

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 23, 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	Vice Chairman
Brent Kewley	Assistant Secretary
Christopher Forbes	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
John Prowell	District Engineer

*\*Due to a technical error, there is no recording and following is a summary of the actions taken by the board.*

**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 Minutes of the May 24, 2023 Meeting**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the May 24, 2023 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Series 2023 Requisition #1**

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On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Requisition #1 from the Series 2023 bonds in the amount of \$7,117,856.72, was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

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

**A. Consideration of Resolution 2023-11 Adopting the Fiscal Year 2024 budget and Relating to the Annual Appropriations**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2023-11 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

**B. Consideration of Resolution 2023-12 Imposing Special Assessments and Certifying an Assessment Roll**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2023-12 Imposing Special Assessments and Certifying an Assessment Roll, 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 2023/2024 Deficit Funding Agreement**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Fiscal Year 2024 Deficit Funding Agreement with Lennar Homes, LLC was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. Attorney**
- B. Engineer**
- 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 #10 - #15**

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On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor, funding requests 10-15 were approved.

**EIGHTH ORDER OF BUSINESS                      Other Business**

**A. Discussion of Pending Plat Conveyances**

**B. Status of Permit Transfers**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS                      Supervisor’s Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the meeting adjourned.

DocuSigned by:  
*George Flint*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Adam Morgan*  
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Chairman/Vice Chairman