

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, October 26, 2022 at 10:30 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

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Jay Lazarovich	LLEB
John Prowell <i>by telephone</i>	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**

**Approval of Minutes of the August 24, 2022 Meeting**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the August 24, 2022 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01  
Resetting the Date of the Public Hearing for  
Special Assessments**

Mr. Flint: We had the assessment hearing scheduled for the last meeting, but it was canceled due to the hurricane, and we readvertised for this meeting and we are asking the Board to approve this resolution ratifying our actions in doing that.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2023-01 Resetting the Date of the Public Hearing for Special Assessments was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing for Levy of Assessments – Assessment Area One**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the public hearing was opened.

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

Mr. Flint: The first item is the engineer’s report. This version you have from VHB is dated June 8<sup>th</sup>, revised July 27<sup>th</sup> and we are just dealing with Assessment Area One. They have broken the report out by assessment areas, so this is the master report. The report describes the types of eligible improvements that could be funded by the District, who the anticipated operating entity is for each category of improvements, and they prepared estimated probable costs for those improvements. The estimated improvement cost for Assessment Area One is \$70,200,000.

Mr. Morgan: I know we have the offsite utilities for water and wastewater. We don’t have any offsite storm associated with the District, just the storm was only onsite.

Mr. Flint: That is my understanding.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Engineer’s Report was approved.

**B. Consideration of Master Assessment Methodology for Assessment Area One**

Mr. Flint: We took the engineer’s report and prepared a master assessment methodology for Assessment Area One, which is the current area that is owned by Lennar or their affiliate. Table 1 is the development plan for Assessment Area One there are 967 units comprised of townhomes and single-family product types and we have assigned ERU factors to those. Table 2 are the estimated costs from John’s report totaling \$70,200,000. Table 3 is the preliminary bond sizing for purposes of the master lien resulting in a par amount of \$83,375,000, Table 4 shows the improvement costs by product type and by unit, Table 5 shows the par debt by product type and by unit, Table 6 if we were to fund 100% of the improvements under the assumptions and bond sizing this is what the annual debt service assessment would be. Once bonds are issued a supplemental report will be prepared and those would be brought down to target assessment

amounts. Table 7 is the preliminary assessment roll. At this point it is not platted, it is based on a legal description that we have attached for 377.96 acres.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the master assessment methodology for Assessment Area One was approved.

**C. Public Comment and Testimony**

There were no members of the public presented to comment or give testimony.

**D. Consideration of Resolution 2023-02 Levying Assessments**

Ms. Trucco: This resolution levies assessments in accordance with Chapter 170 and Chapter 190, which authorizes us to levy assessments and issue special assessment revenue bonds for infrastructure improvements. This resolution also acknowledges that the resolution declaring special assessments on Assessment Area One was published once a week for two consecutive weeks in a newspaper of general circulation in Lake County and it also acknowledges that the Board found the estimated costs set forth in the engineer’s report to be reasonable and proper. The resolution is going to authorize the District to levy special assessments on Assessment Area One in accordance with the assessment methodology report that was approved by this Board at today’s meeting in order to construct the project that is set forth in the engineer’s report.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2023-02 Levying Assessments was approved.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the public hearing was closed.

**SIXTH ORDER OF BUSINESS**

**Discussion of Pending Plat Conveyances**

Ms. Trucco: We are working on conveying tracts in Phase 1A, Jay has set up all the conveyance documents for Phase 1A, we are just looking for the go ahead from Lennar and John that we can proceed with getting those executed. Let us know when the infrastructure improvements are done on Phase 1A.

Mr. Bonin: We will be done next week.

Ms. Trucco: We will bring a resolution back approving the conveyance documents and get them teed up with signatures so we can move forward with conveying them.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco: The certificate of no appeal was entered by the judge and we received it this morning. We can proceed with issuing bonds and the sooner we get things conveyed the sooner we can approve a requisition.

**B. Engineer**

There being none, the next item followed.

**C. District Manager’s Report**

**i. Approval of Check Registers**

Mr. Flint presented the check registers from June 8, 2022 through August 31, 2022 in the amount of \$3,213.36 and from September 1, 2022 through September 30, 2022 in the amount of \$20,366.62.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the check registers were approved.

**ii. Balance Sheet and Income Statement**

A copy of the financials was included in the agenda package. No Board action was required.

**iii. Ratification of FY22 Funding Request #3**

**iv. Ratification of FY23 Funding Request #1**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor FY22 funding request no. 3 and FY23 funding request no. 1 were ratified.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

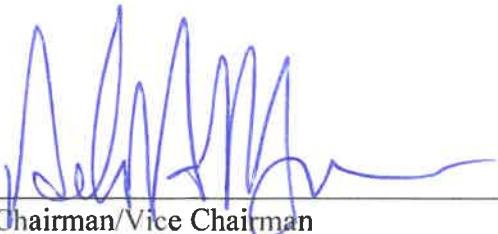
**Adjournment**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the meeting adjourned at 10:43 a.m.



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Secretary/Assistant Secretary



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Chairman/Vice Chairman