

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, July 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
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
Robert Szozda	GMS-CF
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.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 25, 2025 Meeting

On MOTION by Mr. Morgan seconded by Mr. Bichard with all in favor the Minutes of the June 25, 2025 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2024 Audit

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Mr. Flint: It was a clean audit and it has been transmitted to the State of Florida because it was required to be done by June 30th.

On MOTION by Mr. Morgan seconded by Mr. Bichard with all in favor the Fiscal Year 2024 Audit Report was accepted and transmittal to the State if Florida was ratified.

FIFTH ORDER OF BUSINESS

Financing Matters

**Mr. Forbes joined the meeting at this time.*

Mr. Flint: This is for the District’s next bond issue and will be for the 2025 project area or assessment area, which includes phases 4, 5, and 6 and this process will place a lien on 4, 5, and 6. I believe the intent is to only issue bonds for 4 and 6 but we are going to move forward with putting a lien on the remaining phases in the current District.

A. Consideration of Supplemental Engineer’s Report

Mr. Flint: We received some comments from District Counsel on the Engineer’s report that have not yet been incorporated.

Mr. Prowell: We did a supplemental standalone report for the 2025 project, which is assessment area 3 and 4. Assessment area 3 phases 4 & 6 and assessment area 4 is phase 5 and in that report, you will see a lot breakdown, 626 units in assessment area 3, 155 in assessment areas 4. Basically, describing the improvements within each one. Assessment area 4 does include phase 5, which is proposed to be gated so we did not include any roadway costs and things like that, that would be behind the gates. We did include stormwater, hardscape, landscape and things like that. The permit status for each assessment area is described in the report along with an opinion of probable construction costs, some information from the master report and included actual areas along with the legal description. If there are no additional comments today, we will issue the final report after this call.

Mr. Forbes: There is no lift station in 4, 5 or 6.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor the Supplemental Engineer’s Report was approved subject to incorporation of District Counsel’s comments.

B. Consideration of Master Assessment Methodology Report for Assessment Area Three

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Mr. Flint: We took John’s report and prepared a Master Assessment Methodology for the 2025 assessment area, which is phases 4, 5, and 6. 4 and 6 area called assessment area 3 and phase 5 is assessment area 4. Table 1 is the development program with 881 proposed units. Table 2 are the Engineer’s estimates of costs \$37,875,000. Table 3 is a conservative bond sizing based on conservative parameters to give the Board flexibility when we issue. It results in a par amount of \$49,620,000. Table 4 is the allocation of benefit based on the improvement costs. Table 5 is the allocation of benefit based on par debt. Table 6 shows what the net and gross annual assessments would be assuming we funded 100% of the identified improvements at the conservative parameters. We know we are not going to levy at this rate but this gives the Board flexibility. This is the ceiling. Table 7 will be modified because we know the land bank owns some of this land. That will be some of what we incorporate into the report if you approve it subject to Counsel’s comments. We have attached the legal descriptions for each phase and we need to work on the labels on these.

On MOTION by Mr. Morgan seconded by Mr. Bichard with all in favor the Master Assessment Methodology Report for assessment area three was approved subject to District Counsel’s comments.

C. Consideration of Resolution 2025-08 Declaring Special Assessments

Mr. Lazarovich: Resolution 2025-08 declares special assessments on the entire 2025 assessment area. It incorporates the Engineer’s report as revised and the master methodology report as revised and sets forth the different statutory requirements that the District is following in declaring the special assessments on all the lots.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2025-08 Declaring Special Assessments was approved.

D. Consideration of Resolution 2025-09 Setting a Public Hearing for Special Assessments

Mr. Lazarovich: Resolution 2025-09 sets the date, time and location of the public hearing to levy the special assessments that will be the District’s August 27th meeting at this location.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2025-09 Setting a Public Hearing for Special Assessments was approved.

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SIXTH ORDER OF BUSINESS

Ratification of Series 2024 Requisitions 5-6

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor Requisitions 5 & 6 from the series 2024 bonds were ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: On the interlocal with the county I have now heard that the previous county attorney is back so they want her to review the final agreement before signing it. She said she would have it to me this week. I sent a follow-up yesterday to the city and they said their attorney will be reviewing it and send me comments but the last I heard was in June.

Mr. Forbes: They told me to put in the way-finding sign in the middle of the road. I'm installing it and we will work through the agreement.

Mr. Flint: You are installing landscaping in the median and to be able to access the money from the MSTU we need to get that agreement executed. They had the millage on last November's tax bills so they have the money.

Mr. Lazarovich: On the expansion there was an email Monday, the Engineer is looking for some additional information from Lane on Hancock Road and they mentioned they were going to circulate the exhibits.

B. Engineer

- i. Discussion of Pending Plat Conveyances**
- ii. Status of Permit Transfers**
- iii. Status of Construction Funds & Requisitions**

Mr. Prowell: We have all the permit transfers from the water management District completed for Assessment Area 1 and 2, through phase 3 of the development. They have been transferred to the CDD for operation and maintenance.

C. District Manager's Report

- i. Approval of Check Register**

Mr. Flint presented the check register from June 17, 2025 through July 11, 2025 in the amount of \$66,052.98.

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

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ii. Balance Sheet and Income Statement

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

D. Field Manager’s Report

i. Status of Irrigation System

Mr. Scheerer: I met with Frank Polly this morning and did a site inspection. The phase 1 playground is in good shape. We are getting questions about when the new amenity is going to be ready in phase 2 since you have mulched the playground already. Tomorrow we are doing a follow-up walk on some precast walls.

Mr. Flint: The amenity is not constructed so the HOA is not currently active on recreational programming and events. Some residents have been taking it upon themselves to schedule community type events in the absence of any other entity doing that. Because the CDD is the only one who owns common areas or parks to hold these events they have been asking us. There is a lot of liability associated with that and you also can’t control who they are letting come to the events, who they are not letting come to the events, damage and that sort of thing.

Mr. Morgan: I know that Tricia and I have given permission to the HOA to hold functions on CDD property in Polk County, but we have given permission to the HOA not to remove individuals.

Mr. Flint: I spoke to Lisa before the meeting because I got an email this morning from a resident wanting to plan a Labor Day event. What they laid out in the email was truly like a community-wide Labor Day event type function. My suggestion to Lisa is we don’t want to wait until the amenity is built, the HOA may want to get ahead of that and start taking the lead on these types of events rather than the residents feeling like they need to do this.

Mr. Morgan: It has to go from the HOA to the CDD and the CDD will give permission to the HOA with a very strict legal indemnification.

Mr. Flint: It is really a discussion that Lisa and Lennar need to have on the HOA side.

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.

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TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint ask for a motion to adjourn the meeting.

On MOTION by Mr. Morgan seconded by Mr. Bichard with all in favor the meeting adjourned at 11:01 a.m.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman