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, June 16, 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
Robert Keefe	Vice Chairman
Alex Pinto	Supervisor
Daniel Zaremba	Supervisor
Gary McKee	Supervisor

Also present were:

Marilee Giles	District Manager
Wes Haber *by phone*	District Counsel
Glynn Taylor *by phone*	District Engineer
Jay Soriano	Operations Manager
Sayla Hicks	RMS
Misty Taylor	Bryant Miller Olive
Rhonda Mossing *by phone*	MBS Capital Markets

The following is a summary of the discussions and actions taken at the June 16, 2026 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**

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the May 20, 2026 Meeting**

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

On MOTION by Mr. Keefe seconded by Mr. McKee with all in favor the minutes of the May 20, 2026 meeting were approved.

FOURTH ORDER OF BUSINESS Financing Matters

A. Final Supplemental Assessment Report

Mr. Haber stated that a public hearing for the levying and imposition of debt assessments was previously held. Subsequent to that public hearing, a supplemental assessment resolution was adopted prior to the final numbers coming in, which gave the District Manager the authority to supplement that resolution with the final numbers. The assessment methodology included in the package was for informational purposes. Mr. Haber noted the assessment methodology only covers the Cheswick and Phase 4 areas and Table 5 lists the annual debt assessment amounts.

B. Consideration of Resolution 2026-13, Approving Ancillary Documents

1. **Acquisition Agreement**
2. **Collateral Assignment Agreement**
3. **Notice of Assessments**

Mr. Haber stated that the ancillary documents are entered into with the majority landowner. The acquisition agreement specifies the process that the CDD will use to acquire completed improvements from the development entity, such as the amenity center and stormwater improvements in the Cheswick and Phase IV properties. The collateral assignment agreement states that if there is ever a default of the payment of the debt assessment by any of the developer entities that sign the agreement for the properties that there is an obligation on their part to assign the development rights. The notices of assessments identify the assessments have been levied and imposed against the property and puts any future property purchasers on notice that the assessments are applicable to the property.

> On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor, Resolution 2026-13, approving ancillary documents was approved.

FIFTH ORDER OF BUSINESS Discussion of Request for Speed Hump Installation on Firethorn Avenue

The Board discussed the request and determined there were no spots identified that a speed hump could be placed that would not impede someone's driveway. No action was taken

SIXTH ORDER OF BUSINESS Consideration of Request for Installation of Fence in CDD Easement (3534 Belstead)

The request for a fence to be installed partially within a CDD easement was presented to the Board. Mr. Taylor stated that he recommends requiring the homeowners bring the fence in by five-feet to provide appropriate access.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor, the request for installation of a fence partially within a CDD easement subject to the fence line being moved in by five-feet was approved.

SEVENTH ORDER OF BUSINESS **Discussion of the Fiscal Year 2027 Budget**

Ms. Giles stated that with discussions with the Chair and reductions in estimated landscaping costs for Cheswick, the increase in assessments has been reduced from 4% to less than 1%.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

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

B. District Engineer

Mr. Taylor reported that the as-builts for Phase 4 are in progress.

C. District Manager

Ms. Giles reminded the board members to complete their Form 1 by July 1st, and to complete four hours of ethics training prior to the end of the year.

D. Amenity / Operations Manager – Report

A copy of the amenity and operations report was included in the agenda package for the Board's review. Mr. Soriano reported that a second contractor was brought to investigate the complaints on the pool expansion joints and make any necessary repairs. Additionally, repairs were made to the coping and the pavers were sealed. The cost for the inspection was $5,000.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor, the invoices from Blue Solutions for $5,000 was approved.

NINTH ORDER OF BUSINESS **Financial Reports**

A. Financial Statements as of May 31, 2026

Ms. Giles presented the Financial Statements.

B. Assessment Receipts Schedule

Ms. Giles reported the on-roll fiscal year 2026 assessments are 100% collected.

C. Check Register

Ms. Giles presented the Check Register totaling $36,089.90.

On MOTION by Mr. Cowling seconded by Mr. McKee with all in favor the Check Register was approved.

TENTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

Ms. Giles went over some changes staff recommends making to the amenity facility policies. Mr. Keefe suggested removing golf carts from paragraph 15 of the amenity policies to not conflict with paragraph 18. Additionally, on page 15 relating to the multi-purpose field, Mr. Keefe suggested adding verbiage to give staff members or District representatives the ability to deem certain activities inappropriate if needed.

Mr. Cowling suggested adding some verbiage to paragraph 18 that any destruction of common ground property is prohibited.

Ms. Giles stated that the changes suggested above would be made and the revised amenity policies would be brought back to the next meeting for Board consideration.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – July 22, 2026, at 6:00 p.m. at the Plantation Oaks Amenity Center**

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. McKee seconded by Mr. Pinto with all in favor the meeting was adjourned.

Signed by:
Marilee Giles
A38999D0EDC14F4...

Secretary/Assistant Secretary

DocuSigned by:
Louis Cowling
1C2C73D66B98412...

Chairman/Vice Chairman