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, April 29, 2026, at 6:00 p.m.** at the SouthShore Library, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578.

Present and constituting a quorum were:

Fluffy Cazalas	**Chairman**
Travis Elijah	**Vice-Chair**
Shawn Fitgerald	**Assistant Secretary**

Also present were:

Sephanie DeLuna	**District Manager; Rizzetta & Company**
Rachel Welborn	**District Manager, Rizzetta & Company**
Whitney Sousa	**District Counsel; Straley Robin Vericker**
Denise Hartzell	**LCAM, Rizzetta & Company**
Jim Potantus	**Representative, Crosspoint Landscape**
Audience	**Present**

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**

An audience member addressed the Board regarding 2024 Hurricane landscaping issues and pond overgrowth.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel
No report.

B. District Engineer
Not present.

C. District Manager

Ms. DeLuna stated the next Board meeting is scheduled for Thursday, August 6, 2026, at 6:00 p.m. offices of Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578 and provided an update to the Board on Caliber Landscaping.

FOURTH ORDER OF BUSINESS **Business Items**

A. Consideration of Resumes to Fill Vacant Seat

> On a Motion by Mr. Elijah, seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors appointed Mona Lewis to Seat 2 (Term 2024-2028), for the Wynnmere East Community Development District.

B. Consideration of Resolution 2026-01; Re-Designating Officers

> On a Motion by Mr. Elijah, seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors approved Resolution 2026-01; Re-Designating Officers, for the Wynnmere East Community Development District.

C. Discussion of Landscape Vendor

Mr. Potantus spoke to the Board regarding Crosspoint's services.

> On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors authorized staff to issue a 30-day termination notice to Caliber Landscaping, and accept Crosspoint Landscape proposal in the event the Caliber stops work Crosspoint to be engaged immediately and authorizes District Counsel to prepare a formal agreement, for the Wynnmere East Community Development District.

> On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors authorized Shawn Fitzgerald to work with Crosspoint on landscape enhancements with a not-to-exceed amount of $10,000.00, for the Wynnmere East Community Development District.

D. Presentation of Fiscal Year 2026-2027 Proposed Budget

Ms. DeLuna presented the Fiscal Year 2026-2027 Proposed Budget.

On a Motion by Mr. Fitzgerald, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors approved the Fiscal Year 2026-2027 Proposed Budget of $265,652.00, for the Wynnmere East Community Development District.

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors authorized the Chair and District Manager draft cover letter to residents to go with the legal mailed notices, for the Wynnmere East Community Development District.

E. Consideration of Resolution 2026-03; Approving Fiscal Year 2026-2027 Proposed Budget and Setting Public Hearing

On a Motion by Mr. Elijah, seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors approved Resolution 2026-03; Approving Fiscal Year 2026-2027 Proposed Budget and Set Public Hearing for August 11, 2026, at Rizzetta & Company 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578, for the Wynnmere East Community Development District.

F. Announcement of Voter Registration Count

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors accepted and filed the Hillsborough County Voter Registration count as of April 15, 2026, of 639, for the Wynnmere East Community Development District.

G. Consideration of Sitex Aquatics Fuel Surcharge

On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors approved the Sitex Aquatics 3% Fuel Surcharge on a month-to-month basis, for the Wynnmere East Community Development District.

H. Discussion of Communication

Ms. DeLuna reminded the Board of the Ethics Training and will send a link for Ethics website and general election information.

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Board of Supervisors Regular Meeting Minutes of October 23, 2025

On a Motion by Ms. Cazales, seconded by Mr. Elijah, with all in favor, the Board of Supervisors accepted the October 23, 2025, regular meeting minutes, as presented, for the Wynnmere East Community Development District.

B. Ratification of Operation & Maintenance Expenditures for November and December 2025 and January 2026 through March 2026

On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors ratified and accepted the Operation & Maintenance Expenditures for November 2025 ($8,167.81), December 2025 ($16,028.55), January 2026 ($7,827.43), February 2026 ($11,412.90), and March 2026 ($14,744.69), for the Wynnmere East Community Development District.

C. Presentation of Financial Statements for October through December 2025 and January 2026

On a Motion by Ms. Cazales, seconded by Mr. Fitzgerald, with all in favor, the Board of Supervisors accepted the Financial Statements for October through December 2025, and January 2026, for the Wynnmere East Community Development District.

SIXTH ORDER OF BUSINESS **Supervisor Requests**

No supervisor requests.

SEVENTH ORDER OF BUSINESS **Adjournment**

On a Motion by Mr. Elijah, seconded by Mr. Fitzgerald, with all in favor, the Board adjourned the meeting at 7:56 p.m., for the Wynnmere East Community Development District.

Assistant Secretary

Chair / Vice Chair