

WILFORD PRESERVE INFO SHEET

PUBLIC ENTITY

COMMUNITY DEVELOPMENT DISTRICT

Local unit of special purpose government. Created under Chapter 190, Florida Statutes Governed by a Board of Supervisors

Responsibilities include the financing & maintenance of the community infrastructure:

- * Amenity Center and Recreation Facilities
- * Common Grounds and Landscaping
- * Aquatic Maintenance for Ponds
- * Roadways and Stormwater Management System

How are assessments paid?

Owners are assessed through their annual property tax bill in the form of a non-ad valorem assessment. This has two parts: Annual Debt Service Fee & Annual Operations & Maintenance Fee

Please visit the District's website and look under the "Public Records" tab for the most current budget and related information: <https://wilfordpreserveccd.com>

Who to contact?

For financial and administrative issues:

Governmental Management Services, LLC
Marilee Giles, District Manager
mgiles@gmsnf.com
or Phone (904) 940-5850

For Amenity Center, recreation inquiries and general operations issues:

Governmental Management Services, LLC
Andrew Bevis, Amenity Manager
manager@wilfordpreserveccd.com
or Phone (904) 385-3026

For CDD information:

<https://wilfordpreserveccd.com>

PRIVATE ENTITY

HOMEOWNERS' ASSOCIATION

Not-for-profit Corporation created under Chapters 617 and 720, Florida Statutes, and Governed by a Board of Directors

Responsibilities include the implementation of the association's governing documents; specifically, individual lot related issues.

- * Deed Restriction Enforcement
- * Architectural Control

How are fees paid?

Please contact the appropriate management team below to confirm your billing and payment methods as well as the current amount.

Who to contact?

For general, Homeowners' Association inquiries and issues:

Wilford Preserve Homeowners' Association, Inc.
Floridian Property Management
(904) 592-4090

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Frequently Asked Questions

❖ **Who are the Board of Supervisors for the District?**

The CDD is controlled by an elected 5-member Board of Supervisors

Phase 1: Landowner Elections: Initially, Supervisors are elected on an at-large basis by those owning property within the CDD. 1 acre of land = 1 vote (partial acres are rounded up). Candidates must be Florida residents and U.S. citizens.

Phase 2: General Qualified Electors: Beginning six years after the initial appointment of Supervisors and once the CDD has at least 250 qualified electors, Supervisors begin to be elected through the general election process. Supervisors elected through the General Election process must be qualified electors (residents of the District who are at least 18 years old and registered to vote in Clay County) and serve four-year terms with staggered expiration dates. Their names will appear on the ballots you receive when you go to the polls (unless they ran unopposed).

The Board meets monthly in a public setting that is open to everyone. As elected officials, they are governed by Florida Laws, including the Sunshine Laws that prohibit them from discussing CDD issues with each other except during regularly scheduled sessions. They are paid \$200 per meeting.

❖ **Who assists the Board Members?**

The Board has hired Governmental Management Services, LLC (GMS) to manage the facilities and guide the Board. The staff that you see in the clubhouse, the pool, etc., are GMS employees. In some cases, GMS hires third party vendors to maintain the property or make repairs. GMS representatives attend the Board meetings to provide updates and address issues. They coordinate the activities and run the meetings (with the assistance of an attorney). The Board also has an engineer on staff. None of the District's Staff are Wilford Preserve residents.

❖ **Who maintains the stormwater ponds?**

The CDD maintains the stormwater ponds within the District. Please notify the District Office of concerns you have regarding the condition of the pond itself

such as algae growth or aquatic vegetation within the pond.

❖ **Who maintains the pond banks?**

Lot Owners are required to maintain such grass, plantings or other lateral support to prevent erosion of stormwater pond banks.

❖ **Where can I get the agendas for Board of Supervisors' meetings?**

Please visit the District's website at <https://wilfordpreserveccd.com> under "Public Records," subheading "Agendas." Agendas are posted prior to each meeting date.

❖ **Who maintains the common areas?**

The common areas - for example, maintenance of stormwater ponds, the amenity center, including the parking lot, pool, dog park, and the playground are the responsibility of the CDD.

❖ **Who is the HOA?**

The HOA is made of 3 representatives. The Board will convert to a Resident Board at 90% closing.

❖ **What does the HOA do?**

The HOA is responsible for the appearance of the privately-owned residences. Questions regarding the failure of homeowners to maintain their property in accordance with approved standards are handled by the HOA. The CDD has no authority over the HOA.

❖ **Who should I ask for approval of my home improvement?**

The Architectural Review Committee of the HOA. The CDD has no authority over private property.

❖ **Does the CDD or the HOA provide mosquito control?**

Neither the CDD nor the HOA provides mosquito control. Clay County Mosquito Control Division provides these services.