

MINUTES OF MEETING  
WELLNESS RIDGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Wellness Ridge Community Development District was held Wednesday, July 27, 2022 at 10:34 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Brent Kewley	Assistant Secretary
Lane Register	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Jay Lazarovich	LLEB
John Prowell <i>by phone</i>	Interim District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Supervisors**

Mr. Flint being a notary public of the State of Florida administered the oath of office to the four Board members in attendance.

**B. Consideration of Resolution 2022-14 Canvassing and Certifying the Results of the Landowners' Election**

Mr. Flint: The Board of Supervisors sits as the canvassing Board for purposes of canvassing and certifying the results of the Landowner Election and we provided Resolution 2022-14, which we will fill in the blanks to indicate that Mr. Morgan and Mr. Register received 350 votes and will

serve four-year terms of office and Mr. Bonin, Mr. Kewley and Ms. Walker received 349 votes and will serve two-year terms of office.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor Resolution 2022-14 Canvassing and Certifying the Results of the Landowners' Election, was approved.

**C. Consideration of Resolution 2022-15 Electing Officers**

Mr. Flint: The statute requires that after each election the Board consider officers. We provided Resolution 2022-15 electing a Chair, Vice Chair, Secretary, Assistant Secretaries, Treasurer, and Assistant Treasurer.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor Resolution 2022-15 was approved reflecting the following officers: Adam Morgan Chair, Lane Register Vice Chair, Rob Bonin, Brent Kewley, Amara Walker Assistant Secretaries, George Flint Secretary, Jill Burns Treasurer and Katie Costa as Assistant Treasurer.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the June 8, 2022 Meeting**

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the minutes of the June 8, 2022 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Ranking of Proposals for District Engineering Services and Selection of District Engineer**

Mr. Flint: District engineering services fall under the Consultants Competitive Negotiations Act, which require us to go through a formal bidding process issuing an RFQ and then the Board selecting the respondent based on qualifications. We received one response from VHB, your interim District Engineer. Since there were no other responses, you have the option of rejecting and rebidding or you could choose to accept the response from VHB and authorize negotiation of a contract.

On MOTION by Mr. Morgan seconded by Mr. Register the proposal from VHB was accepted and staff was authorized to enter into negotiations for a contract for Engineering Services to be brought back to the Board for consideration.

**SIXTH ORDER OF BUSINESS**

**Public Hearings**

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the public hearings were opened.

**A. Rules of Procedure - Consideration of Resolution 2022-16 Adopting the District’s Rules of Procedure**

Mr. Flint: The first public hearing is to consider adoption of the rules of procedure. For the record there are no members of the public present to provide comment or testimony so we will bring it back to the Board for discussion and consideration.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor Resolution 2022-16 Adopting the District’s Rules of Procedure was approved.

**B. Uniform Method of Collection – Consideration of Resolution 2022-17 Expressing the District’s Intent to Utilize the Uniform Method of Collection**

Mr. Flint: This is a statutory requirement to be able to use the tax bill as the collection method for the District’s debt and O&M assessments. We published four consecutive notices in the newspaper as required by statute then you have this resolution.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor Resolution 2022-17 Expressing the District’s Intent to Utilize the Uniform Method of Collection was approved.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the public hearing were closed.

**SEVENTH ORDER OF BUSINESS**

**Financing Matters**

**A. Consideration of Engineer’s Report**

Mr. Flint: The Engineer's Report was prepared by your interim District Engineer and I have copies here of the most recent draft, however there are changes. This draft was revised on July 21<sup>st</sup> and we discussed that the Board could consider this report and approve it subject to some changes that need to be made. One, is the development plan, which is Table 2 that needs to be revised, assessment area 1 has 967, there would be legal descriptions included for assessment area 1 and assessment area 2. Right now the legal description covers the entire District and the Engineer is working with the surveyor on getting specific descriptions for each assessment area that would total the total amount of land within the District. On the opinion of probable cost, Table 5, my understanding is the conservation area cost would be removed, that is \$2.7 million, and we would add an amenity line of \$10 million and that would be reflected in assessment area 1.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the Master Engineer's Report was approved in substantial form subject to the changes noted.

**B. Consideration of Master Assessment Methodology Report**

Mr. Flint: We prepared a Master Assessment Methodology for assessment area 1 and we are proposing to place a lien on assessment area 1, which is the land that Lennar currently owns. We are not including assessment area 2 at this point, that is a future takedown.

Mr. Morgan: It doesn't reflect the difference in the amenity, correct?

Mr. Flint: It doesn't reflect removal of the conservation areas and adding the amenity cost. We will need to update our report based on the changes to the Engineer's Report. When we issue bonds, we will issue a supplemental report that will reflect the actual interest rate.

On MOTION by Mr. Register seconded by Mr. Morgan with all in favor the Master Assessment Methodology report was approved in substantially final form subject to incorporating the cost changes that are going to be reflected in the revised Engineer's Report.

**C. Consideration of Resolution 2022-18 Declaring Special Assessments**

Ms. Trucco: This is the resolution that is going to declare special assessments over assessment area 1 in accordance with the methodology set forth in the assessment methodology report. Those assessments are going to be used to construct the capital improvement project that

is detailed in the Engineer’s Report that the Board just approved in substantially final form subject to those changes that we noted.

In the first whereas clause we will be filling in the date of the Engineer’s Report to reflect today’s date as well as the Master Assessment Methodology will also reflect today’s date. The blanks in paragraph 5 and 6 those numbers will reflect the numbers approved today in the Engineer’s report and assessment methodology. Paragraph 5 could be \$48,926,757 subject to the changes discussed today and paragraph 6 \$58,250,000 subject to the changes discussed.

This resolution is also going to allow the District Manager to publish the resolution twice, once a week for two weeks in accordance with the Florida Statutes. The resolution approves the reports and also declares assessments on the property as described in both of those reports.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor Resolution 2022-18 Declaring Special Assessments was approved.

**D. Consideration of Resolution 2022-19 Setting a Public Hearing for Special Assessments**

Mr. Flint: The next resolution sets the public hearing. There is a 30-day mailed notice requirement and we can’t issue until after the validation process takes place so it makes sense to schedule this for your September 28<sup>th</sup> Board meeting at 10:30 a.m.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor Resolution 2022-19 Setting a Public Hearing for Special Assessments on September 28, 2022 at 10:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida was approved.

**EIGHTH ORDER OF BUSINESS**

**Discussion and Selection of Local District Records Office within Lake County**

Mr. Flint: The District is required to have a local District records office in Lake County.

Mr. Morgan: Where do we keep the Lake Emma records?

Mr. Flint: There was a construction trailer address we were using. I will have to verify that but my recommendation for the time being is we have a location at the Bella Collina Water Plant

that is in Montverde, Florida and we can use that for a period of time. It would be at 17500 Cavallo Drive, Montverde, Florida, 34756.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the local District Records Office will be at the Bella Collina Water Plant, 17500 Cavallo Drive, Montverde, Florida, 3475617500

**NINTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyance**

This item was not discussed.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco: The hearing to validate the bonds is scheduled for September 21<sup>st</sup> in Lake County. We do not anticipate any issues.

**B. Engineer**

There being none, the next item followed.

**C. District Manager**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being none,

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the meeting adjourned at 10:53 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman