

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 28, 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
Barry Bichard	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>
Alan Scheerer	Field Manager
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 and stated I administered the Oath of Office to Mr. Bichard prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Organizational Matters – Administration of
Oath of Office to Barry Bichard**

This item taken prior to the meeting.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the April 23, 2025
Meeting**

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On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the April 23, 2025 meeting were approved, as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-07 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing

Mr. Flint: Resolution 2025-07 approves the proposed Fiscal Year 2026 budget and sets the public hearing for August 27, 2025 at 10:30 a.m. in the same location. Attached as exhibit A is the proposed budget, that includes all phases except phase 5. We are in the process of amending the boundaries to include the swap parcel, but it is not currently in the District. We made our best effort estimating the maintenance costs related to those areas. There is an interlocal agreement that is still not executed between the District and Lake County dealing with the MSTU. The MSTU millage rate went into place in last November's tax bills so the county has been collecting millage associated with the MSTUs intended to fund the cost of the county roadways and from our perspective in that interlocal agreement it would be the landscape maintenance and streetlights for the boulevard.

We have broken out the landscape maintenance related to those roadways and broke out the streetlights related to those roadways. You have an MSTU streetlight line and MSTU landscape maintenance line right now. You have a revenue line that basically balances to those two lines.

Mr. Morgan: Under assessments is the increased amount from areas we are taking on?

Mr. Flint: Yes. The per unit assessment amount is not increasing in this budget. As a result of moving the MSTU cost out and having offsetting revenue line for that and the additional payments we can keep the per unit amount the same.

The other thing I want to point out is the irrigation system. We need to come back with an amended budget between now and the public hearing to include an enterprise fund, a separate fund that will include the revenue and expenses associates with the irrigation system.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor Resolution 2025-07 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing for August 27, 2025 was approved.

SIXTH ORDER OF BUSINESS

Ratification of Series 2023 Requisition #5 and Series 2024 Requisitions 2-4

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On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Requisition no. 5 from the Series 2023 bonds and Requisitions 2-4 from the Series 2025 bonds were ratified.

SEVENTH ORDER OF BUSINESS

Consideration of HOA Request for Bulletin Board Placement

Mr. Scheerer: We had a request from the HOA to have a bulletin board in Phase 1A next to the mailboxes. They will maintain and take care of it, they want permission to put it on CDD property.

Mr. Lazarovich: We can get together on a license and maintenance agreement.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor District Counsel was authorized to prepare a License and Maintenance Agreement for the bulletin board to be placed by the HOA by the mailboxes in Phase 1A.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: On the county interlocal I have a call this Friday with the county attorney. There were some changes in the personnel working there. The revised agreement was sent to them; we just never received the executed version.

We had an expansion call last week and made a lot of progress and we are working on the necessary exhibits.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Forbes: We have common areas that are going to be dedicated to the CDD that now need to be maintained due to the rain.

Mr. Scheerer: The ERP is going to be the big deal for us with the stormwater ponds and the banks associated with the stormwater ponds. As soon as they tell us the ERP has been transferred to us as the Wellness Ridge CDD as the maintenance entity then we can start maintenance. You are going to have Adam or Frank Polly do a periodic cut and make sure any construction debris has been removed.

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Mr. Forbes: I think Phase 1B, 2 and 3 are tied together. That is probably the next one we would turn over to the CDD. I would like to get that one turned over as soon as possible. The next one is 4 and 6 and maybe 5 is separated on its own.

Mr. Prowell: As soon as we get closeout stuff for 3 we will be able to do it all at once.

Mr. Scheerer: Until then, I will leave it up to you.

Mr. Bonin: What does that mean?

Mr. Scheerer: Mowing. The CDD can't take it over until the ERP has been transferred.

Mr. Bonin: Am I hearing that 1B has still not been transferred?

Mr. Scheerer: Correct.

Mr. Bonin: Why is 1B not transferred?

Mr. Forbes: Because it is on an ERP permit with Phase 2 and 3.

Mr. Bonin: We can do a partial acceptance. 1B should have already been turned over and accepted. That needs to be transferred into the CDD's ownership and maintained. I'm focused on 2, it's a mess. I told Zach this is their highest priority to get it mowed, maintained, cleaned up, ponds, right of way sod. We have to get our boulevard and everything installed and looking good. If Kirkland cannot handle this we have to look at alternatives.

Mr. Morgan: All right.

iii. Status of Construction Funds & Requisitions

Mr. Prowell: We sent out a few pay requests/requisitions last month and there is one outstanding that came in yesterday.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from April 17, 2025 through May 16, 2025 in the amount of \$29,305.92.

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 was included in the agenda package. There was no Board action required.

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iii. Presentation of Number of Registered Voters – 381

Mr. Flint: There are 381 registered voters residing in the District. Once the District has been in existence 6 years and hits 250 registered voters the Board seats start to transition. The District was created in 2022 so in November 2028 the first two seats will transition to general election, 2030 the next two seats.

D. Field Manager's Report

Mr. Scheerer: We did get the 1B dog park and all those assets insured and Chris, Zach and I walked all the precast walls. The Phase 1B Wellness Way there was some areas for the contractor to fix.

Mr. Forbes: I talked to the contractor yesterday and they said they were out there fixing it. I haven't seen it yet.

Mr. Scheerer: We will set up a follow-up and make sure all those joints were taken care of on the 1B side and get those added to the insurance. Zach did a really great map for us. The only thing we won't be able to add to the insurance at that time is the 12" well.

Mr. Forbes: The tanks were delivered a lot of equipment was installed as of yesterday. Things are moving fast up there.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none,

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