

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, October 22, 2025 at 11:00 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
Brent Kewley	Assistant Secretary
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
Robert Szozda	GMS-CF
Tara Hollis	Willdan Financial

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 August 27, 2025
and September 10, 2025 Meetings**

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor the minutes of the August 27, 2025 and September 10, 2025 meetings were approved, as presented.
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FOURTH ORDER OF BUSINESS

Organizational Matters

- A. **Acceptance of Resignation of Barry Bichard and Appointment of Individual to Fill the Board Vacancy with a Term Ending November 2026**

October 22, 2025

Wellness Ridge Community Development District

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor, Accepting Mr. Bichard’s Resignation was approved.

Mr. Flint: Any time there is a vacancy during the term of office the remaining Board members appoint the replacement. This seat has a term ending in November 2026. Are there any nominations to fill the vacancy?

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor, Michelle Dudley was appointed to fill the unexpired term of office.

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

Mr. Flint: Michelle is not here but we will make sure before or at the next meeting the Oath of Office is administered to her.

C. Consideration of Resolution 2026-01 Designating Assistant Secretary

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor Resolution 2026-01 Designating Michelle Dudley as an Assistant Secretary, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Presentation of Irrigation Water Rate Study

Mr. Flint: The Board previously was presented the rate study and you authorized staff to advertise a rate hearing to consider adoption of the rates and the adoption of the policy manual for the irrigation utility.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor, the public hearing was opened.

Ms. Hollis of Willdan Financial Services gave a presentation on the irrigation rate study that included the rates and charges as well as the development of the five-year projected operating results, copy of which was included in the agenda package.

Mr. Bonin joined the meeting during this presentation.

Mr. Flint: When we are ready to implement the irrigation utility we will bring a budget amendment to amend the FY26 budget to include a separate fund for the irrigation utility. The timing of this is not clear on when the transition will occur and the city is still evaluating options

October 22, 2025

Wellness Ridge Community Development District

for alternative water supply. We are going through this process to get ready and when we need to, implement it.

There are no members of the public present to provide public comment so we will close the public comments part of the rate hearing.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor, the Rate Study was approved including incorporation of any minor comments.

B. Consideration of Resolution 2026-02 Adopting a Rate Structure for Irrigation Water and Establishing a Policy Manual for Irrigation Utility

Mr. Flint: Resolution 2026-02 adopts the rate structure and a policy manual that is part of this rule and rate hearing. You have been provided the policy manual and we had it in a prior agenda. I don't think there have been significant changes since you last saw it.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor, Resolution 2026-02 Adopting a Rate Structure for Irrigation Water and Establishing a Policy Manual for Irrigation Utility was approved.

On MOTION by Mr. Morgan seconded by Mr. Kewley with all in favor, the public hearing was closed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I'm sitting in for Jay today and he sent a couple notes back to the Board, which is that he sent the revised interlocal agreement to the city, he has also sent a revised interlocal agreement to the county. We are waiting on feedback on that. We are continuing to track the expansion and contraction petition.

Mr. Morgan: My understanding is that staff and the Board have done everything and we are waiting on VHB to provide us with the proper exhibits. Is that what is holding it up?

Mr. Prowell: We are working on the exhibits and updated cost estimate.

Mr. Morgan: The exhibits are the only things holding back our submission and we are rapidly running out of time. This is time crucial. Anything you can do to help accelerate the production of these exhibits and getting them to GMS and Lennar would be greatly appreciated.

Mr. Prowell: I will get right on it after this meeting.

October 22, 2025

Wellness Ridge Community Development District

Mr. Forbes: We need an updated map of the tracts to be owned and maintained by the CDD.

Mr. Flint: Alan can work with VHB on the maintenance map.

Mr. Bonin: I want an ETA on the map and the exhibits for the expansion.

Mr. Prowell: As soon as I hang up I will find out where these exhibits are and hopefully get them to you today.

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 August 19, 2025 through October 13, 2025 in the amount of \$112,772.97.

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.

D. Field Manager’s Report

Mr. Scheerer: Phase 2 playground we had a site visit and it went really well and there are just a couple minor touchups and yesterday Zach sent me the schedule of values and I am putting together a document and I will get that to insurance, but everything went well with the Phase 2 playground. We talked about some issues at the Phase 1B dog park, pet owners were not watching their dogs they were digging giant holes, the benches were falling in so we removed the benches and put them on the concrete pad next to the picnic table. The holes have been filled back in and new sod installed. There was some fence damage at the dog park by the landscape company, they are picking up the fence today and that will get done. Late yesterday I received from the HOA a request for access to a CDD tract in order for a resident to build a pool. It is lot 734 on Vizcaya, 5636 Vizcaya. I was able to look at everything today and it is a unique situation where next to the homes about a 4-foot-wide gap between the retaining wall and the property line, it is part of the

October 22, 2025

Wellness Ridge Community Development District

stormwater pond. Maybe Chris, George and I may look at that later today. I have taken photographs today and I normally do a report and send it to the District Manager allowing them permission to cross the 4-foot section. They want to use the side of that to get in the back to build a swimming pool.

Ms. Trucco: We have a form license agreement for that exact situation.

Mr. Flint: We normally do those administratively if they are required. We try to encourage them to go between their house and a neighbor's and not cross CDD property but in some instances there is not an alternative. We have a restoration clause in the temporary easement agreement that requires them to restore any damage.

Mr. Scheerer: My concern is there is a very tall retaining wall in lieu of them fencing more across the top. I videotaped and took several photographs this morning to make sure I have an accurate record of preexisting conditions. It drops off significantly behind that house into the dry pond.

SEVENTH ORDER OF BUSINESS Other Business

There being none, 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 11:40 a.m.

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
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Chairman/Vice Chairman