

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, March 27, 2024 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 phone</i>
Brent Kewley	Assistant Secretary
Lane Register	Assistant Secretary <i>by phone</i>
Christopher Forbes	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
John Prowell	District Engineer <i>by phone</i>
Andy Hatton	Field Manager
Alan Scheerer	Field Manager
Lisa Krivan	Lennar Homes
Katie Bishop	Icon Management

**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 October 25, 2023 Meeting**

Mr. Flint: In your agenda you have the minutes of the October 25, 2023 meeting, are there any comments, corrections, or changes?

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the October 25, 2023 meeting were approved as presented.

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**FOURTH ORDER OF BUSINESS**

**Review and Acceptance of Draft Fiscal Year 2023 Audit Report**

Mr. Flint: As a government entity the District is required to have an annual independent audit. The draft is in your agenda packet and if there were any comments they would be reflected in the report to management which is on page 28, and you can see there are no current or prior year findings.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Fiscal Year 2023 Audit Report was accepted and Staff was Authorized to Transmit the Final Report to the State of Florida.

**FIFTH ORDER OF BUSINESS**

**Ratification Items**

**A. Ratification of Series 2023 Requisitions #2 - #3**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Requisitions 2 & 3 from the Series 2023 bonds were ratified.

**B. Ratification of Street Lighting Agreement with Duke Energy for Wellness Ridge Phase 1B**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Street Lighting Agreement with Duke Energy for Wellness Ridge Phase 1B was ratified.

**C. St. Johns WMD Request for Transfer of Environmental Resource Permit (Phase 1A)**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor St. Johns WMD Request for Transfer of Environmental Resource Permit for Phase 1A was ratified.

**SIXTH ORDER OF BUSINESS Staff Reports**

**A. Attorney**

**i. Discussion of Plat Conveyances**

Mr. Lazarovich: The Board previously approved a drainage easement with Lake County and that should be recorded by the end of next week. We are still negotiating with the County on the interlocal agreement.

**ii. CDD Ethics Training Requirements**

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Mr. Lazarovich: As you are aware there was a new requirement from the legislature that now all CDD Board members are required to complete four hours of ethics training annually. It does not need to be reported on the 2024 Form 1, it will be on the 2025 Form 1, but you can complete the training this year.

**B. Engineer**

**i. Discussion of Ownership and Maintenance Map**

Mr. Prowell: We are trying to get the map done. It is just for Phase 1A and the rights of ways at this point that have been conveyed to the CDD and we can do the future phases as well.

Mr. Forbes: We definitely need to move on 1B as well.

Mr. Register: What might be helpful is to prepare an ERP map, for example the Phase 1A ERP presumably includes all the stuff outside 1A, 1B for sure includes digging ponds. Try to create what is issued and what is planned to be issued to create an all-encompassing map of all ERPs. That would be helpful to include in these permit transfers.

**ii. Status of Permit Transfers**

Mr. Prowell: Phase by phase we can close these out and transfer permits. I'm not aware of any that need to be transferred at this point.

**C. District Manager's Report**

**i. Approval of Check Registers**

Mr. Flint presented the check registers from October 1, 2023 through November 10, 2023 in the amount of \$359,737.30 and from November 11, 2023 through February 2, 2024 in the amount of \$20,427.58.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Check Registers were approved.

**ii. Balance Sheet and Income Statement**

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

**D. Field Management**

Mr. Register: Did we fully execute getting that area done between the houses?

Mr. Forbes: It is done.

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Mr. Register: Has homebuilding accepted it?

Mr. Forbes: Yes, I walked over with Alan and he told me to close it.

Mr. Register: Put that in an email and let's memorialize that.

Mr. Scheerer: We will look at it during our turnover and if there are any questions we won't take it if it is not 100%. Right now it is just the park, permanent breezeways.

Mr. Flint: They will pick it up on the plat but it still needs to be conveyed. We may have done it; I just want to make sure.

**SEVENTH ORDER OF BUSINESS                      Other Business**

There being no comments, the next item followed.

**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 10:51 a.m.

DocuSigned by:  
*George Flint*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Adam Morgan*  
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Chairman/Vice Chairman