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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, October 20, 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
Gary McKee	Supervisor
Daniel Zaremba	Supervisor

Also present were:

Marilee Giles	District Manager
Kyle Magee *by phone*	District Counsel
Jay Soriano	Operations Manager

The following is a summary of the discussions and actions taken at the October 20, 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 September 15, 2026 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 September 15, 2026 meeting were approved.

FOURTH ORDER OF BUSINESS **Ratification of Revised Engagement Letter with Grau & Associates**

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Ms. Giles stated that the fee for the fiscal year 2026 audit was increased by $1,500 due to the issuance of the Series 2026 bonds.

> On MOTION by Mr. Cowling seconded by Mr. McKee with all in favor the revised fiscal year 2026 engagement letter from Grau & Associate was ratified.

FIFTH ORDER OF BUSINESS **Ratification of Agreement with CALM III, LLC for Onsite Management and Maintenance Services**

Ms. Giles reminded the Board that the pricing, employees and services stayed the same, the agreement is simply to change the provider from GMS to CALM III.

> On MOTION by Mr. Keefe seconded by Mr. McKee with all in favor the agreement with CALM III, LLC for onsite management and maintenance services was ratified.

SIXTH ORDER OF BUSINESS **Ratification of Requisition Nos. 1-4**

Ms. Giles presented the requisitions for acquisition of the Cheswick amenity, roadway and stormwater improvements. The requisitions have been processed.

> On MOTION by Mr. Cowling seconded by Mr. Keefe with all in favor requisition numbers one through four were ratified.

SEVENTH ORDER OF BUSINESS **Discussion of Parking and Towing Policies**

Ms. Giles noted a public hearing would be needed to adopt any changes to the parking and towing policies. It was recommended to set the public hearing for the January meeting. A resolution will be brought to the Board for that purpose at the next meeting.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

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C. District Manager – Update on the Fiscal Year 2026 Goals & Objectives

Ms. Giles presented the goals and objectives that were set last year, noting each goal has been met.

> On MOTION by Mr. Keefe seconded by Mr. McKee with all in favor marking the fiscal year 2026 goals and objectives achieved was approved.

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 staff was working on repairing a sinkhole that was reported.

Mr. Keefe asked about a leaning tree that he has been asking to be staked for around four months.

Mr. Soriano responded that the landscaping company was concerned about staking the tree.

NINTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of September 30, 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 $75,796.18, which includes the FY27 property insurance payment.

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

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

Mr. Cowling stated that acceptance of Wilford IV is about a week away and then residents will start moving in.

Mr. Keefe stated that there is a company called E3 Athletics that is listing a model home in the neighborhood as their place of business.

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – November 17, 2026, at 1:30 p.m. at the Plantation Oaks Amenity Center**

TWELFTH ORDER OF BUSINESS **Adjournment**

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

Signed by:
Marilee Giles
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Secretary/Assistant Secretary

DocuSigned by:
Louis Cowling
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Chairman/Vice Chairman