

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wynnmere East Community Development District was held on **Thursday, March 6, 2025, at 7:00 p.m.** at 2700 S. Falkenburg Road, Riverview, FL 33578.

Present and constituting a quorum were:

Fluffy Cazalas	Chairman
Travis Elijah	Vice Chairman
Shawn Fitzgerald	Assistant Secretary
Pedro Collado	Assistant Secretary (<i>joined the meeting after being sworn in</i>)

Also present were:

Stephanie DeLuna	District Manager; Rizzetta & Co.
Whitney Sousa	District Counsel; Straley Robin Vericker (<i>via phone</i>)

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. DeLuna called the meeting to order and performed a roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of Candidates to Fill Vacancies

A brief discussion was held regarding the candidates to fill the two vacant seats. Pedro (Peter) Collado was appointed to the Board with the remaining seat being left vacant until the remaining candidates could attend in person.

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors appointed Pedro (Peter) Collado to serve as Board Supervisors to fill one of the vacancies on the Board, for the Wynnmere East Community Development District.

Ms. DeLuna administered the Oath of office to Mr. Collado, who swore and affirmed to the oath as read into the record.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03,
Redesignating Officers**

A brief discussion was held regarding the resolution.

On a Motion by Mr. Fitzgerald , seconded by Mr. Elijah, with all in favor, the Board of Supervisors adopted Resolution 2025-03 Naming Fluffy Cazalas as Chairman, Travis Elijah as Vice Chairman, Shawn Fitzgerald, Peter Collado, as Assistant Secretaries, and leaving all other officers in tack, for the Wynnmere East Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Meeting Minutes of October 24, 2025

Ms. Cazalas discussed revisions needed.

On a Motion by Ms. Cazalas , seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors approved the minutes of the meeting held on October 24, 2025, as amended, for the Wynnmere East Community Development District.

**B. Ratification of O & M Expenditures for October, November, and December 2024
and January 2025**

On a Motion by Ms. Cazalas , seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures of October 2024 (\$26,798.88). November 2024 (\$36,693.90), December 2024 (\$41,148.20) and January 2025 (\$6,678.58), for the Wynnmere East Community Development District.

C. Consideration of Financial Statements through December 2024

The Board reviewed the Financial Statements.

On a Motion by Ms. Cazalas , seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors approved the financial statements through December 2024, as presented, for the Wynnmere East Community Development District.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-02, Redesignating a Public Depository

On a Motion by Ms. Cazalas , seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors approved transferring the operating account to Bank United, for the Wynnmere East Community Development District.

B. Consideration of Incumbency Certificate

Ms. DeLuna explained the purpose of the incumbency certificate, explaining that it serves as the bank signature card on the account.

On a Motion by Mr. Collado , seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors approved the incumbency certificate, as discussed, for the Wynnmere East Community Development District.

C. Ratification of Grau Audit Engagement Letter

On a Motion by Ms. Cazalas , seconded by Mr. Collado, with all in favor, the Board of Supervisors ratified the acceptance of the Grau audit engagement letter for fiscal year 2023/2024, for the Wynnmere East Community Development District.

D. Establishment of Audit Committee

On a Motion by Ms. Cazalas , seconded by Mr. Elijah, with all in favor, the Board of Supervisors appointed themselves to serve as the audit committee, for the Wynnmere East Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Sousa spoke regarding the audit response letter for fiscal year ending September 2024.

On a Motion by Mr. Fitzgerald , seconded by Ms. Cazalas, with all in favor, the Board of Supervisors authorized District Counsel and District Manager to run and RFP for 2024/2025 audit engagement letter, for the Wynnmere East Community Development District.

B. District Engineer

Not present.

C. District Manager

Ms. DeLuna reminded the Board that the next meeting is scheduled for May 1, 2025, at 7:00 p.m. at the South Shore Regional Library located at 15816 Beth Shields Way, Ruskin, FL 33573. She noted that they would be discussing the fiscal year 2025/2026 budget.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor comments put forward.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Elijah, seconded by Mr. Collado, with all in favor, the Board adjourned the meeting at 8:23 p.m., for the Wynnmere East Community Development District.

Assistant Secretary

Chair / Vice Chair