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 Continued Public Hearing and regular meetings of the Board of Supervisors of the Wynnmere East Community Development District were held on **Thursday, August 20, 2026, at 6:00 p.m.** at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Riverview, FL 33578.

Present and constituting a quorum were:

Fluffy Cazalas	**Chairman**
Travis Elijah	**Vice-Chair**
Mona Lewis	**Assistant Secretary**

Also present were:

Rachel Welborn	**District Manager, Rizzetta & Company**
Whitney Sousa	**District Counsel; Straley Robin Vericker** *(via conference call)*
Audience	**No Audience Present**

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Welborn 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
Ms. Sousa updated the Board regarding Sovereign Immunity cap.

B. District Engineer
Not Present and No Report.

C. District Manager
Ms. Welborn stated the next Board meeting is scheduled for Thursday, October 1, 2026, at 6:00 p.m. offices of Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578.

FOURTH ORDER OF BUSINESS **Business Items**

A. Public Hearing on Fiscal Year 2026/2027 Final Budget & Levying O&M Assessments

> On a Motion by Mr. Elijah, seconded by Ms. Lewis, with all in favor, the Board of Supervisors opened the Public Hearing for the Wynnmere East Community Development District.

There were no public comments.

> On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors closed the Public Hearing for the Wynnmere East Community Development District.

i. Consideration of Resolution 2026-05; Approving Fiscal Year 2026/2027 Final Budget

> On a Motion by Ms. Lewis, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors adopted Resolution 2026-05 Approving Fiscal Year 2026/2027 Final Budget for the Wynnmere East Community Development District.

ii. Consideration of Resolution 2026-06; Levying & Imposing Special Assessments

> On a Motion by Ms. Cazalas, seconded by Ms. Lewis, with all in favor, the Board of Supervisors adopted Resolution 2026-06 Levying & Imposing Special Assessments for the Wynnmere East Community Development District.

B. Consideration of Resolution 2026-07; Approving Fiscal Year 2026/2027 Meeting Schedule

> On a Motion by Ms. Cazalas, seconded by Ms. Lewis, with all in favor, the Board of Supervisors adopted Resolution 2026-07 Approving Fiscal Year 2026/2027 Meeting Schedule set for 6:00 P.M., for the Wynnmere East Community Development District.

Ms. Welborn requested a motion approving the insurance renewal and Rizzetta & Company addendum.

On a Motion by Mr. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors approves accepting the renewal of Insurance for FY 2026-2027 for the Wynnmere East Community Development District.

On a Motion by Mr. Elijah, seconded by Ms. Lewis, with all in favor, the Board of Supervisors approves accepting the Rizzetta & Company Contract Addendums for the Wynnmere East Community Development District.

C. Consideration of Trash Removal and Dog Station Service Proposal

The Board tabled proposal presented.

On a Motion by Mr. Elijah, seconded by Ms. Lewis, with all in favor, the Board of Supervisors authorized Chair to select appropriate proposal not to exceed $4,200 for the Wynnmere East Community Development District.

D. Review of LLS Tax Solution 2026 Annual Arbitrage Rebate Report

On a Motion by Ms. Cazalas, seconded by Ms. Lewis, with all in favor, the Board of Supervisors accepting LLS Tax Solution 2026 Annual Arbitrage Rebate Report, for the Wynnmere East Community Development District.

E. Consideration of LLS Tax Solution Arbitrage Services Engagement Letter for Fiscal Year 2027, 2028, and 2029

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.

F. Acceptance of Fiscal Year 2025-2026 District Goals and Objectives Performance Measures and Standards Annual Reporting Form

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors accepting Fiscal Year 2025-2026 District Goals and Objectives Performance Measures and Standards Annual Reporting Form, 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 accepting Fiscal Year 2026-2027 District Goals and Objectives Performance Measures and Standards Annual Reporting Carry-over Form, for the Wynnmere East Community Development District.

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Board of Supervisors Regular Meeting Minutes of April 29, 2026

On a Motion by Ms. Cazales, seconded by Mr. Elijah, with all in favor, the Board of Supervisors approved the April 29, 2026, regular meeting minutes, as presented, for the Wynnmere East Community Development District.

B. Ratification of Operation & Maintenance Expenditures for April and May of 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 April 2026 ($11,701.46), and May 2026 ($12,597.89), for the Wynnmere East Community Development District.

C. Consideration of Financial Statements for April through June 2026

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, 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.

D. Acceptance of Financial Audit Report for Fiscal Year 2025

On a Motion by Ms. Cazalas, seconded by Mr. Elijah, with all in favor, the Board of Supervisors accepted the Financial Audit Report for Fiscal Year 2025, and January 2026, for the Wynnmere East Community Development District.

E. Ratification of Crosspoint Irrigation Controller Box Proposal

On a Motion by Ms. Elijah, seconded by Ms. Cazalas, with all in favor, the Board of Supervisors ratified Crosspoint Irrigation Controller Box Proposal for the Wynnmere East Community Development District.

SIXTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Elijah asked who is responsible for addressing the storm drain concerns and whether the County handles those issues.

Mr. Cazalas discussed plantings at the Phase 1 entrance.

SEVENTH ORDER OF BUSINESS **Adjournment**

On a Motion by Ms. Lewis, seconded by Ms. CazalasFitzgerald, with all in favor, the Board adjourned the meeting at 6:47p.m., for the Wynnmere East Community Development District.

Rachel Welborn
Assistant Secretary

Fluffy Cazalas (Oct 30, 2026 13:40:44 EDT)
Chair / Vice Chair