

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, August 28, 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
Christopher Forbes	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
John Prowell	District Engineer <i>by telephone</i>
Lisa Krivan	Lennar Homes <i>by telephone</i>
Alan Scheerer	Field Manager
Robert Szozda	GMS-CF

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 June 26, 2024 Meeting

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the June 26, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Lighting Services Agreement with Duke Energy for Phases 2 & 3

Mr. Lazarovich: We will need the trafficking affidavit. There was a recent criminal law statute update and any contract renewal extension with a governmental entity and non-

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governmental must have a trafficking affidavit completed. This is on everything going forward. We have prepared a form and George will send that out.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Lighting Services Agreement with Duke Energy was ratified.

FIFTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the public Hearing was opened.

There was no public present to provide comment, and the Board took the following action.

A. Consideration of Resolution 2024-03 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Mr. Flint: You previously approved a proposed budget and subsequently amended the proposed budget to remove the amenity expenses.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2024-03 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2024-04 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: The next part of the hearing is imposition of the assessments related to the budget you just adopted.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2024-04 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Mr. Mogan seconded by Mr. Kewley with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS

Consideration of Addendum to Landscape Maintenance Agreement with Frank Polly Sod, Inc.

Mr. Scheerer: We were requested to start mowing Wellness Way Boulevard twice a month as well as the right of way along Scofield Road. In our 2024/2025 budget we had funding for

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Wellness Way but that is a complete landscape, Wellness Way Boulevard and I had Frank Polly give me the addendum for the full but will only bill us prorated. He also gave us a proposal for the Scofield Road right of way from the sidewalk to Scofield Road that was not being maintained.

Mr. Flint: Do we need the trafficking agreement?

Mr. Lazarovich: We should get that too.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the addendum to the landscape maintenance agreement with Frank Polly Sod, Inc. was approved.

SEVENTH ORDER OF BUSINESS Adoption of District Goals and Objectives

Mr. Flint: The legislature adopted legislation requiring CDDs to approve goals and objectives and report on those annually. We put together a memo with recommended goals and objectives the Board could consider that will meet this October 1 deadline.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the goals and objectives were approved.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Lazarovich: I sent two follow-ups to the county on the interlocal agreement, and I haven't heard back and will give them another call.

B. Engineer

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

There being no comments, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from June 1, 2024 through August 20, 2024 in the amount of \$72,764.35.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the check register was approved subject to possible amendment of the Frank Polly invoice.

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ii. Balance Sheet and Income Statement

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

iii. Approval of Fiscal Year 2025 Meeting Schedule

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Fiscal Year 2025 meeting schedule reflecting meetings on the fourth Wednesday of the month was approved as amended deleting the December meeting.

D. Field Manager’s Report

Mr. Scheerer: I will contact Mark to make sure the trees were installed per plan. A resident with no trees would like to have a tree. We have a stormwater tract between two houses and it is unirrigated Bahia and he doesn’t like that it is not irrigated.

Mr. Forbes: We have other spaces with unirrigated Bahia so it will come up again. I would be reluctant to irrigate it. Mark has noticed the cypress trees are not doing well in the dry ponds. I will talk to our landscape designer about what we can do.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the meeting adjourned at 10:53 a.m.

DocuSigned by:
George Flint

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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan

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Chairman/Vice Chairman