

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, **May 24, 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
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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 26, 2023 Meeting

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the April 26, 2023 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-09 Approving the Proposed Fiscal Year 2024 Budget

Mr. Flint: Resolution 2023-09 approves a proposed budget and sets the date, place and time of the public hearing. We are recommending your August 23, 2023 meeting at 10:30 a.m. in this location as the public hearing date, place and time. Exhibit A to the resolution is the proposed

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budget. This isn't binding on the board you can make changes to it between now or at the public hearing. We included the estimated operating costs in this budget and developed a build out budget and we tried to estimate the build out assessments. We used those based on the assessable units and balanced it with a developer contribution.

Mr. Morgan: All the utilities and stuff we estimated based on previous communities.

Mr. Flint: Yes, on amenity management we made an assumption based on Tohoqua, which is a similar facility, we used the pool, pest control and janitorial. There is a little more in this facility than at Tohoqua based on the plans I saw it is a little more involved. The landscape maintenance was provided by the installer. The streetlights are estimated for the roadways as well. We didn't include the roads that the MSTU is ultimately going to be maintaining. We know there is going to be a period of time where the CDD or developer is going to have to bear those costs. When I sent this out, I had an email that went out with it that explained what our assumptions were and we excluded those because ultimately, they won't be paid by the homeowners and we didn't want to build those costs in to the initial budget. The board can make changes to this, the only issue would be if you wanted to increase the per unit amount there are some noticing requirements we would have to comply with. We couldn't wait until the public hearing and say we want to make it \$1,500. I think the per unit amounts are good right now, we just need to make it work with the budget. We will refine the cost estimates as we get more information and the project continues to develop.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2023-09 approving the proposed Fiscal Year 2024 budget and setting the public hearing for August 23, 2023 at 10:30 AM at this location was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-10 Designating Assistant Treasurer of the District

Mr. Flint: Resolution 2023-10 designates an Assistant Treasurer. On all our districts we are asking the boards to make Darrin Mossing, the president of our company, an Assistant Treasurer. That allows him to be a signor on the operating accounts as a backstop in the event there is turnover in our accounting department.

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On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2023-10 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: On the Phase 1 conveyance we were alerted yesterday that there are still some improvements that are not completed. Once the requisition is compiled, we will bring it back.

Mr. Prowell: We are working on the pay requisition for you to review.

Mr. Lazarovich: Based on the plat the lift station was going to the City of Claremont without a separate instrument so we will have to do a bill of sale.

Mr. Forbes: I'm getting ready to pull the water meters and get them ready to go. Should we put the water meter in the CDD's name? I think that is what we did for the electric at one point.

Mr. Flint: I wouldn't because it is going to the city. You probably want to keep it in Lennar's name until you transfer it to the city.

Mr. Bonin: Put it in Lennar's name and when the lift station is accepted by the city, request them to put it in their name. Streetlights go in the district's name from the onset.

B. Engineer

Mr. Prowell: We are looking at the pay request, we need to coordinate with Chris and Lane on some of the permit transfers so that is on our list. I think there are some parcel conveyances that I can go through with Chris and get some direction on that.

Mr. Flint: Any parcels that will be conveyed to the CDD even though the plat might say it, we will do a deed conveying it as part of the acquisition.

Mr. Forbes: We talked about a maintenance and ownership map as well with who owns and maintains everything and VHB will be the entity to do that.

Mr. Flint: John, is that something you are working on or can put on your to do list? I can send you an example.

Mr. Prowell: If you can do that, we will be happy to put that together.

C. District Manager's Report

i. Balance Sheet and Income Statement

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

ii. Consideration of Funding Requests #8 & #9

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On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor funding requests #8 & #9 were approved.

iii. Presentation of Number of Registered Voters – 0

A copy of the letter from the Lake County Supervisor of Elections indicating that there are no registered voters residing within the district was included in the agenda package.

iv. Form 1 Statement of Financial Interests Filing Deadline Reminder – Due July 1st

Mr. Flint: This is just a reminder that you should be getting the Form 1 mailed to you from the Supervisor of Elections in the county in which you reside and that has to be filed by July 1st.

SEVENTH ORDER OF BUSINESS Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

This item was discussed earlier in the meeting.

EIGHTH ORDER OF BUSINESS Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the meeting adjourned at 10:46 a.m.

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
D8F17F6DF603436...
Chairman/Vice Chairman