

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, August 24, 2022 at 10:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

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

Also present were:

| | |
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| George Flint | District Manager |
| Kristen Trucco | District Counsel |
| Jay Lazarovich | LLEB |
| 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 July 27, 2022
Board of Supervisors Meeting and Acceptance
of the Minutes of the July 27, 2022
Landowners' Meeting**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the July 27, 2022 Board meeting were approved and the minutes of the July 27, 2022 Landowners' Meeting were accepted.

FOURTH ORDER OF BUSINESS

**Consideration of Professional Engineering
Services Agreement with VHB, Inc.**

Mr. Flint: The Board bid engineering services in accordance with the Statutes, you selected VHB as your District Engineer and we are bringing back the agreement for your consideration.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the agreement with VHB, Inc. for Engineering services was approved.

**Mr. Register joined the meeting at this time.*

FIFTH ORDER OF BUSINESS

Public Hearing to Consider Resolution 2022-20 Adopting the Fiscal Year 2022 & 2023 Budgets and Relating to the Annual Appropriations

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

Mr. Flint: For the record there are no members of the public here to provide comment or testimony. Resolution 2022-20 adopts the budget for the remainder of the current fiscal year and for next year and contemplates that in lieu of assessments it would be funded through a developer funding agreement. The Board approved a funding agreement for the current year, but we have included after this item, a funding agreement for the next fiscal year. It is an administrative budget under a funding agreement and the standard expenses are reflected.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2022-20 Adopting the Fiscal Year 2022 & 2023 Budget and Relating to the Annual Appropriations was approved.

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

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2023 Developer Funding Agreement

Mr. Flint: Next is the developer funding agreement for Fiscal Year 2023 that starts October 1st. This is the standard form of agreement that you have seen before and the same form you approved at the last meeting.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Fiscal Year 2023 Developer Funding Agreement with Lennar Homes, LLC was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Kewley: The plat is recorded; we can start that process based on the plat. I will send it to the attorney.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I think we reported at the last meeting that the final hearing to validate the bonds is scheduled for September 21st there is a 30-day appeal period, that will ride then we will proceed with issuing bonds.

B. Engineer

There being none, the next item followed.

C. District Manager’s Report

i. Balance Sheet and Income statement

A copy of the financials was included in the agenda package.

ii. Ratification of Funding Request #2

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor funding request no. 2 was ratified.

iii. Approval of Fiscal Year 2023 Meeting Schedule

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Fiscal Year 2023 meeting schedule reflecting meetings on the fourth Wednesday of the month was approved with the exception of November 16th and December 21st.

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.


ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the meeting adjourned at 10:42 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman