

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 <i>joined late</i>	Assistant Secretary
Christopher Forbes <i>joined late</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
John Prowell <i>by phone</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 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**



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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**

**i. 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*

Secretary/Assistant Secretary

*Adam Morgan*

Chairman/Vice Chairman