

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 22, 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
Lane Register	Assistant Secretary <i>by telephone</i>
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-CF
Lisa Krivan	Lennar Homes <i>by telephone</i>

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 none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 24, 2024 Meeting

On MOTION by Mr. Morgan seconded by Mr. Bonin with all in favor the minutes of the April 24, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-01 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing

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Mr. Flint: Resolution 2024-01 approves the Fiscal Year 2025 budget and sets the public hearing for August 28, 2024 at 10:30 a.m. for its final adoption. The proposed budget is attached to the resolution as Exhibit A. This can be changed between now and the public hearing in August, the only caveat is if there is a desire to increase the per unit assessment amount reflected in this it will require a 30-day mailed notice to meet that requirement.

On MOTION by Mr. Morgan seconded by Mr. Bonin with all in favor Resolution 2024-01 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing for August 28, 2024 was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: We ae still working on the interlocal agreement with Lake County. I provided map exhibits; the first one is the one approved by the Board several months ago when we brought the draft interlocal. There is a little discrepancy with segment B, but it will include everything on Wellness Way in the CDD’s boundary, then segment C is to the east and runs in front of the Pulte development.

Mr. Forbes: The County is requesting that we take care of it and they will reimburse the District.

Mr. Lazarovich: They added it to our agreement and we had a call and discussed it and said we have to bring it back to the Board to discuss it.

Mr. Flint: It is not going to cost you more because we aren’t going to increase our field management fee to manage that.

Mr. Lazarovich: There is only segment B that is inside our boundary, the rest is outside our boundary.

Mr. Bonin: I’m not a fan of that. It’s just one more thing that we have to pay attention to make sure they are giving us the money.

Mr. Scheerer: It is my understanding that the Board will do it for a year and it is going to go to the county and they are going to take it over.

Mr. Forbes: They mentioned the MSTU, but to be clear he also mentioned that if the CDD was doing it well they may just continue the relationship.

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Mr. Flint: We will need to include those expenses and include an intergovernmental revenue to us. On the streetlights for the MSTU are they going to cover the internal streetlights too?

Mr. Forbes: In the last year they have gone back and forth in the creation of the MSTU, they were going to take over all the internal streetlights, they haven't come back and said anything about that since the original conversation. Those were all on city streets internally but the ones on the county boulevard most likely will be covered by either the MSTU or the county themselves directly.

Mr. Flint: From an equitable standpoint we need to make sure when the MSTU is formed they are not doing internal streets in some communities and not in others because there is a CDD. Unless they have differential rates or something.

Mr. Morgan: The interlocal agreement for segment C is based on full reimbursement until the Pulte CDD is formed and then they will take over.

On MOTION by Mr. Morgan seconded by Mr. Bonin with all in favor the interlocal agreement was approved subject to full reimbursement on the streetlights until the Pulte CDD is formed and they take over the streetlights.

B. Engineer
i. Discussion of Pending Plat Conveyances
ii. Status of Permit Transfers

Mr. Powell: Phase 1A has been constructed and closed out with the water management District. The CDD was designated as owning and maintaining that, Phase 1A is done. Phase 1B is just about done, we will do the same thing, transfer into operation and maintenance entity, the CDD, in the next 30-days. I think we can continue on that path for Phases 2 and 3, they are getting ready to get constructed. I don't think any of Phase 2 or 3 have been transferred to the CDD so we can wait for the plats to be recorded and then either work through the permit transfers with the construction or advance those if necessary. We can do whatever the Board wants.

Mr. Flint: We need to add phase 2 and 3 units in the proposed budget since the plats will be recorded in the next few weeks.

Let's go back to the motion to approve Resolution 2024-01.

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On MOTION by Mr. Morgan seconded by Mr. Bonin with all in favor Resolution 2024-01 Approving the Proposed Fiscal Year 2025 Budget was amended to reflect that phase 2 and 3 units will be assessed at \$525.

C. District Manager’s Report

i. Approval of Check Register

Mr. Morgan: There is no Board compensation on this one.

Mr. Flint: I will check on that.

On MOTION by Mr. Morgan seconded by Mr. Bonin 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.

III. Presentation of number of Registered Voters – 38

A copy of the letter from the supervisor of elections indicating that there are 38 registered voters residing in the District was included in the agenda package.

iv. Designation of November 5, 2024 as the Landowners’ Meeting Date

On MOTION by Mr. Morgan seconded by Mr. Bonin with all in favor November 5, 2024 was designated as the Landowners’ meeting date.

D. Field Manager’s Report

Mr. Scheerer: Chris, Rob, I and the playground folks met a couple weeks back. We found some minor issues with the playground equipment, and I believe they have been corrected based on a phone call I received yesterday. I will meet with Chris later today and we will look at what was completed. Once that is done, we will get the schedule of values and get it covered under the District’s insurance policy.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

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On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor the meeting adjourned at 10:50 a.m.

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman/Vice Chairman