

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, September 27, 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 <i>by telephone</i>
Brent Kewley	Assistant Secretary
Christopher Forbes	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
John Prowell	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 August 23, 2023 Meeting

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the August 23, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Drainage Easement with Lake County, Florida

Ms. Trucco: We were contacted by a lawyer for Lennar about a request from Lake County to permit a drainage easement into two stormwater ponds that the CDD will eventually own and maintain. Included in your agenda package is the form of easement and two legal descriptions. We

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are waiting for two notices of termination and two notices of commencement that Lennar is working on. I passed out a drainage easement with our standard comments and highlighted the indemnification language.

Mr. Morgan: I'm good with doing what we did at Bridgewalk where we don't charge the County.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the drainage easement was approved in substantial form to include the indemnification and hold harmless clause subject to staff sign off and sign off by the Chairman.

FIFTH ORDER OF BUSINESS

Consideration of Interlocal Agreement with Lake County, Florida for Wellness Way Street Lighting

Ms. Trucco: This is a standard interlocal agreement for the CDD to temporarily operate streetlighting, landscaping and irrigation on the county's roadways, which is the portion of Wellness Way that is owned by the county. The CDD would agree to temporarily maintain and operate streetlighting and landscaping and irrigation on the county owned roadway until the formation of a municipal service taxing unit by the county.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the interlocal agreement with Lake County to temporarily operate streetlighting and maintain landscaping and irrigation on the county owned roadway until the formation of an MSTU by the county was approved in substantial form and subject to staff signoff and signoff by Mr. Forbes.

SIXTH ORDER OF BUSINESS

Consideration of Developer Funding Agreement with Lennar Homes

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Fiscal Year 2024 funding agreement with Lennar Homes, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

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Mr. Forbes stated I would like to get an ownership and maintenance map.

Mr. Prowell stated I will have that next month.

C. District Manager’s Report

i. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package. No Board action was required.

ii. Ratification of Funding Requests 16 & 17

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor funding requests 16 & 17, were ratified.

iii. Approval of Fiscal Year 2024 Meeting Schedule

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the notice indicating the Fiscal Year 2024 meetings will be held on the fourth Wednesday of the month, was 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 at 11:07 a.m.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman