

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, February 22, 2023 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 <i>by phone</i> | Vice Chairman |
| Brent Kewley | Assistant Secretary |
| Lane Register | Assistant Secretary |
| Christopher Forbes | 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 the Minutes of the January 25, 2023 Board of Supervisors Meeting and Acceptance of the Minutes of the January 25, 2023 Audit Committee Meeting

**Mr. Bonin joined the meeting by telephone during this item.*

Mr. Flint presented the minutes of the January 25, 2023 Board of Supervisors meeting and continued meeting. He asked for any comments, corrections, or changes to the minutes. The Board had no changes to the minutes.

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On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the minutes of the January 25, 2023 Board meeting were approved as presented and the January 25, 2023 Audit Committee meeting minutes were accepted.

FOURTH ORDER OF BUSINESS **Consideration of Uniform Collection Agreement with Lake County Tax Collector**

Mr. Flint: Annually you enter into agreements with the Tax Collector and Property Appraiser to allow the use of the tax bill for your debt and O&M assessments. You have already approved the agreement with the Property Appraiser and this is the Tax Collector agreement.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the uniform collection agreement with the Lake County tax collector was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2023-04 Approving the Conveyance of Real Property and Improvements**

Mr. Flint: Resolution 2023-04 ratifies the conveyance of real property and improvements.

Mr. Lazarovich: We want to open public comments because we had to revise this to approving not ratifying, we don't have signatures yet. This is our standard conveyance resolution, transferring real property and infrastructure improvements from the developer to the District.

Mr. Morgan: This is just for the 1A ponds.

On MOTION by Mr. Register seconded by Mr. Morgan with all in favor Resolution 2023-04 Ratifying the Conveyance of Real Property and Improvements was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2023-05 Authorizing Use of Electronic Documents and Signatures**

Mr. Flint: Resolution 2023-05 allows the District to use electronic documents and signatures; we use DocuSign.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor Resolution 2023-05 Authorizing Use of Electronic Documents and Signatures was approved.

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SEVENTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Proposal with Frank Polly Sod & Landscape for Phase 1A

Mr. Flint: The landscape maintenance proposal from Frank Polly Sod & Landscape for Phase 1A, which should cover the areas referenced in the conveyance resolution.

Mr. Forbes joined the meeting during this item.

On MOTION by Mr. Register seconded by Mr. Morgan with all in favor the proposal from Frank Polly Sod & Landscape in the amount of \$4,970.50 per month was approved subject to incorporation of a small area next to L3.10 and District Counsel preparing the standard agreement to be effective March 1, 2023.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

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 January 1, 2023 through January 31, 2023 in the amount of \$12,986.41.

On MOTION by Mr. Register seconded by Mr. Morgan 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.

iii. Ratification of Funding Request #4

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor Funding Request No. 4 in the amount of \$5,969.73 was ratified.

NINTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

There being none, the next item followed.

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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. Register with all in favor the meeting adjourned at 10:39 a.m.

George Flint

Secretary/Assistant Secretary

Adam Morgan

Chairman/Vice Chairman