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, February 25, 2026 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
Michelle Dudley	Assistant Secretary
Christopher Forbes	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
John Prowell	District Engineer *by telephone*
Alan Scheerer	Field Manager
Lisa Krivan	Lennar Homes *by telephone*
Joe Fumasi	Resident

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS **Public Comment**

Mr. Fumasi: I submitted a letter of objection on the ratification of Series 2024 no. 9 and 17. I had a question about the MSTU. I know the lighting contract has been withdrawn, I'm curious about the landscaping side of the contract. Also, I'm curious about the water source for this MSTU. Where is the water coming from and who are you paying the water bill to? Who owns the well?

Mr. Flint: You sent a couple emails and those were provided to the Board. You mentioned the one item about the requisitions and your email indicates the total of $6.6 million for the 55+ section it appeared to fund infrastructure located on land that is not been incorporated into the District, etc. the requisitions in the agenda and this hasn't changed, requisitions 9-17 total $33,455 not $6.6 million and none of them convey any infrastructure. In addition, there wouldn't be any costs associated with the 55+ section because that is not within the boundaries of the CDD. There is no conveyance of infrastructure or any construction costs.

Mr. Morgan: It looks like we are going to address the rest of it in the agenda.

Mr. Flint: Yes, and there was another one he had regarding the CDD and HOA and the potential duplication of expenses, which I will address at the end of the agenda.

Mr. Fumasi: Is there an agreement between the HOA and CDD for renting of the clubhouse?

Mr. Flint: No. Currently, there are no agreements between the CDD and HOA. The HOA owns and operates the clubhouse.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Acceptance of Resignation of Brent Kewley and Appointment of Individual to Fill the Vacancy with a Term Ending November 2026

> On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Accepting Brent Kewley's resignation was approved.

> On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Appointing Carrie Dazzo to Fill the Unexpired Term of Office, was approved.

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

This item was tabled to a future meeting agenda.

C. Consideration of Resolution 2026-03 Electing Officers

> On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Resolution 2026-03 Electing Officers adding Ms. Dazzo as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the October 25, 2025 Meeting**

> On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor the Minutes of the October 25, 2025 Meeting were approved as presented.

FIFTH ORDER OF BUSINESS **Review and Acceptance of Fiscal Year 2025 Audit Report**

Mr. Flint: If there were any findings or recommendation as a result of the audit they would be included in the report to management. You can see that there are no current or prior year findings or recommendations. It is a clean audit.

> On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor Accepting the Fiscal Year 2025 Audit was approved.

SIXTH ORDER OF BUSINESS **Ratification of Authorizing Resolution for Participation in FLORIDA Prime (SBA)**

Mr. Flint: This is the investment pool operated by the State Board of Administration; it is a local government surplus trust fund. It is one of the options contained in the investment policy we adopted at your organizational meeting.

> On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Authorizing Resolution to Participate in the Florida Prime SBA was ratified.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Amending the Fiscal Year 2026 Budget**

Mr. Flint: Resolution 2026-04 amends the Fiscal Year 2026 budget. The budget amendment is unrelated to the landscape agreement or anything else on the agenda. It is a clean-up item; we are five months into the fiscal year so we are cleaning the budget up. Under intergovernmental revenue when the Board initially adopted the current year budget we anticipated that we would be paying the cost of the streetlights on Wellness Way and the county would reimburse us through the MSTU funds. The county actually entered into the streetlight leases directly so the CDD is not paying those costs and that expenses line item is reduced to zero. The MSTU landscape maintenance line has also been reduced based on the actual costs we have incurred to this point and what we anticipate we will incur through the end of the fiscal year. There were some other adjustments to landscape maintenance based on when the Board initially approved the budget we anticipated certain phases would be online for a full twelve months, we have adjusted the budget based on the actuals and what we project through September 30th. We reduced the property insurance line slightly.

> On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Resolution 2026-04 Amending the Fiscal Year 2026 Budget was approved.

EIGHTH ORDER OF BUSINESS **Presentation and Discussion of Draft Buildout Budgets**

Mr. Flint: During the course of the District's petition in the City of Clermont to expand the boundaries of the District, the question came up about how that would impact the assessment rolls for the current residents. As a result and the fact that it makes sense to look at it we put together a revised buildout budget with the expansion included to show the impact of the expansion. This is hypothetical in the event the boundary amendment is approved. Again, these are estimates going out several years for both the expenses and revenues. As a result of the inclusion of the additional units and the projection of the buildout expenses, even after a capital reserve is funded there is an estimated 10% reduction in assessments.

NINTH ORDER OF BUSINESS **Consideration of Landscape Maintenance Agreement with Frank Polly Sod, Inc.**

Mr. Flint: This is a cleanup item, this is not for new areas, these are areas that are currently being maintained by the CDD and are all areas that are complete. They have been inspected and turned over to the District, inspected by the regulatory agencies, signed off by the Engineer. It does not include anything outside the boundaries of the District. There is an agreement for Phase 2 in place and I think Jay is recommending an addendum to that Phase 2 agreement adding Phase 1A, 1B and Schofield Way.

A. Phase 1A Phase 1B & Phase 2 and Scholfield Way

On MOTION by Mr. Bonin seconded by Mr. Morgan with all in favor the landscape agreement with Frank Polly Sod, Inc. for Phase 1A 1B, Phase 2 and Schofield Wain the amount of $22,970 per month was approved.

B. Wellness Way Blvd. Right of Way

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor the agreement with Frank Polly Sod, Inc. in the amount of $9,750 per month for Wellness Way Boulevard right of way was approved.

TENTH ORDER OF BUSINESS **Ratification of Series 2024 Requisitions 9 - 17**

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Requisitions 9 – 17 from the Series 2024 bonds were ratified.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Lazarovich: This has been going on for nearly three years. Early February they said they were going to take over landscaping themselves and bidding out the work, which was a surprise to us. We requested a call, never received a response from them. We went to the county attorney and said we don't know where this came from. The District has been spending funds for landscape maintenance, the MSTU has been collected and the city has been reimbursed. I will have a report back next month or I can send an email prior.

Mr. Morgan: What about if the District takes the stance that we are going to stop doing maintenance on the boulevard because the county has been collecting taxes on the residents and not reimbursing us and they keep stalling this approval of the MSTU, they keep stalling the reimbursement of expenses. Why doesn't the District just say, okay we are just going to stop and see what happens?

Mr. Forbes: Let's see how the Friday meeting goes and see if we need to take any other steps after that. They do have a scope and it is not very good in talking to public works, they need to come up with something a little more detailed.

Mr. Lazarovich: We received confirmation that the expansion was scheduled for a first reading March 24th at 3:00 p.m., second reading will be April 14th at 3:00 p.m. We are moving along on the 2026 bonds covering Phases 4 and 6 within the CDD boundary.

B. Engineer

i. Discussion of Pending Plat Conveyances

Mr. Prowell: I think we are platted through Phases 4 and 6 that are being constructed. We are reviewing the draft plat for Phase 5, which will be the last residential plat.

ii. Status of Permit Transfers

Mr. Prowell: We have transferred all water management District permits up through the construction of Phases 2 and 3 to the CDD for operation and maintenance. Phases 4 and 6 were not complete and we are in the process of transferring those.

iii. Status of Construction Funds & Requisitions

Mr. Prowell: There are no open requisitions.

C. District Manager's Report

i. Approval of Check Register

On MOTION by Mr. Morgan seconded by Ms. Dudley 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: We recently had a freeze and I talked with the landscaper this week and we are going to wait until mid-March before we start assessing the damage. We are going to cut down the most effected plants and see what recovers. Once that is done we need to put together pricing and plant replacement based on Phase. A resident has requested additional pick up after your pet signs for the Phase 1B dog park and we ordered those and will install them when they arrive.

Mr. Forbes: We are looking into a shade structure in the Phase 1A playground. Completion of the 3A park is almost imminent now.

Mr. Scheerer: I would like to wait and take it over all at one time.

TWELFTH ORDER OF BUSINESS Other Business

Mr. Flint: I neglected to bring it up when we were talking about landscape contracts but I would ask the Board to authorize staff to prepare an RFP for landscape maintenance and we will bring the RFP back at the next meeting for approval.

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Directing Staff to Prepare an RFP for Landscape Maintenance Services, was approved.

A. Resident Correspondence

Mr. Flint: There were a couple emails Mr. Fumasi brought up that were addressed under agenda items and we touched on those at the beginning of the meeting. There was another email that he asked be addressed during the upcoming Board meetings. You have copies of it; he is raising issue about the CDD and HOA budgets and potential overlap. The first section under item 1 he is concerned there may be overlap between the HOA and CDD as it relates to insurance and utilities. I can assure the Board that there is no overlap between the CDD's utility budget and expenses and what we insure. I have the schedules here and have provided Mr. Fumasi the insurance schedule. I also have a utility schedule here. Item 2 is dealing with amenity operational costs, it is not a CDD issue, that is an HOA issue. Item 3 deals with general administrative fees and he is asking about a $24,000 amenity fee and again that is the HOA it is not a CDD issue. Item 4 is titled impact of developer exit and indicates the CDD's budget shows a developer contribution dropping from $489,000 to zero and indicates there is a shift of $370,000 operating cost to the HOA from the CDD. The reason there is a reduction in developer contributions is because as the development gets platted the District gets funded through on-roll assessments and there is no need for developer contributions. At the beginning of the development the District is 100% funded by the developer contributions because there are no homes, no platted lots but as the District develops and matures those phases get either direct billed or on-roll assessments and the developer contribution goes away. There is no shift in expenses from the CDD to the HOA. Anything in the CDD's budget is a CDD expense. Anything in the HOA's budget is an HOA expense. There is no responsibilities or costs from one entity to the other. There are two separate budgets funding separate costs. Under public comment he asked about the MSTU, I think he asked about the water source for Wellness Way. I understand that is being irrigated through an account with the city.

Mr. Bonin: Yes, part of that water is being maintained through the 12" well. I have to verify where that connection is.

Mr. Scheerer: It is not up and running yet. There was a 4" well that was installed on Wellness Way Boulevard that collapsed. That was intended for irrigating Wellness Way Boulevard. My understanding is that well is currently being redrilled. There is supplemental water coming from the 1A well off of Jumping Jack.

THIRTEENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor the meeting adjourned at 11:59 a.m.

DocuSigned by:
George Flint
B61B5DF431644AD...
Secretary/Assistant Secretary

DocuSigned by:
Adam Morgan
D8F17F6DF603436...
Chairman/Vice Chairman