
	07/21/2023	Board requested one time treatment as well as new contract proposal for regular treatment.		
		7/21 Aqualis contacted		
1689		RFP for Pond Maintenance	Phase 2 Retention Pond	
Entered Date: 7/21/2023				\$0.00
	07/21/2023	Need proposals for regular treatment of the ponds.		
	07/21/2023	Emailed Aqualis and Sitex.		
				Pond Maintenance Count: 0
Professional Services				
595		Drainage Swale Cleanup- Phase 2	Misc District Area	
Entered Date: 11/21/2022				\$0.00

Status Selected: Ready for Inspection, Open, Scheduled, Awaiting Quote, Pending, Awaiting BOD approval, Ready for Payment, Inspection Needed

ID	Due Date/ Follow-up	Description	Assigned To / Contact	Estimate
1642		11/21/2022	Received Aqualis proposal for sediment build up found at their last visit. Proposal in attachments and sent to PFM for approval.	
		11/22/2022	PFM sent to District Counsel to determine if County maintains or CDD. Once determined two more proposals are to be sought.	
		01/20/2023	Email sent to Starlight Homes to request assistance in cleanup	
		01/23/2023	Scheduling for February onsite visit with Starlight Homes	
		02/09/2023	requested update from Starlight... they advised they were going to review the area	
		02/14/2023	Starlight reviewed and is cleaning up sand that is in the road between the properties but does not feel that the other is related to their community.	
		03/16/2023	Status Change From: Open To: Awaiting BOD approval Reason :Need approval to proceed with additional cleanup	
		03/17/2023	Additional picture sent to PFM	
		04/28/2023	District Counsel sending letter to Starlight Homes to demand cleanup	
		04/28/2023	Vendor Changed From : aqualis - To : Reason :Attorney working directly with Developer	
		04/28/2023	Status Change From: Awaiting BOD approval To: Open Reason :District Counsel working	
		05/02/2023	provided emails and pictures to attorney for review	
		06/22/2023	Association Manager Changed From : Martha Ledford - To : Nova Hicks	
		Moving signage around pond in (PFM) Caliber Residential & Commercial Services, L phase 1		
Entered Date: 7/19/2023				\$0.00
		07/21/2023	Visit showed 2 signs installed at lift station area. Another at the inlet structure and another at the end of the pond. Emailing PFM for details on placement.	
Professional Services Count:				0
Open Count:				0
Wynnmere East CDD Count:				0
Estimate Total:				\$0.00

Wynnmere East Community Development District

Supervisor Requests
and Audience Comments