# 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, January 25, 2023 at 10:33 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 joined late Assistant Secretary
Christopher Forbes joined late Assistant Secretary

Also present were:

George Flint District Manager
Jay Lazarovich District Counsel
John Prowell by phone 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 November 16, 2022 Meeting

Mr. Flint: Are there any comments, corrections, or changes to the November 16, 2022 meeting minutes? Hearing none,

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the November 16, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation and Selection of No. 1

# Ranked Firm to Provide Auditing Services for Fiscal Year 2023

Mr. Flint: The Board met as the Audit Committee just prior to this meeting and reviewed and ranked the two responses received and ranked Grau & Associates as #1.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the recommendation of the Audit Committee of Grau & Associates as the #1 ranked firm was accepted.

# FIFTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Assessment Agreements

- A. Nondisclosure Agreement for Information Exempt from Public Disclosure with Lake County Property Appraiser
- B. Uniform Collection Agreement with Lake County Property Appraiser

Mr. Flint: This agreement with the Lake County property appraiser allows us to use the tax bill to collect the operating and maintenance and debt assessments. By statute we are obligated to enter into an agreement with the property appraiser to use the tax bill. The first agreement describes the nature of that relationship and how they get paid and the second one is a non-disclosure agreement that indicates that any information they provide us that is confidential under the statute we will not disclose to the public.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Uniform Collection Agreement and the Non-Disclosure Agreement with Lake County property appraiser were approved.

#### SIXTH ORDER OF BUSINESS

Ratification of Lighting Agreement with Duke Energy for Wellness Way and Wellness Ridge Ph1A

Mr. Flint: The streetlights will be part of the cost that the District will be funding and we are asking the Board to ratify these lighting agreements.

Mr. Register and Mr. Forbes joined the meeting at this time.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the lighting agreement with Duke Energy for Wellness Way and Wellness Ridge Ph1A was ratified.

#### SEVENTH ORDER OF BUSINESS

#### Discussion of Pending Plat Conveyance

Mr. Bonin: We have got to get these ponds turned over to the CDD. We need to get them conveyed by separate instrument.

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Mr. Lazarovich: Those are drafted, we just need two things cleared from title. There was a notice of commencement and we need a partial release of a mortgage.

Mr. Bonin: It is not a mortgage. We will get that done. There is no landscape material installed. The key is getting the pond bottoms disked and mowing the pond banks.

#### EIGHTH ORDER OF BUSINESS

#### **Staff Reports**

# A. Attorney

Mr. Lazarovich: The direct purchase of materials agreement is still in the works. We have been able to confirm that the CDD can enter into such an agreement. Jan or Kristen will be reaching out today to discuss that further.

#### B. Engineer

There being none, the next item followed.

# C. District Manager's Report

## Approval of Check Register

Mr. Flint presented the check register from November 1, 2022 through December 31, 2022 in the amount of \$6,082.00.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the check register was 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 Funding Requests 2 & 3

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor funding requests 2 & 3 were ratified.

#### NINTH ORDER OF BUSINESS

#### Other Business

There being none, the next item followed.

### TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

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# **ELEVENTH ORDER OF BUSINESS**

Adjournment

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the meeting adjourned at 10:48 a.m.

George Flint	Adam Morgan
Secretary/Assistant Secretary	Chairman/Vice Chairman