

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, August 18, 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
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
Sayla Hicks	Amenity Manager

The following is a summary of the discussions and actions taken at the August 18, 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 comments the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 22, 2026 Meeting

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

On MOTION by Mr. Keefe seconded by Mr. Cowling with all in favor the minutes of the July 22, 2026 meeting were approved.
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FOURTH ORDER OF BUSINESS

Consideration of Proposal from S3 Security to Add Cheswick Property

This item was tabled as the proposal was not received in time.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Haber stated that the hold up on finalizing the process of acquiring the amenity center property for Cheswick is a document that is signed by the general contractor certifying that they have been paid in full and any rights that the property owner or developer has with the contractor would be assigned to the CDD. The general contractor is pushing back on signing the document as the project has been done for three years.

The Board agreed to move forward with the acquisition without the general contractor's affidavit.

Supervisor Pinto joined the meeting at this time.

On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor authorizing staff to work with the Chairman to finalize the conveyance documents and accept the acquisition package was approved.

B. District Engineer

Mr. Taylor reported that the as built for Phase IV would be submitted to the county that day.

Mr. Cowling asked if the acquisition of the Phase IV property can move forward.

Mr. Haber responded that he is not aware of anything that should hold that up.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Ms. Giles presented a proposed meeting schedule for fiscal year 2027 including meetings on the third Tuesday of each month at 1:30 p.m., with exception to May and July, which would be held at 6:00 p.m. on the third Wednesday of the months.

This item was tabled to determine if the meetings can be changed to 6 p.m. starting in January and continuing through September 2027.

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2. Consideration of Goals & Objectives for Fiscal Year 2027

Ms. Giles presented a proposed list of goals and objectives for fiscal year 2027 as required by Florida Statutes.

On MOTION by Mr. Keefe seconded by Mr. McKee with all in favor the fiscal year 2027 goals and objectives were approved as presented.

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 there has been a drainage complain from a property owner off Water Elm. The only way to ensure the entire easement is still at the original grading is to ask the surrounding homeowners to pull out their fences and to check the level of the ground. It was noted the nearby pool project was approved through the county. The CDD has not been involved in the approval process.

Mr. Cowling recommended having the homeowner and pool contractor ensure they are returning the property to the natural grade.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of July 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 \$34,571.11.

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

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

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Anthony Todaro asked for clarification on what the Cheswick property is.

Mr. Cowling responded that Wilford Oaks is the community name, however it used to be called Cheswick South.

Anthony Todaro asked if the financial statements are public record.

Ms. Giles responded that they are. They are included in the agenda packages on the District's website.

Mr. Cowling stated that acceptance of Wilford 4 and Cheswick South amenities acquisition is close.

Mr. Keefe stated that there have been a lot of complaints of Yellowstone not mowing certain areas. He suggested Ms. Hicks checking the property on Thursdays to ensure everything has been mowed. Next, Mr. Keefe stated that vehicles with trailers are parking in the streets and blocking the roadways and the CDD needs to take a stronger position on parking enforcement.

Mr. Haber stated that signage would be required. He also stated that some CDDs have entered into an agreement that gets recorded in the public records that states that the CDD acknowledges that it owns the real property, but it also acknowledges that the entire community is subject to covenants and restrictions that govern parking and the HOA has the right to enforce its covenants on the streets that the CDD owns.

Mr. Keefe stated that he does not want to leave parking enforcement to the HOA for various reasons.

Next, Mr. Keefe stated that the county has sent notices to homes in incorporated Clay County that they are considering an ad valorem tax for stormwater drainage. He questioned how that is appropriate for homeowners that live in CDDs that already pay for stormwater maintenance.

Mr. Haber stated that the county's position was that they acknowledge that CDDs often own stormwater improvements and often pay for the maintenance of those improvements but the assessment the county is seeking to collect is for county-owned stormwater outside of the CDD owned system. If the county is sending a notice to the CDD for CDD owned property, there are arguments the CDD can make with respect to being a governmental entity and being exempt from certain assessments that homeowners don't have the ability to make. As for the homeowners, under Florida Law, the assessments by the county would need to meet certain standards, including that the benefit exceeds the cost and that the assessment is fairly and

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reasonably allocated, so homeowners within the CDD can focus on those criteria to challenge the county. The Board could direct the CDD on its behalf to send a letter to the county that the board disagrees with the assessment and feels that it is inappropriate for the assessment to be allocated to the homes in the CDD's boundaries in light of the fact that the CDD operates and maintains its own stormwater system.

On MOTION by Mr. Keefe seconded by Mr. McKee with all in favor directing District staff to prepare a letter to Clay County Commissioners regarding the opposition of the proposed stormwater assessment was approved.

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – September 15,
2026, at 1:30 p.m. at the Plantation Oaks
Amenity Center**

NINTH ORDER OF BUSINESS**Adjournment**

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

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

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Louis Cowling

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Chairman/Vice Chairman