

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, January 22, 2025 at 11:14 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 <i>by telephone</i>
Christopher Forbes	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
John Prowell	District Engineer <i>by telephone</i>
Alan Scheerer	Field Manager
Joe Fumasi	Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 11:14 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Natters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint being a notary public of the State of Florida administered the oath of office to Mr. Forbes and Mr. Kewley.

A. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

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On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election was approved.

B. Consideration of Resolution 2025-02 Electing Officers

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2025-02 retaining the same slate of officers was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 25, 2024 Meeting and Acceptance of the Minutes of the November 5, 2024 Landowners' Meeting

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the September 25, 2024 meeting were approved as presented and the November 5, 2024 landowner meeting minutes were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Finalizing the Special Assessments Securing the District's Series 2025 Special Assessment Bonds

Ms. Trucco: The CDD issued the Series 2024 bonds at the end of calendar year 2024. This is a required resolution that the Board needs to consider in order to finalize the amount of special assessments on the parcels that specially benefit by the assessment area 2 project, which is financed by the Series 2024 bonds in the amount of \$7,415,000.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2025-03 Finalizing the Special Assessments Securing the District's Series 2025 Special Assessment Bonds was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Approving the Conveyance of Real Property and Infrastructure Improvements

Ms. Trucco: This resolution will approve the conveyance of improvements and real property related to requisition no. 1 for that Series 2024 bonds. Attached to this resolution is a draft requisition prepared by the engineer and you can see the amount allocated from the bond for each category and how much they indicating should be requisitioned from the Series 2024 bonds.

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We are finalizing some details of exactly how much from each of those categories will be requisitioned in the first requisition. Once we do, we will have our standard conveyance documents signed before we proceed with processing this requisition. This resolution is in anticipation of that.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor Resolution 2025-04 Approving the Conveyance of Real Property and Infrastructure Improvements was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Proposal from Trace Air to Provide Drone Flyovers, Data Processing and Cloud software Subscription Services

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the proposal from Trace Air in the amount of \$43,570.80 was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Funding Agreement with Lennar Homes for Boundary Amendment

Mr. Flint: Lennar Homes has asked the District to consider expanding the boundaries to include additional area within the CDD. This agreement just obligates Lennar to pay any costs associated with that boundary amendment process.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Boundary Amendment Funding Agreement with Lennar Homes was ratified.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Irrigation Rate Study

This item was tabled to a future meeting.

TENTH ORDER OF BUSINESS

Lighting Proposals for Phase 4 & 5

Mr. Flint: We added lighting proposals for Phase 4 & 5 to the agenda. These are the streetlight lease agreements.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Streetlight Lease Agreements for Phases 4 and 5 were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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There being no comments, the next item followed.

B. Engineer

i. Discussion of Pending Plat Conveyances

Mr. Prowell: We are working on the conveyance, and we will be working on the expansion of the CDD boundary.

ii. Status of Permit Transfers

There being no comments, the next item followed.

iii. Status of Construction Funds and Requisition

Mr. Flint: The conveyance documents and requisition are pending.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from November 14, 2024 through January 13, 2025 in the amount of \$57,948.37.

On MOTION by Mr. Morgan seconded by Mr. Kewley 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. There was no Board action required.

D. Field Manager's Report

Mr. Scheerer: All the lights are currently working in Phase 1A, 1B and Wellness Way. The irrigation that Lennar authorized to be installed between 386, and 387 lots has been completed. Mark needs to come back and pull the irrigation flags and rake it all out. The resident did contact George thanking him for the installation.

Frank Polly said they should be done with the dog park sod within the next week. Additional hardscape will need to be installed to close off the fencing at the dog park at the entrance.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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THIRTEENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the meeting adjourned at 11:37 a.m.
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DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman