

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 24, 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 telephone</i>
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	District Engineer <i>by telephone</i>
Alan Scheerer	Field Manager
Robert Szozda	GMS
Lisa Krivan	Lennar Homes

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 March 27, 2024 Meeting

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the minutes of the March 27, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Recorded Permanent Drainage Easement with Lake County, Florida

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Wellness Ridge Community Development District

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor recordation of the permanent drainage easement with Lake County, Florida was ratified.

FIFTH ORDER OF BUSINESS

Discussion Items

A. Ownership Map

Mr. Flint: John emailed an initial draft of that map yesterday afternoon.

Mr. Morgan: This just shows Phase 1A.

Mr. Kewley: The map looks good; the expectation is the HOA’s maintenance company as they are maintaining yards need to spray the rock area between the retaining walls.

Mr. Forbes: I would like the engineer to build on this map to include the entities responsible for maintenance, such as the streets being the City of Claremont, lift station is City of Claremont.

Mr. Prowell: We understand, it is probably not the CDD’s responsibility but is something you and I can work on with Lennar. We can identify the tracts the CDD owns per plat.

Mr. Flint: We don’t want to go solely on ownership because there may be areas in city or county right of way that we are maintaining the landscaping. Ultimately there is supposed to be an MSTU that is supposed to maintain a lot of that but in the interim I think we are going to have some maintenance responsibility.

Mr. Morgan: Does Lennar have to enter into a separate agreement with the engineer to develop the full map?

Mr. Prowell: Yes, I don’t think the CDD should be responsible for paying me to do that. We can do that under one of our existing contracts with Lennar.

B. Irrigation Well System

Mr. Morgan: The question came up, are the houses metered for well water?

Mr. Register: Not currently. They are currently metered, and homeowners are paying the City. We need to go through that with City staff.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Annual Reminder of Florida Laws for Public Officials

Mr. Lazarovich: Included in the agenda is our firm’s annual ethics reminder, that goes over voting conflicts, quorum, Sunshine Law, public records.

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B. Engineer

- i. Discussion of Pending Plat Conveyances**
- ii. Status of Permit Transfers**

Mr. Register: The plat for 1B is recorded and we are close on the conveyance documents.

Phase 2 plat is in review and should be recorded mid-June.

C. District Manager’s Report

- i. Approval of Check Register**

Mr. Flint presented the March 2024 check register in the amount of \$5,383.22.

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the check register was approved.

- ii. Balance Sheet and Income Statement**

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

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. Register with all in favor the meeting adjourned at 10:52 a.m.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman