

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, October 25, 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
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>
Jeremy LeBrun	GMS

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 September 27,
2023 Meeting**

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the minutes of the September 27, 2023 meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Agreement with AMTEC to
Provide Rebate Calculation Services for the
Series 2023 Bonds**

Mr. Flint: Next is an agreement with AMTEC to do the arbitrage rebate calculation; it is \$450 per year for five years.

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On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the proposal from AMTEC to provide arbitrage rebate calculations for the Series 2023 bonds, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2023

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor the engagement letter with Grau & Associates to perform the Fiscal Year 2023 audit, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: At the last meeting the Board approved the form of a drainage easement with Lake County. We are still waiting on two notices of terminations, I believe they were signed by the landowner and they just need to be recorded.

Mr. Morgan: Mark signed those last week.

Mr. Lazarovich: The other one is the interlocal agreement that was sent to the county last week and we are waiting on their review.

B. Engineer

There being none, the next item followed.

C. District Manager’s Report

i. Balance Sheet and Income Statement

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

ii. Ratification of Funding Request #18 - #19

On MOTION by Mr. Morgan seconded by Mr. Register with all in favor funding requests 18 and 19 were ratified.

SEVENTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

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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 10:42 a.m.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman