

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 23, 2025 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	LLEB
John Prowell	District Engineer <i>by telephone</i>
Alan Scheerer	Field Manager
Robert Szozda	GMS-CF by telephone
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

Organizational Matters

A. Acceptance of Resignation of Lane Register and Appointment of Individual to Fill the Board Vacancy with a Term Ending November 2026

**Mr. Bonin joined the meeting by telephone at this item.*

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Lane Register's resignation was accepted.
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On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Barry Bichard was appointed to serve the unexpired term of office.

B. Administration of Oath of Office to the Newly Appointed Board Member

Mr. Flint stated Barry isn't here, but we will make sure he is sworn in before participating in the next meeting.

C. Consideration of Resolution 2025-06 Electing Officers

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2025-06 Electing Officers with Adam Morgan as Chairman, Rob Bonin as Vice Chair, Christopher Forbes, Barry Bichard, and Brent Kewley as Assistant Secretaries, George Flint as Secretary, Jill Burns as Treasurer, and Katie Costa and Darrin Mossing Sr. as Assistant Treasurers, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 26, 2025 Meeting

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the February 26, 2025 meeting were approved, as presented.

FIFTH ORDER OF BUSINESS

Consideration of Interlocal Agreement with City of Clermont Regarding the Funding Operation and Maintenance of Improvements Along Roadway Tracts

Mr. Lazarovich stated this interlocal is similar in form to the initial interlocal we had with the county. We included a dual indemnification. There are a couple items in brackets that are highlighted. In the establishment petition there was no mention on funding, we wanted to request the city reimburse the CDD for all the work on the landscape and sidewalk tracts along the right of ways. We are going to propose it and there will a negotiation on that.

Mr. Forbes asked whose responsibility would those sidewalks fall under?

Mr. Lazarovich stated the city owns the roadways throughout except for Wellness Way, which is the county and a small portion of HOA, which will be replatted to the city. The city should be maintaining it. When the CDD was formed there was a condition in the petition that the CDD will maintain the sidewalks, parkways, along all the right of way tracts. The city reached out to us last month saying it was in the establishment ordinance and now we need to send them

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an interlocal agreement. That was one of their conditions to approving. We are going to maintain the parkways along the roadways.

Mr. Flint stated the definition of parkways is the landscaping and sidewalks along the roadways. The roadway right of way includes the sidewalks, the city wants us to maintain the sidewalks.

Mr. Lazarovich stated this was agreed to when the CDD was formed.

Mr. Morgan asked what is the definition of maintenance of sidewalks?

Mr. Scheerer stated the safety aspect is what we typically maintain; sidewalks that need pressure washing that front a single-family home under the CC&Rs the cleanliness of the sidewalk would fall to the homeowner or the HOA.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the interlocal agreement with the City of Clermont regarding the funding operation and maintenance of improvements along roadway tracts was approved in substantially final form.

SIXTH ORDER OF BUSINESS

Ratification of Series 2023 Requisition #4

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor requisition #4 from the Series 2023 bonds was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich stated we had a phone call with the county regarding the interlocal agreement along Wellness Way. We made a lot of progress and they said make a few revisions, send it to them and I have followed up twice and have not heard from them.

B. Engineer

- i. Discussion of Pending Plat Conveyances**
 - ii. Status of Permit Transfers**
 - iii. Status of Construction Funds & Requisitions**
- 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 February 18, 2025 through April 16, 2025 in the amount of \$278,693.23.

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

ii. Balance Sheet and Income Statement

A copy of the financials were included in the agenda package. No Board action was required.

D. Field Manager's Report

Mr. Scheerer stated I met with Chris and Zach last week and we will have the budget next month and we wanted to make sure that we captured all the areas Lennar is anticipating being online and in operation by September of next year. I believe it was phases 1, 2, 3, 4 and 6 for next year.

We also had a meeting to discuss some of the hardscape that has come online that is in CDD tracts but have yet to be turned over. Zach is working on a map that will identify all the precast walls. We know about the monumentation off Phase 1A and Phase 2 that is coming online as well as the main entrance off Jumping Jack and we are going to have to add the wells. We will have a meeting and make sure all those things are captured, identified, priced out and added to our insurance., hopefully, within the next 30 days.

Mr. Scheerer then updated the Board on the playground, dog park, and electric meters for monuments.

Mr. Morgan stated we will be stabilizing the pond bottoms with seed and mulch.

Mr. Szozda gave an update on the progress of the irrigation rate study.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the meeting adjourned at 11:06 a.m.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman