



Rizzetta & Company

# Wynnmere East Community Development District

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**Board of Supervisors' Meeting  
May 2, 2024**

District Office:  
2700 S. Falkenburg Road Suite 2745  
Riverview, FL 33578  
813.533-2950

[Wynnmereeastcdd.com](http://Wynnmereeastcdd.com)

**WYNNMERE EAST**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Southshore Regional Library, 15816 Beth Shields Way, Ruskin, Florida 33573  
[www.wynnmereeastcdd.com](http://www.wynnmereeastcdd.com)

<b>District Board of Supervisors</b>	Mona Lewis Travis Elijah Shawn Fitzgerald Nikki Foster Fluffy Cazalas	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	Whitney Sousa	Straley, Robin & Vericker
<b>District Engineer</b>	Phil Chang	Johnson Engineering

**All Cellular phones and pagers must be turned off while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

# WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

District Office – Riverview, Florida (813) 533-2950  
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614  
www.wynnmereeastcdd.com

**Board of Supervisors  
Wynnmere East Community  
Development District**

**April 24, 2024**

## AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wynnmere East Community Development District will be held on **Thursday, May 2, 2024, at 7:00 p.m.**, at the Southshore Regional Library, 15816 Beth Shields Way, Ruskin, Florida 33573. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Meeting Minutes of April 4, 2024  
Board of Supervisors Meeting..... Tab 1
  - B. Ratification of Operation & Maintenance  
Expenditures for March 2024 ..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Presentation of Fiscal Year 2024/2025 Proposed Budget  
(under separate cover)
    - i. Consideration of Resolution 2024-08; Approving Fiscal Year  
2024/2025 Proposed Budget and Setting Public Hearing.. Tab 3
  - B. Consideration of Arbitrage Engagement Letter ..... Tab 4
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    - i. Update on NE 11<sup>th</sup> Avenue ..... Tab 5
  - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,  
*Matthew Huber*  
Matthew Huber  
District Manager

# **Tab 1**



**FOURTH ORDER OF BUSINESS**

**Consideration of Updated Aquatic Pond  
Maintenance Agreement**

A brief discussion was held regarding the increase of \$1,000 for first treatment.

On a Motion by Mr. Elijah, seconded by Ms. Lewis, with all in favor, the Board of Supervisors approved the Sitex Aquatic Pond Maintenance Agreement at \$343.00 per month/\$4,116.00 per year, for the Wynnmere East Community Development District.

It was stated that CDD E-mails are not going to the Board, Mr. Huber will research and ensure that addresses are set up in 365. He will also coordinate a meeting with Sitex for an onsite visit.

**FIFTH ORDER OF BUSINESS**

**Discussion of Phase 1 Pond Sign**

On a Motion by Ms. Foster, seconded by Ms. Lewis, with all in favor, the Board of Supervisors directed Caliber Landscape to move the phase 1 pond sign from the culvert, for the Wynnmere East Community Development District.

**SIXTH ORDER OF BUSINESS**

**Discussion of Budget Related Items**

There was no discussion regarding the budget at this time.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Fence Repair  
Proposal**

A brief discussion was held regarding whether Jersey barricades can be put up along the crash site. A request was made to have the District Engineer research and get back to the Board.

On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors approved the fencing proposal from Caliber Residential and Commercial Services LLC proposal in the amount of \$13,022.74, for the Wynnmere East Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-07;  
Authorizing Disbursement of Funds**

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors approved Resolution 2024-07; Authorizing Disbursement of Funds, for the Wynnmere East Community Development District.

75 **NINTH ORDER OF BUSINESS**

**Staff Reports**

76  
77 **A. District Counsel**

78 No report.

79  
80 **B. District Engineer**

81 Discussion was held regarding a desire to have the County put up signs or  
82 rubble strips and the installation of Jersey barricades for crash protection. It  
83 was noted that the County won't put up lights in the round-a-bout.

84  
85 **C. District Manager**

86 Mr. Huber informed the Board that the next scheduled meeting will be held on  
87 May 2, 2024, at 7:00 p.m. at the Southshore Regional Library 15816 Beth  
88 Shields Way Ruskin, FL 33573.

89  
90 **TENTH ORDER OF BUSINESS**

**Audience Comments**

91 There were no audience members present.

92  
93  
94 **ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

95 A request was made for the website to be updated.

96  
97  
98 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

99  
100  
101  
102  
103  
104  

On a Motion by Ms. Lewis, seconded by Mr. Elijah, with all in favor, the Board adjourned the meeting at 8:00 p.m. for the Wynnmere East Community Development District.
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Assistant Secretary

Chair / Vice Chair

## **Tab 2**



# WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

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District Office - Riverview, Florida - (813) 533-2950

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

Wynnmereeastcdd.com

## Operation and Maintenance Expenditures

March 2024

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2024 through March 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:                    **\$32,193.31**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Wynnmere East Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Caliber Residential and Commercial Services	100000	250	Landscape Maintenance 02/24	\$ 4,333.00
Caliber Residential and Commercial Services	100000	251	Ditch Maintenance 02/24	\$ 450.00
Caliber Residential and Commercial Services	100000	268	Landscape Maintenance 03/24	\$ 4,333.00
Caliber Residential and Commercial Services	100000	269	Ditch Maintenance 03/24	\$ 450.00
Fluffy E Cazalas	100001	FC021524	Board of Supervisors Meeting 02/15/24	\$ 200.00
Fluffy E Cazalas	100001	FC030624	Board of Supervisors Meeting 03/06/24	\$ 200.00
Fluffy E Cazalas	2059	FC040424	Board of Supervisors Meeting 04/04/24	\$ 200.00
Mona Lewis	100002	ML021524	Board of Supervisors Meeting 02/15/24	\$ 200.00
Mona Lewis	100002	ML030624	Board of Supervisors Meeting 03/06/24	\$ 200.00
Mona Lewis	2060	ML040424	Board of Supervisors Meeting 04/04/24	\$ 200.00
Nichelle Foster	100003	NF021524	Board of Supervisors Meeting 02/15/24	\$ 200.00
Nichelle Foster	100003	NF030624	Board of Supervisors Meeting 03/06/24	\$ 200.00

# Wynnmere East Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Nichelle Foster	2061	NF040424	Board of Supervisors Meeting 04/04/24	\$ 200.00
PFM Group consulting	2062	DM-02-2024-56	Professional Fees 02/24	\$ 3,333.33
Rizzetta & Company, Inc.	100004	INV0000087946	District Management Fees 03/24	\$ 3,183.33
Straley Robin Vericker	100005	24174	Legal Services 01/24	\$ 2,907.00
Straley Robin Vericker	2063	24174	Legal Services 01/24 Duplicate Payment	\$ 2,907.00
Straley Robin Vericker	100005	24324	Legal Services 02/24	\$ 4,055.50
TECO	100006	211005933836 02/24 Paid	General Service Electric 02/24	\$ 28.53
TECO	100006	211005934289 02/24 Paid	Ph 1 Lighting 02/24	\$ 1,232.71
TECO	100006	221001988080 02/24 Paid	Lighting Service 02/24	\$ 1,886.79
The Observer Group, Inc.	2057	24-00259H 02/02/24	Legal Advertising 02/24	\$ 50.31
The Observer Group, Inc.	2057	24-00562H 02/23/24	Legal Advertising 02/24	\$ 50.31
The Observer Group, Inc.	100007	24-00855H	Legal Advertising 03/24	\$ 52.50

# Wynnmere East Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Travis Elijah	100008	TE021524	Board of Supervisors Meeting 02/15/24	\$ 200.00
Travis Elijah	2058	TE040424	Board of Supervisors Meeting 04/04/24	\$ 200.00
VGlobal Tech	2055	5677	ADA Website Quarterly Audit 12/23	\$ 300.00
VGlobal Tech	2055	5738	ADA Website Maintenance 12/23	\$ 110.00
VGlobal Tech	2055	5818	ADA Website Maintenance 01/24	\$ 110.00
VGlobal Tech	100009	5895	ADA Website Maintenance 02/24	\$ 110.00
VGlobal Tech	100009	5968	ADA Website Maintenance 03/24	<u>\$ 110.00</u>
<b>Report Total</b>				<b>\$ 32,193.31</b>

# CALIBER RESIDENTIAL AND COMMERCIAL SERVICES LLC

# INVOICE

Daniel Perry  
4920 west cypress st ste 104  
#5030  
Tampa, FL 33607  
(833)743-4925

**Bill To**

Wynnmere East cdd  
2700 S Falkenburg Rd ste 2745  
Riverview, FL 33578  
(813)933-5571 EXT 2772

**Invoice #**

250

**Invoice Date**

02/15/2024

DESCRIPTION	AMOUNT
Community Lawn Maintenance February	4,333.00
<b>TOTAL</b>	<b>\$4,333.00 USD</b>

**RECEIVED**  
03-11-2024



**Terms & Conditions**

Payments are due on the 15th of each month.

**CALIBER RESIDENTIAL AND  
COMMERCIAL SERVICES LLC**

**INVOICE**

Daniel Perry  
4920 west cypress st ste 104  
#5030  
tampa FL, 33607  
(833)743-4925

**Bill To**

Wynnmere East cdd  
2700 S Falkenburg Rd ste 2745  
Riverview, FL 33578  
(813)933-5571 EXT 2772

**Invoice #**

251

**Invoice Date**

02/15/2024

DESCRIPTION	AMOUNT
Community Lawn Maintenance February ditch cleaning.	450.00
<b>TOTAL</b>	<b>\$450.00 USD</b>

**RECEIVED**  
03-11-2024



**Terms & Conditions**

Payments are due on the 15th of each month.

**CALIBER RESIDENTIAL AND  
COMMERCIAL SERVICES LLC**

**INVOICE**

Daniel Perry  
4920 west cypress st ste 104  
#5030  
Tampa, FL 33607  
(833)743-4925

**Bill To**

Wynnmere East cdd  
2700 S Falkenburg Rd ste 2745  
Riverview, FL 33578  
(813)933-5571 EXT 2772

**Invoice #**

268

**Invoice Date**

03/20/2024

DESCRIPTION	AMOUNT
Community Lawn cutting for the month of March	4,333.00
<b>TOTAL</b>	<b>\$4,333.00 USD</b>

**RECEIVED**  
03-20-2024



**Terms & Conditions**

Payments are due on the 15th of each month.

**CALIBER RESIDENTIAL AND  
COMMERCIAL SERVICES LLC**

**INVOICE**

Daniel Perry  
4920 west cypress st ste 104  
#5030  
tampa FL, 33607  
(833)743-4925

**Bill To**

Wynnmere East cdd  
2700 S Falkenburg Rd ste 2745  
Riverview, FL 33578  
(813)933-5571 EXT 2772

**Invoice #**

269

**Invoice Date**

03/20/2024

DESCRIPTION	AMOUNT
Ditch cleaning for month of March.	450.00
<b>TOTAL</b>	<b>\$450.00 USD</b>

**RECEIVED**  
03-20-2024



**Terms & Conditions**

Payments are due on the 15th of each month.



**Wynnmere East CDD**  
Meeting Date: February 15, 2024

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid
Mona Lewis	x
Travis Elijah	x
Nikki Foster	x
Shawn Fitzgerald	* No Pay
Fluffy Cazalas	x



(\* ) Does not get paid

**NOTE:** Supervisors are only paid if checked present.

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

Time Over \_\_\_\_ (?) Hours:

Total at \$ \_\_\_\_ per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: M. Huber

**WYNNMERE EAST CDD**  
Meeting Date: 03/06/2024

**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Mona Lewis	X
Travis Elijah	
Fluffy Cazalas	X
Nikki Foster	X
Shawn Fitzgerald	



*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	7:29
Meeting End Time:	8:00
Total Meeting Time:	1 hour
Time Over <u>0</u> Hours:	0
Total at \$ <u>0</u> per Hour:	0

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<del>                    </del>
Additional or Continued Meeting?	<del>                    </del>
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature:                     M. Hulha

**Wynnmere East CDD**  
Meeting Date: April 4, 2024

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid
Mona Lewis	x
Travis Elijah	x
Nikki Foster	x
Shawn Fitzgerald	* No Pay
Fluffy Cazalas	x

**RECEIVED**  
04-05-2024

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked present.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	7:00 PM
Meeting End Time:	8:00 PM
Total Meeting Time:	1 hr

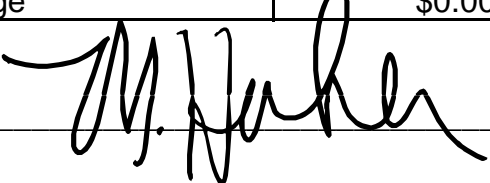
~~Time Over (?) Hours:~~

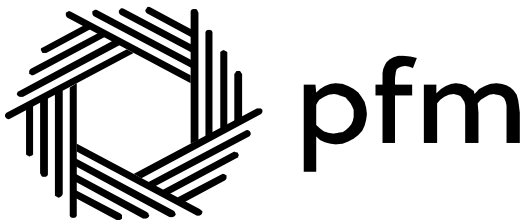
~~Total at \$ \_\_\_\_\_ per Hour:~~

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

<del>Meeting Date:</del>	
<del>Additional or Continued Meeting?</del>	
<del>Total Meeting Time:</del>	
<del>Total at \$175 per Hour:</del>	<del>\$0.00</del>

<del>Business Mileage Round Trip</del>	
<del>IRS Rate per Mile</del>	<del>\$0.655</del>
<del>Mileage to Charge</del>	<del>\$0.00</del>

DM Signature: 



Date	Invoice Number
February 14, 2024	DM-02-2024-56
Payment Terms	Due Date
Upon Receipt	February 14, 2024

**RECEIVED**  
*By M. Magar at 3:42 pm, Feb 15, 2024*

**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:** District Management Fee: February 2024

Professional Fees

\$3,333.33

**Total Amount Due**

**\$3,333.33**

**RECEIVED**  
03-26-2024

**Rizzetta & Company, Inc.**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
3/1/2024	INV0000087946

**Bill To:**

Wynnmere East CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
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Services for the month of	Terms	Client Number
March	Upon Receipt	00674

Description	Qty	Rate	Amount
Management Services	1.00	\$3,083.33	\$3,083.33
Website Compliance & Management	1.00	\$100.00	\$100.00

<b>Subtotal</b>	\$3,183.33
<b>Total</b>	\$3,183.33



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Wynnmere East Community Development District  
c/o PFM GROUP CONSULTING, LLC  
12051 Corporate Blvd.  
Orlando, FL 32817

February 09, 2024

Client: 001505

Matter: 000001

Invoice #: 24174

Page: 1

**RECEIVED**

By A Ryan at 8:47 am, Feb 14, 2024

RE: General

For Professional Services Rendered Through January 31, 2024

## SERVICES

Date	Person	Description of Services	Hours	Amount
12/12/2023	WAS	COMMUNICATIONS REGARDING ELECTION OF OFFICERS.	0.3	\$91.50
12/12/2023	LB	REVIEW LATE NOTICE FROM DEO FOR THE FY 2023-2024 ANNUAL INVOICE; REVIEW THE DEO WEBSITE TO CONFIRM PAYMENT REMAINS UNPAID; PREPARE CORRESPONDENCE TO THE DISTRICT MANAGER RE PAYMENT OUTSTANDING AND LATE FEE HAS BEEN INCURRED.	0.3	\$52.50
12/13/2023	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING DEO INVOICE.	0.2	\$61.00
12/14/2023	WAS	COMMUNICATIONS WITH HALIFAX REGARDING COMMUNICATIONS WITH SUPERVISORS; COMMUNICATIONS WITH SUPERVISOR REGARDING REFERENCES FOR MANAGEMENT COMPANIES.	0.4	\$122.00
12/18/2023	WAS	DRAFT RESOLUTION REDESIGNATING OFFICERS OF THE BOARD OF SUPERVISORS, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING SAME.	0.5	\$152.50
1/3/2024	WAS	COMMUNICATIONS REGARDING MEETING AGENDA AND SCHEDULE FOR DISTRICT MANAGEMENT PRESENTATIONS.	0.3	\$91.50
1/3/2024	LB	TELEPHONE CALL FROM K. JACKSON RE JANUARY BOARD MEETING, AGENDA AND ITEMS FOR SAME.	0.2	\$35.00
1/4/2024	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING AGENDA FOR JANUARY MEETING.	0.2	\$61.00
1/8/2024	WAS	COMMUNICATIONS FROM INFRAMARK REQUESTING INFORMATION REGARDING DISTRICT MANAGEMENT SOLICITATION SHORTLIST.	0.2	\$61.00

**SERVICES**

<b>Date</b>	<b>Person</b>	<b>Description of Services</b>	<b>Hours</b>	<b>Amount</b>
1/9/2024	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING SAME.	0.4	\$122.00
1/10/2024	WAS	COMMUNICATIONS WITH HALIFAX SOLUTIONS REGARDING PRESENTATIONS FOR DISTRICT MANAGEMENT SERVICES; PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING.	4.5	\$1,372.50
1/11/2024	WAS	COMMUNICATIONS WITH RIZZETTA REGARDING DISTRICT MANAGEMENT TRANSITION PROCESS; COMMUNICATIONS WITH GMS REGARDING DISTRICT MANAGEMENT DECISION.	0.5	\$152.50
1/12/2024	WAS	CONFERENCE WITH RIZZETTA REGARDING DISTRICT MANAGEMENT TRANSITION.	0.3	\$91.50
1/15/2024	WAS	COMMUNICATIONS WITH HALIFAX SOLUTIONS REGARDING RESULTS OF DISTRICT MANAGEMENT SOLICITATION.	0.1	\$30.50
1/22/2024	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING MEETING DATE.	0.2	\$61.00
1/22/2024	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023.	0.3	\$52.50
1/25/2024	WAS	COMMUNICATIONS WITH RIZZETTA REGARDING DISTRICT MANAGEMENT CONTRACT.	0.2	\$61.00
1/29/2024	WAS	REVIEW QUARTERLY REPORT FOR SERIES 2016 BONDS.	0.4	\$122.00
1/29/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
1/31/2024	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING FEBRUARY MEETING DATE.	0.2	\$61.00
Total Professional Services			10.0	\$2,907.00

February 09, 2024  
Client: 001505  
Matter: 000001  
Invoice #: 24174

Page: 3

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Total Services	\$2,907.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,907.00
Previous Balance		\$4,405.50
<i>Less Payments</i>		<i>(\$4,405.50)</i>
<b>PAY THIS AMOUNT</b>		<b>\$2,907.00</b>

**RECEIVED**  
03-26-2024

***Please Include Invoice Number on all Correspondence***



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Wynnmere East Community Development District  
c/o PFM GROUP CONSULTING, LLC  
12051 Corporate Blvd.  
Orlando, FL 32817

March 19, 2024

Client: 001505

Matter: 000001

Invoice #: 24324

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

## SERVICES

Date	Person	Description of Services	Hours	Amount
2/1/2024	WAS	REVIEW AND REVISE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES; COMMUNICATIONS WITH DISTRICT MANAGER REGARDING AGENDA ITEMS FOR FEBRUARY MEETING.	0.8	\$244.00
2/5/2024	WAS	DRAFT TERMINATION LETTER TO PFM FOR DISTRICT MANAGEMENT SERVICES; COMMUNICATIONS WITH PFM REGARDING MANAGEMENT TRANSITION.	0.7	\$213.50
2/7/2024	WAS	REVIEW AND REVISE DISTRICT MANAGER CONTRACT WITH RIZZETTA, COMMUNICATIONS WITH RIZZETTA REGARDING SAME.	1.0	\$305.00
2/8/2024	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING AGENDA FOR FEBRUARY MEETING; COMMUNICATIONS WITH RIZZETTA REGARDING DISTRICT MANAGEMENT CONTRACT.	0.5	\$152.50
2/9/2024	WAS	REVIEW AND PROVIDE COMMENTS ON RESOLUTIONS FOR NEW DISTRICT MANAGEMENT COMPANY; COMMUNICATIONS WITH PFM REGARDING LIST OF RESOLUTIONS FOR AGENDA; COMMUNICATIONS REGARDING PUBLIC RECORDS REQUEST.	1.4	\$427.00
2/13/2024	WAS	COMMUNICATIONS WITH RIZZETTA AND PFM REGARDING RESOLUTIONS FOR MANAGEMENT TRANSITION.	0.3	\$91.50
2/14/2024	WAS	REVIEW UPDATED AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.4	\$122.00

**SERVICES**

<b>Date</b>	<b>Person</b>	<b>Description of Services</b>	<b>Hours</b>	<b>Amount</b>
2/15/2024	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING AGENDA FOR BOARD OF SUPERVISORS MEETING; COMMUNICATIONS WITH RIZZETTA REGARDING AGENDA FOR BOARD OF SUPERVISORS MEETING; PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING.	2.5	\$762.50
2/16/2024	WAS	REVIEW ISSUE OF RESIDENTS STORING PROPERTY ON DEAD END STREET IN DISTRICT, COMMUNICATIONS WITH DISTRICT MANAGER REGARDING OWNERSHIP OF THE PROPERTY.	0.5	\$152.50
2/19/2024	WAS	COMMUNICATIONS WITH M. HUBER REGARDING LOCATION OF MARCH MEETING.	0.2	\$61.00
2/20/2024	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING MARCH MEETING; COMMUNICATIONS WITH DISTRICT MANAGER REGARDING OWNERSHIP OF AREA WHERE RESIDENTS ARE STORING PROPERTY; COMMUNICATIONS WITH DISTRICT MANAGER REGARDING FINANCIAL AUDIT LETTER.	0.7	\$213.50
2/21/2024	WAS	COMMUNICATIONS WITH DISTRICT MANAGER REGARDING ITEMS ON COUNTY PROPERTY WITHIN THE DISTRICT.	0.2	\$61.00
2/22/2024	WAS	COMMUNICATIONS WITH RIZZETTA REGARDING BANK ACCOUNT SIGNATORIES; COMMUNICATIONS WITH DISTRICT MANAGER REGARDING ITEMS STORED ON COUNTY PROPERTY.	0.4	\$122.00
2/26/2024	WAS	REVIEW DRAFT FINANCIAL AUDIT FOR FISCAL YEAR 2023.	1.0	\$305.00
2/27/2024	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.2	\$426.00
2/27/2024	WAS	COMMUNICATIONS WITH DISTRICT MANAGER AND CPA REGARDING ATTORNEY RESPONSE TO AUDIT; REVIEW REQUEST FOR ATTORNEY AUDIT LETTER AND DRAFT THE SAME.	0.9	\$274.50
2/28/2024	WAS	REVIEW COMMUNICATIONS FROM K. JACKSON REGARDING AGENDA FOR MARCH MEETING.	0.2	\$61.00
2/29/2024	WAS	COMMUNICATIONS WITH M. HUBER REGARDING SIGNATORIES ON DISTRICT BANK ACCOUNT.	0.2	\$61.00
Total Professional Services			13.1	\$4,055.50

March 19, 2024  
Client: 001505  
Matter: 000001  
Invoice #: 24324

Page: 3

---

Total Services	\$4,055.50	
Total Disbursements	\$0.00	
Total Current Charges		\$4,055.50
Previous Balance		\$2,907.00
<i>Less Payments</i>		<i>(\$2,907.00)</i>
<b>PAY THIS AMOUNT</b>		<b>\$4,055.50</b>

**RECEIVED**  
03-20-2024

***Please Include Invoice Number on all Correspondence***



WYNNMERE EAST COMMUNITY  
1725 11TH AVE NE  
RUSKIN, FL 33570-7933

Statement Date: March 05, 2024

Amount Due: \$28.53

Due Date: March 26, 2024

Account #: 211005933836

### Account Summary

<b>Current Service Period:</b> January 31, 2024 - February 28, 2024	
Previous Amount Due	\$32.69
Payment(s) Received Since Last Statement	-\$32.69
<b>Current Month's Charges</b>	<b>\$28.53</b>
<b>Amount Due by March 26, 2024 \$28.53</b>	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



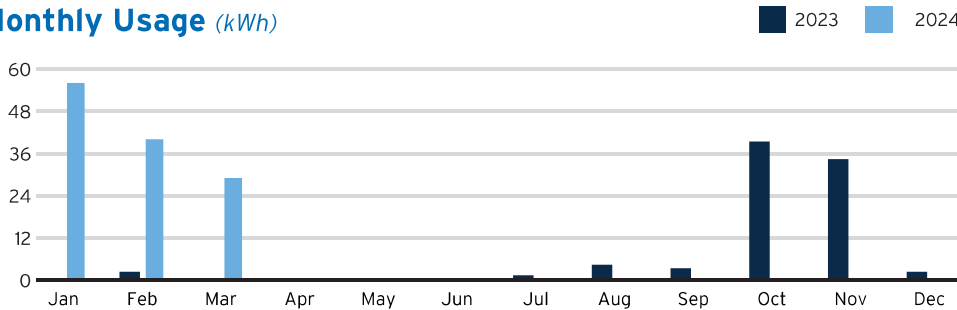
### Your Energy Insight

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211005933836

Due Date: March 26, 2024



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$28.53

Payment Amount: \$ \_\_\_\_\_

642742161646

WYNNMERE EAST COMMUNITY  
12051 CORPORATE BLVD  
ORLANDO, FL 32817-1450

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

642742161646211005933836000000028539



**Service For:**  
1725 11TH AVE NE  
RUSKIN, FL 33570-7933

**Account #:** 211005933836  
**Statement Date:** March 05, 2024  
**Charges Due:** March 26, 2024

## Meter Read

**Service Period:** Jan 31, 2024 - Feb 28, 2024

**Rate Schedule:** General Service - Non Demand

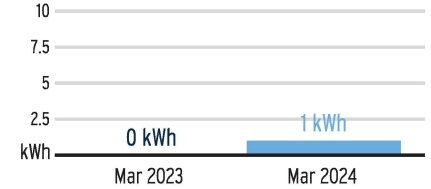
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000530032	02/28/2024	1,997		1,968		29 kWh	1	29 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	29 kWh @ \$0.08192/kWh	\$2.38
Fuel Charge	29 kWh @ \$0.03843/kWh	\$1.11
Storm Protection Charge	29 kWh @ \$0.00775/kWh	\$0.22
Clean Energy Transition Mechanism	29 kWh @ \$0.00427/kWh	\$0.12
Storm Surcharge	29 kWh @ \$0.00225/kWh	\$0.07
Florida Gross Receipt Tax		\$0.66
<b>Electric Service Cost</b>		<b>\$26.31</b>
State Tax		\$2.22
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$28.53</b>

**Total Current Month's Charges \$28.53**

## Avg kWh Used Per Day



## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:**  
[TampaElectric.com](http://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



WYNNMERE EAST COMMUNITY  
WYNNMERE EAST PH1  
RUSKIN, FL 33570-0000


Statement Date: March 05, 2024

<b>Amount Due:</b>	<b>\$1,232.71</b>
<b>Due Date:</b>	March 26, 2024
<b>Account #:</b>	211005934289

### Account Summary

<b>Current Service Period:</b> January 31, 2024 - February 28, 2024	
Previous Amount Due	\$1,232.71
Payment(s) Received Since Last Statement	-\$1,232.71
<b>Current Month's Charges</b>	<b>\$1,232.71</b>
<b>Amount Due by March 26, 2024</b>	<b>\$1,232.71</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scan here to view your account online.

**One Less Worry :)**

Go paperless and get payment reminders so you never lose track of your bill.




[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211005934289  
**Due Date:** March 26, 2024

 **Pay your bill online at TampaElectric.com**  
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$1,232.71</b>
<b>Payment Amount:</b>	\$ _____

642742161647

WYNNMERE EAST COMMUNITY  
12051 CORPORATE BLVD  
ORLANDO, FL 32817-1450

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6427421616472110059342890000001232717



**Service For:**  
 WYNNMERE EAST PHI  
 RUSKIN, FL 33570-0000

**Account #:** 211005934289  
**Statement Date:** March 05, 2024  
**Charges Due:** March 26, 2024

**Service Period:** Jan 31, 2024 - Feb 28, 2024

**Rate Schedule:** Lighting Service

### Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	416 kWh @ \$0.03406/kWh	\$14.17
Fixture & Maintenance Charge	26 Fixtures	\$243.88
Lighting Pole / Wire	26 Poles	\$854.62
Lighting Fuel Charge	416 kWh @ \$0.03806/kWh	\$15.83
Storm Protection Charge	416 kWh @ \$0.03877/kWh	\$16.13
Clean Energy Transition Mechanism	416 kWh @ \$0.00036/kWh	\$0.15
Storm Surcharge	416 kWh @ \$0.00074/kWh	\$0.31
Florida Gross Receipt Tax		\$1.19
State Tax		\$86.43
<b>Lighting Charges</b>		<b>\$1,232.71</b>

**Total Current Month's Charges \$1,232.71**

### Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

### Ways To Pay Your Bill

- Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

### Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
- Phone:** **Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



WYNNMERE EAST COMMUNITY  
11TH AVE NE/ 18TH ST NE  
RUSKIN, FL 33570

Statement Date: March 05, 2024

Amount Due: \$1,886.79

Due Date: March 26, 2024

Account #: 221001988080

### Account Summary

Current Service Period: January 31, 2024 - February 28, 2024

Previous Amount Due	\$1,886.79
Payment(s) Received Since Last Statement	-\$1,886.79
<b>Current Month's Charges</b>	<b>\$1,886.79</b>

**Amount Due by March 26, 2024 \$1,886.79**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

**One Less Worry :)**

Go paperless and get payment reminders so you never lose track of your bill.



EMAIL and TEXT ALERTS

[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221001988080

Due Date: March 26, 2024



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,886.79

Payment Amount: \$ \_\_\_\_\_

657556886265

WYNNMERE EAST COMMUNITY  
3501 QUADRANGLE BLVD, STE270  
ORLANDO, FL 32817

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6575568862652210019880800000001886799





**Service For:**  
 11TH AVE NE/ 18TH ST NE  
 RUSKIN, FL 33570

**Account #: 221001988080**  
**Statement Date: March 05, 2024**  
**Charges Due: March 26, 2024**

**Service Period:** Jan 31, 2024 - Feb 28, 2024

**Rate Schedule:** Lighting Service

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	720 kWh @ \$0.03406/kWh	\$24.52
Fixture & Maintenance Charge	37 Fixtures	\$455.54
Lighting Pole / Wire	37 Poles	\$1216.19
Lighting Fuel Charge	720 kWh @ \$0.03806/kWh	\$27.40
Storm Protection Charge	720 kWh @ \$0.03877/kWh	\$27.91
Clean Energy Transition Mechanism	720 kWh @ \$0.00036/kWh	\$0.26
Storm Surcharge	720 kWh @ \$0.00074/kWh	\$0.53
Florida Gross Receipt Tax		\$2.07
State Tax		\$132.37
<b>Lighting Charges</b>		<b>\$1,886.79</b>

**Total Current Month's Charges \$1,886.79**

## Important Messages

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

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- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

- Online:**  
TampaElectric.com
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**  
7-1-1
- Power Outage:**  
877-588-1010
- Energy-Saving Programs:**  
813-275-3909

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# Business Observer

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

**RECEIVED**

By M. Magar at 2:51 pm, Feb 06, 2024

## INVOICE

Legal Advertising

Invoice # 24-00259H

Date 02/02/2024

**Attn:**  
Wynnmere East CDD PFM  
3501 QUADRANGLE BLVD., SUITE 270  
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 # 24-00259H  
P.O./Ref.# Attn: Audrey Ryan

\$50.31

### Notice of Public Meeting Wynnmere East CDD

**RE:** Wynnmere East CDD Board of Supervisors Meeting on February 15,  
2024 at 7:00 p.m.

**Published:** 2/2/2024

### 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

()  
\$50.31

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

**RECEIVED**  
04-12-2024

**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 Thursday, February 15, 2024, 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://wynnmerereastcdd.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.

District Manager  
February 2, 2024

24-00259H

**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

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# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 24-00562H

**RECEIVED**

*By M. Magar at 4:50 pm, Feb 22, 2024*

Date 02/23/2024

**Attn:** Wynnmere East CDD  
PFM Group Consulting LLC  
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 # 24-00562H

P.O./Ref.# C/O Accounting/Audrey Ryan

\$50.31

### Notice of Public Meeting Wynnmere East CDD

**RE:** Wynnmere East CDD Board of Supervisors Meeting on March 6, 2024 at 7:00 p.m.

**Published:** 2/23/2024

### 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**

**\$50.31**

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

**RECEIVED**  
04-12-2024

**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

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#### 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, March 6, 2024, at 7:00 p.m. at the offices of Rizzetta & Co., 2700 S. Falkenburg Rd., Suite 2745, Riverview Fl, 33578. 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://wynnmerereastdd.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.

District Manager  
February 23, 2024

24-00562H

**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

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# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 24-00855H

Date 03/22/2024

**Attn:**  
Wynnmere East CDD Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

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

### Description

### Amount

Serial # 24-00855H <b>Notice of Public Meeting Wynnmere East CDD</b> <b>RE:</b> Wynnmere East CDD Board of Supervisors Meeting on April 4, 2024 at 7:00 p.m. <b>Published:</b> 3/22/2024	\$52.50
---	---------

### 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	( )
<b>Total</b>	<b>\$52.50</b>

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

**RECEIVED**  
03-22-2024

**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

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#### 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 Thursday, April 4, 2024, 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, Rizzetta & Company, Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 933-5571, during normal business hours, or from the District's website <http://wynnmerereastcdd.com/>.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings should contact the District Office at (813) 933-5571 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.

Matthew Huber  
District Manager  
March 22, 2024

24-00855H

**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.

VGlobalTech  
636 Fanning Drive  
Winter Springs, FL 32708 US  
contact@vglobaltech.com  
www.vglobaltech.com



# INVOICE

## BILL TO

Wynnmere East CDD  
3501 Quadrangle Boulevard,  
Suite 270, Orlando, FL 32817

**RECEIVED**  
By A Ryan at 11:16 am, Jan 19, 2024

**INVOICE #** 5677  
**DATE** 12/01/2023  
**DUE DATE** 12/01/2023  
**TERMS** Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Audits:Quarterly ADA &amp; WCAG Audits</b> Quarterly ADA & WCAG Audits for all new content and document conversions for the website.	1	300.00	300.00

Invoice for Quarter 4 ADA Audit.

**BALANCE DUE**

**\$300.00**

Please make check payable to VGlobalTech.



VGlobalTech  
636 Fanning Drive  
Winter Springs, FL 32708 US  
contact@vglobaltech.com  
www.vglobaltech.com



# INVOICE

**BILL TO**

Wynnmere East CDD  
3501 Quadrangle Boulevard,  
Suite 270, Orlando, FL 32817

**RECEIVED**  
By A Ryan at 9:02 am, Jan 17, 2024

**INVOICE #** 5738  
**DATE** 12/01/2023  
**DUE DATE** 12/01/2023  
**TERMS** Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Web Maintenance:ADA Website Maintenance</b> Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	110.00	110.00

Please make check payable to VGlobalTech.

**BALANCE DUE**

**\$110.00**

VGlobalTech  
636 Fanning Drive  
Winter Springs, FL 32708 US  
contact@vglobaltech.com  
www.vglobaltech.com



# INVOICE

## BILL TO

Wynnmere East CDD  
3501 Quadrangle Boulevard,  
Suite 270, Orlando, FL 32817

INVOICE # 5818

DATE 01/01/2024

DUE DATE 01/01/2024

TERMS Due on receipt

**RECEIVED**  
By A Ryan at 10:47 am, Jan 19, 2024

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Web Maintenance:ADA Website Maintenance</b> Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	110.00	110.00

Please make check payable to VGlobalTech.

BALANCE DUE

**\$110.00**

VGlobalTech  
636 Fanning Drive  
Winter Springs, FL 32708 US  
contact@vglobaltech.com  
www.vglobaltech.com



# INVOICE

## BILL TO

Wynnmere East CDD  
3501 Quadrangle Boulevard,  
Suite 270, Orlando, FL 32817

**RECEIVED**

*By A Ryan at 10:41 am, Feb 29, 2024*

**INVOICE #** 5895

**DATE** 02/01/2024

**DUE DATE** 02/01/2024

**TERMS** Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Web Maintenance:ADA Website Maintenance</b> Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	110.00	110.00

Please make check payable to VGlobalTech.

**BALANCE DUE**

**\$110.00**

**RECEIVED**  
03-04-2024

VGlobalTech  
636 Fanning Drive  
Winter Springs, FL 32708 US  
contact@vglobaltech.com  
www.vglobaltech.com



# INVOICE

## BILL TO

Wynnmere East CDD  
3501 Quadrangle Boulevard,  
Suite 270, Orlando, FL 32817

INVOICE # 5968

DATE 03/01/2024

DUE DATE 03/01/2024

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Web Maintenance:ADA Website Maintenance</b> Ongoing monthly website maintenance, content updates, ADA and WCAG Compliance checks, document conversions.	1	110.00	110.00

Please make check payable to VGlobalTech.

BALANCE DUE

**\$110.00**

**RECEIVED**  
03-04-2024

## **Tab 3**

**RESOLUTION 2024-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Wynnmere East Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 11, 2024  
HOUR: 7:00 p.m.  
LOCATION: Southshore Regional Library  
15816 Beth Shields Way  
Ruskin, Florida 33573

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 1, 2024.**

Attest:

**Wynnmere East Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2024/2025**

# Tab 4





LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

April 10, 2024

Wynnmere East Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Wynnmere East Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$6,140,000 Wynnmere East Community Development District Special Assessment Bonds, Series 2016

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the three annual bond years ending March 29, 2024, March 29, 2025, and March 29, 2026, is \$1,500, which is \$500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

**ACCEPTANCE**

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Wynnmere East Community Development  
District

By: Linda L. Scott  
Linda L. Scott, CPA

By: \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date: \_\_\_\_\_

## **Tab 5**

**From:** Phil Chang <[pc@johnsoneng.com](mailto:pc@johnsoneng.com)>

**Sent:** Friday, April 12, 2024 11:51 AM

**To:** Matthew E. Huber <[MHuber@rizzetta.com](mailto:MHuber@rizzetta.com)>

**Subject:** RE: [EXTERNAL]Re: Wynnmere East CDD - Sand in stormwater pipes & Erosion repairs

Matthew,

FYI ... just heard back from Hillsborough County and they are going to be scheduling a video investigation of the pipe under the depression on NE 11<sup>th</sup> Avenue. They are going to fill in the depression in the meantime for safety.

Will probably be a few weeks before we hear anymore from them.

**Phil Chang, P.E.**

Branch Manager – Lutz, FL

**JOHNSON ENGINEERING, INC.**