

MINUTES OF MEETING
WILFORD PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the Wilford Preserve Community Development District was held on Thursday, September 21, 2023 at 1:30 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Louis Cowling	Vice Chairman
Linda Richardson	Supervisor
Jordan Beall	Supervisor

Also present were:

Marilee Giles	District Manager
Wes Haber	District Counsel
Glynn Taylor	District Engineer
Jay Soriano	Operations Manager
Andrew Bevis	Amenity Manager
Rhonda Mossing <i>by phone</i>	MBS Capital Markets

The following is a summary of the discussions and actions taken at the September 21, 2023 meeting.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Giles called the meeting to order at 1:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Robert Keefe stated that paving was just done in Phase 2 and at the corner of Greywood and Firethorn there were dumpsters placed on brand new pavement that have since been emptied, but left trash on the ground and damaged the pavement. Also, the house at the corner of Lancewood and Firethorn had the lower portion of their driveway redone and the curb was heavily damaged.

Mr. Cowling responded that he has seen the driveway and will get with the warranty team on that, but will need to look at the damaged pavement.

September 21, 2023

Wilford Preserve CDD

THIRD ORDER OF BUSINESS

**Financing Matters – Series 2023 Bonds
(Phase 4)**

Mr. Haber stated that in light of the boundary amendment, the timing and structure of the bond issue may change. The following items will be tabled to a future meeting.

- A. Consideration of Delegation Resolution 2023-18**
 - 1. Supplemental Trust Indenture**
 - 2. Bond Purchase Agreement**
 - 3. Preliminary Limited Offering Memorandum**
 - 4. Continuing Disclosure Agreement**

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-19,
Authorizing a Boundary Amendment**

Mr. Haber informed the Board that Resolution 2023-19 authorizes a boundary amendment to be filed with Clay County to add the property identified in Exhibit A as the proposed Cheswick South addition.

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor Resolution 2023-19, authorizing a boundary amendment was approved.

FIFTH ORDER OF BUSINESS

**Approval of the Minutes of the August 17,
2023 Board of Supervisors Meeting**

There were no comments on the minutes.

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor the minutes of the August 17, 2023 Board of Supervisors meeting were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing further to report, the next item followed.

B. District Engineer - Requisition Nos. 177-181 (Series 2019A)

Copies of the requisitions were included in the agenda package for the Board’s review.

September 21, 2023

Wilford Preserve CDD

On MOTION by Mr. Cowling seconded by Ms. Richardson with all in favor requisition numbers 177 through 181 were ratified.

C. District Manager

Ms. Giles presented the capital reserve study report and noted it will be posted on the District’s website.

D. Amenity / Operations Manager – Monthly Operations Report

Mr. Soriano provided the Board with an amenity and operations report.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Income Statement

B. Check Register

Ms. Giles gave a brief overview of the financial reports, copies of which were included in the agenda package. She noted the check register totals \$26,178.56.

On MOTION by Mr. Cowling seconded by Mr. Beall with all in favor the check register was approved.

EIGHTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Supervisor Requests

Mr. Cowling informed the Board that Dream Finders has received proposals for some landscape enhancements, including replacing dead trees and adding shrubs at the amenity center as well as replacing sod in areas adjacent to homes. Phase 3A and B will likely be walked in October and curb repairs and asphalt paving will be follow thereafter.

Audience Comments

Kelly Ure stated that he went through the warranty process with the HOA regarding an area that was leveled out to prepare for sod at the house next door but was washed out by rain before it could be installed and as a result, killed his own grass. He has been told that it is his responsibility. He also noted there is a drainage issue.

Mr. Cowling stated that he would get with Mr. Ure after the meeting.

September 21, 2023

Wilford Preserve CDD

Robert Keefe asked if the intent for the CDD is for the Cheswick South property to be made part of the CDD. He also asked if the boundary amendment will be put before the residents for a vote.

Mr. Haber responded that the resolution approved earlier in the meeting authorized that property to be added to the CDD’s boundary. Other than the public comment periods during the meetings, there is no formal vote or input from CDD residents. The County will make the decision on amending the ordinance to add that property.

Robert Keefe stated that it will be a huge contention point amongst the residents as the current amenities were built to accommodate Phases 1 through 4. He will be contacting the County Commissioner to state his opposition to the amendment.

Mr. Cowling stated that there is a pool being built for that portion of the community and any community member would have access to all amenities.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 17, 2023
at 1:30 p.m. at the Plantation Oaks
Amenity Center**

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cowling seconded by Mr. Beall with all in favor the meeting was adjourned.

DocuSigned by:
Marilee Giles
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Secretary/Assistant Secretary

DocuSigned by:
Louis Cowling
1C2C73D66B98412
Chairman/Vice Chairman