

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, June 25, 2025 at 10:39 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
Christopher Forbes	Assistant Secretary

Also present were:

Monica Virgen	District Manager
Jay Lazarovich	District Counsel
John Prowell <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Robert Szozda	Field Manager
Lisa Krivan <i>by phone</i>	Lennar Homes

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Virgen called the meeting to order at 10:39 a.m. 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 May 28, 2025 Meeting**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the Minutes of the May 28, 2025 Meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Ratification of Series 2024 Requisition #5**

Ms. Virgen presented Series 2024 Requisition #5 and asked for any questions on the requisition.

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On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Requisition #5 from the Series 2024 Bonds was ratified.

## **FIFTH ORDER OF BUSINESS**

### **Review and Acceptance of Fiscal Year 2024 Audit Report**

Ms. Virgen stated that the report to management shows that there are no findings or recommendations and that the District's financial records are in compliance with the auditor general of the State of Florida. This is a clean audit.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor Accepting the Fiscal Year 2024 Audit was approved.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Lazarovich stated he is still pushing the interlocal. He followed up with the new county attorney and she said she would have a response this week. He noted he hasn't heard back from the city, they said they would expect some comments and he will keep pushing them.

He stated that regarding the expansion he will look at the legal description and he is waiting on the exhibits from the Engineer as well and he will follow-up on that.

Mr. Lazarovich stated at the next meeting he will bring back some assessment resolutions to start the next bond series. He noted that they put together a license agreement for the HOA but he hasn't seen an executed copy.

Ms. Krivan stated that she signed it and sent it to Stacie Vanderbilt on the 9<sup>th</sup>.

#### **B. Engineer**

Mr. Prowell stated we should have those exhibits wrapped up with week.

##### **i. Discussion of Pending Plat Conveyances**

##### **ii. Status of Permit Transfers**

##### **iii. Status of Construction Funds & Requisitions**

Mr. Prowell stated that last month we talked about the permit transfer and pond transfers to the CDD. We submitted all that paperwork to the Water Management District for Phase 1A and B, Wellness Way and just to the north for Phases 2 and 3 and the amenity area. All the certification and transfer to operation and maintenance to the CDD has been submitted and by the next meeting we will have those approved.

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Mr. Morgan stated that he has noticed in some of our other communities when we are transferring permits from the ownership to the CDD or HOA the Water Management Districts are now sending out inspectors before they approve the transfer. Have you seen that?

Mr. Prowell stated yes, we are seeing some comments. The one on the south they wanted to see the conservation signs were installed so we went out and took pictures of that and sent it in. It does prompt action on them if they have the staff available, they usually try to get on site.

Mr. Forbes stated Zach is riding around with Mark Kirkland and will go up there this week and take notes and we will look at them and if there are any items that need to be touched up we will discuss it with Alan.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint presented the check register from May 17, 2025 through June 16, 2025 in the amount of \$37,177.62.

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. No Board action was required.

**D. Field Manager's Report**

**i. Update on Status of Irrigation System**

Mr. Scheerer stated regarding the site conditions, I think everything is looking good. There is some irrigation damage in CDD common areas caused by the contractor doing the curbs in Phase 1A. I pointed some things out to Mark when we met last week when they were excavating some of the curbs. It looks like they repoured it but there are some spray heads that are laying off to the side and not vertical. When they are done, we will do an audit of that.

Mr. Scheerer stated we are keeping an eye on the improvements in Phase 2 especially the new playground park area. When that gets completed, we will do a similar walk and turnover and make sure that I have all the SOV's associated with that so we can get insured.

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Mr. Szozda noted that yesterday we met with Troy Mitchell to understand what the path forward is. Mark's original date for trying to transfer was Friday the 27<sup>th</sup>. Failed electrical inspection and therefore we don't know when Seco will be out.

The rest of the cleanup type work we are doing to get the system turned over we have a meeting tomorrow and we will pull together those kinds of details.

**SEVENTH ORDER OF BUSINESS****Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS****Supervisor's Requests**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Morgan seconded by Mr. Kewley 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