

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 Tuesday, March 17, 2026, 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	Chairman
Alex Pinto	Supervisor
Gary McKee	Supervisor
Daniel Zaremba	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the March 17, 2026 meeting.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Giles called the meeting to order at 1:32 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

A resident asked when the new mailbox units will be ready for use.

Mr. Cowling responded that the units have been delivered, they just need to be installed on property. Mr. Soriano added that the community will be notified once they are ready for use.

The resident then asked if a speed bump could be installed on the north side of Firethorn.

Mr. Cowling responded that the residents should contact Ms. Giles and Mr. Soriano and they will get with the engineer to see if a speed bump can be added.

Next, the resident asked if there is a fitness center in the new amenity facility.

Mr. Cowling responded that there is. The amenity facility should be open in the next 60 days.

Lastly, the resident asked if the access road will be going anywhere.

March 17, 2026

Wilford Preserve CDD

Mr. Cowling responded eventually, but there are no definitive plans as of now.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February 17, 2026 Board of Supervisors Meeting**

There being no comments on the minutes, a motion to approve followed.

On MOTION by Mr. Cowling seconded by Mr. McKee with all in favor the minutes of the February 17, 2026, Board of Supervisors meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Supplemental Assessment Resolutions 2026-09 (Phase IV) and 2026-10 (Cheswick South)**

Mr. Haber stated that the purpose of the supplemental assessment resolutions is to identify the terms of the bonds and the level of the assessments the District is putting in place to secure those bonds. The bonds were not priced in time for the meeting, so the resolutions delegate authority to staff to supplement the resolution after their adoption and after the final numbers are in for the bonds as long as those numbers are less than the amounts included in the preliminary assessment methodology report attached as Exhibit B. Additionally, Exhibit C will be added once the bonds are priced, which includes the maturities and coupon of the bonds, the sources and uses of funds for the bonds, and the annual debt service payment due on the bonds.

On MOTION by Mr. Cowling seconded by Mr. McKee with all in favor Supplemental Assessment Resolution 2026-09 for Phase IV was approved.

On MOTION by Mr. Cowling seconded by Mr. McKee with all in favor Supplemental Assessment Resolution 2026-10 for Cheswick Oaks was approved.

**FIFTH ORDER OF BUSINESS**

**Acceptance of the Audit Committee's Recommendation and Authorizing Staff to Issue a Request for Proposals for Audit Services**

Ms. Giles stated that the auditor selection evaluation criteria were approved as presented at the audit committee meeting.

March 17, 2026

Wilford Preserve CDD

On MOTION by Mr. Cowling seconded by Mr. McKee with all in favor accepting the audit committee’s recommendation and authorizing staff to issue a request for proposals for audit services was approved.

**SIXTH ORDER OF BUSINESS**

**Acceptance of the Draft Fiscal Year 2025 Audit Report**

Ms. Giles presented the fiscal year 2025 audit report, noting there were no negative findings or deficiencies to report. The section of the report clarifying which board members are associated with the developer will be updated prior to finalizing the report.

On MOTION by Mr. Cowling seconded by Mr. McKee with all in favor the draft fiscal year 2025 audit report was accepted.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Request for Installation of Fence Within District Easement (728 Sycamore)**

Ms. Giles presented the fence installation request, noting staff has reviewed the application and found no major concerns.

On MOTION by Mr. Cowling seconded by Mr. McKee with all in favor the request from 728 Sycamore to install a fence within a district easement was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Haber reported that the legislative session recently concluded and the bill regarding recalling board members if certain conditions were met was approved. Additionally, the sovereign immunity limits were increased. He will look into whether the bill regarding noting meetings via the county and CDD’s website has passed and a memo highlighting all of the legislation impacting special districts will be circulated.

**B. District Engineer**

Mr. Taylor reported he is awaiting the final county inspection for Cheswick South.



March 17, 2026

Wilford Preserve CDD

Signed by:

*Marilee Giles*

A38899D0EEDC14F4...

Secretary/Assistant Secretary

DocuSigned by:

*Louis Cowling*

1C2C73D66B98412...

Chairman/Vice Chairman