

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, August 7, 2025, at 6:30 p.m.** at the SouthShore Library, located at 15816 Beth Shields Way, Ruskin FL 33573.

Present and constituting a quorum were:

Fluffy Cazalas	Chairman
Travis Elijah	Vice-Chair
Pedro Collado	Assistant Secretary

Also present were:

Matthew Huber	Regional District Manager; Rizzetta & Company
Michael Broadus	District Counsel; Straley Robin Vericker
Bert Smith	Account Manager, Sitex Aquatics
Nancy Bregg	Administrative Assistant, Rizzetta & Company

Audience

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Huber 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

Staff Reports

A. District Counsel

Mr. Broadus had no updates.

B. District Engineer

Not present.

C. District Manager

Mr. Huber stated the next Board meeting is scheduled for Thursday, October 2, 2025, at 6:00 p.m. at the South Shore Regional Library located at 15816 Beth Shields Way, Ruskin, FL 33573.

Mr. Huber requested a motion from the Board to authorize the Chair/Vice Chair to execute the District's insurance renewal outside of a regular CDD meeting.

On a Motion by Ms. Cazalas, seconded by Mr. Collado, with all in favor, the Board of Supervisors authorized the Chair/Vice-Chair to execute the District's insurance renewal outside of a regular CDD meeting for the Wynnmere East Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

A. Acceptance of Audit Committee's Recommendation for Auditing Services

Mr. Huber announced that the Audit Committee recommended Grau & Associates as number one, and DiBartolomeo as number two.

On a Motion by Ms. Cazalas, seconded by Mr. Collado, with all in favor, the Board of Supervisors accepted the Audit Committee's recommendation of Grau & Associates for audit services, for the Wynnmere East Community Development District.

B. Ratification of Sitex Pond #1 Clean Up Proposal

On a Motion by Ms. Cazalas, seconded by Mr. Collado, with all in favor, the Board of Supervisors ratified the Sitex Pond #1 Clean Up Proposal, for the Wynnmere East Community Development District.

The Board requested a proposal for quarterly maintenance from Sitex.

The Board requested the landscapers be contacted about outstanding work.

C. Acceptance of Arbitrage 2025 Report

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors accepted the Arbitrage 2025 Report, for the Wynnmere East Community Development District.

D. Consideration of Caliber Proposals #337 and #342

Neither proposal was approved. Proposal #337 included the ditch that is not complete, a new invoice removing the ditch has been requested. Proposal #342 has a price that appears high. Ms. DeLuna is to obtain more proposals for mulch.

Mr. Collado asked if the fences are maintained by the CDD. They are moldy and need cleaning.

Ms. Cazalas stated a special meeting was to be added for landscaping issues. The date of September 4, 2025 was chosen.

E. Public Hearing on Fiscal Year 2025-2026 Final Budget

On a Motion by Ms. Cazalas, seconded by Mr. Collado, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2025-2026 final budget, for the Wynnmere East Community Development District.

There were no public comments.

On a Motion by Ms. Cazalas , seconded by Mr. Collado, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2025-2026 final budget, for the Wynnmere East Community Development District.

1. Consideration of Resolution 2025-05, Adopting Fiscal Year 2025/2026 Budget

On a Motion by Mr. Elijah, seconded by Mr. Collado, with all in favor, the Board of Supervisors approved Resolution 2025-05, Adopting Fiscal Year 2025-2026 Budget, for the Wynnmere East Community Development District.

F. Public Hearing on Fiscal Year 2025-2026 Assessments

On a Motion by Ms. Cazalas, seconded by Mr. Collado, with all in favor, the Board of Supervisors opened the public hearing on the fiscal year 2025-2026 assessments, for the Wynnmere East Community Development District.

There were no public comments on the assessments.

On a Motion by Ms. Cazalas, seconded by Mr. Collado, with all in favor, the Board of Supervisors closed the public hearing on the fiscal year 2025-2026 assessments, for the Wynnmere East Community Development District.

1. Consideration of Resolution 2025-06, Levying O&M Assessments for Fiscal Year 2025-2026

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors approved the adoption of Resolution 2025-06; Levying O&M Assessments for Fiscal Year 2025-2026, for the Wynnmere East Community Development District.

G. Consideration of Resolution 2025-07, Setting the Meeting Schedule for Fiscal Year 2025-2026

On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors approved to adopt Resolution 2025-07, Setting the Meeting Schedule for Fiscal Year 2025-2026, for the Wynnmere East Community Development District.

H. Consideration of Resumes to Fill Vacant Board Seat

The Board chose to obtain more resumes for consideration.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Meeting Minutes of May 8, 2025

On a Motion by Ms. Cazalas, seconded by Mr. Collado, with all in favor, the Board of Supervisors accepted the May 8, 2025 meeting minutes, as presented, for the Wynnmere East Community Development District.

B. Consideration of Minutes of the Audit Committee Meeting of May 8, 2025

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors accepted the May 8, 2025 Audit Committee meeting minutes, as presented, for the Wynnmere East Community Development District.

C. Ratification of Operation & Maintenance Expenditures for May and June 2025

On a Motion by Mr. Collado, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures of May (\$11,925.85) and June 2025 (\$16,649.23), for the Wynnmere East Community Development District.

D. Presentation of Financial Statements for April, May, and June 2025

SIXTH ORDER OF BUSINESS

Supervisor Requests

The Board wants to schedule a special meeting on September 4, 2025, at 6:00 p.m. to review the quarterly Sitex and landscape proposals.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board adjourned the meeting at 7:00 p.m., for the Wynnmere East Community Development District.

Assistant Secretary

Chair / Vice Chair