# 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, October 23, 2025, at 6:11 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** |
| Shawn Fitgerald | **Assistant Secretary** |

Also present were:

| | |
|---|---|
| Sephanie DeLuna | **Regional District Manager; Rizzetta & Company** |
| KC Hopkinson | **District Counsel; Straley Robin Vericker** |

Audience

**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** **Staff Reports**

**A. District Counsel**
Ms. Hopkinson had no updates.

**B. District Engineer**
Not present.

**C. District Manager**
Ms. DeLuna stated the next Board meeting is scheduled for Thursday, March 5, 2025, at 6:00 p.m. offices of Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578.

**1. Consideration of 2024-2025 Goals and Objectives Report**
Ms. DeLuna reviewed the report.

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors accepted the 2024-2025 Goals and Objectives report, for the Wynnmere East Community Development District.

**FOURTH ORDER OF BUSINESS** **Business Items**

**A. Consideration of Resignation of Board Member Mr. Collado**

On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors accepted the resignation of Peter Colado as Board Supervisor serving in seat 2 with a term that expires in November 2028, for the Wynnmere East Community Development District.

**B. Consideration of Resumes to Fill Vacant Board Seats**

This matter was tabled until March.

**C. Consideration of Resolution 2026-01, Redesignating Officers of the District**

This matter was tabled until March.

**D. Consideration of Resolution 2026-02, Changing Location of BOS Meetings**

Ms. DeLuna presented the resolution, noting that the request was made to change the location of the meetings to the offices Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview FL

On a Motion by Mr. Elijah, seconded by Ms. Cazalas , with all in favor, the Board of Supervisors adopted Resolution 2026-02, changing the location of schedule meetings, as discussed, for the Wynnmere East Community Development District.

**E. Ratification of Second Addendum to Contract for Professional District Services**

On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors ratified approval of the second addendum to the Rizzetta contact for professional District Servies, as discussed, for the Wynnmere East Community Development District.

**F. Consideration of Grau Engagement Letter**

Ms. Deluna presented the agreement with Grau for auditing services for September 30, 2025, with an option for two (2) additional annual renewals. The Board asked that it be revised to include an anti-human trafficking agreement.

> On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors approved the Grau Engagement letter, as discussed, for the Wynnmere East Community Development District.

**G. Consideration of Sitex Aquatics Quarterly Ditch Management Agreement.**

> On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors approved the Sitex Aquatics Quarterly Ditch management Agreement at a cost of $4,000, for the Wynnmere East Community Development District.

**H. Discussion of Landscape Contract**

Ms. DeLuna led discussion regarding the proposed contract. A request was made that trash pick-up be included.

> On a Motion by Mr. Elijah, seconded by Mr. Cazalas, with all in favor, the Board of Supervisors requested District Counsel review the landscape agreement and make any necessary adjustments, for the Wynnmere East Community Development District.

**FIFTH ORDER OF BUSINESS** **Business Administration**

**A. Consideration of Meeting Minutes of August 7, 2025**

> On a Motion by Mr. Fitzgerald, seconded by Ms. Cazales, with all in favor, the Board of Supervisors accepted the August 7, 2025, meeting minutes, as presented, for the Wynnmere East Community Development District.

**B. Ratification of Operation & Maintenance Expenditures for July, August, and September 2025**

> On a Motion by Ms. Cazales, seconded by Mr. Elijah, with all in favor, the Board of Supervisors ratified and accepted the Operation & Maintenance Expenditures for July ($13,719.99), August ($17,159.26), and September 2025 ($18,528.25), for the Wynnmere East Community Development District.

### C. Presentation of Financial Statements for July, August, and September 2025

> On a Motion by Ms. Cazales, seconded by Mr. Elijah, with all in favor, the Board of Supervisors accepted the Financial Statements for July, August, and September 2025, for the Wynnmere East Community Development District.

## SIXTH ORDER OF BUSINESS — Supervisor Requests

Mr. Fitgerald requested that Management obtain a proposal for the options to install mulch, rock, or seashell.

## SEVENTH ORDER OF BUSINESS — Adjournment

> On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board adjourned the meeting at 7:24 p.m., for the Wynnmere East Community Development District.

Assistant Secretary

Chair / Vice Chair