

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, April 26, 2023 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 <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 Minutes of the March 22, 2023 Meeting

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the minutes of the March 22, 2023 meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-08
Finalizing the Series 2023 Bonds**

Mr. Lazarovich: This is the last step in the bond process, Resolution 2023-02 levied the bonds on assessment Area 1, that set the maximum amount and this is bringing it down now that

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we have the final numbers after the bond was sold. That number is \$7,855,000 and this finalizes the assessments on Assessment Area 1.

Mr. Flint: The final versions of the Engineer’s Report and Supplemental Assessment Methodology are attached. In the Supplemental Assessment Methodology, the tables have been revised to reflect the actual amount of the bonds.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2023-08 Finalizing the Series 2023 Bonds was approved, pending amendment to the seventh whereas clause.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: We are finalizing the conveyance documents for the land bank.

B. Engineer

Mr. Prowell: We are going to start working with Lennar on the first requisition request.

Mr. Flint: District Counsel will also be working with you on that because there may be some bills of sale of deeds that have to be prepared as part of the acquisition.

Mr. Kewley: John, we have \$7.1 million in the construction fund and I think we should be very close to being able to exhaust that. That is what we are targeting.

C. District Manager’s Report

i. Balance Sheet and Income Statement

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the financials were accepted.

ii. Consideration of Funding Request #7

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor Funding Request no. 7 was approved.

SIXTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

There being none, the next item followed.

B. Status of Permit Transfers

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Mr. Register: A number of St. Johns permits, 1A and offset stuff is probably going to be transferred to the District on an interim basis while the county NSBU is being established. 1A as well as the offsite roads are going to be transferred to the CDD.

Mr. Prowell: We can take care of that.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

EIGHTH 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.

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman/Vice Chairman