

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, April 22, 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 <i>by telephone</i>
Michelle Dudley	Assistant Secretary <i>by telephone</i>
Christopher Forbes	Assistant Secretary
Carrie Dazzo	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
Karly Chambers	GMS-CF

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 March 25, 2026 Meeting

Mr. Flint: You have the minutes from the March 25, 2026 meeting in your agenda package for review. Are there any comments, corrections, or changes to the minutes? If there are no changes I would ask for a motion to approve them.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor the Minutes of the March 25, 2026 Meeting were approved, as presented.

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FOURTH ORDER OF BUSINESS**Discussion of E-Bike Safety Incident**

Mr. Flint: Item four is an email correspondence between a resident and myself regarding concerns about e-bike safety, which is a valid concern in many of our communities. As a result, we have a preliminary draft of amenity policies and we need to make sure we exclude any reference to anything that may be HOA owned. The purpose is to have policies and procedures in place for the dog park, playground and recreational facilities we do own and also address the e-bike/scooter type issue.

Mr. Morgan: As long as we make it clear it doesn't cover the clubhouse or anything like that is HOA controlled we can approve this on a preliminary basis.

Mr. Flint: I would ask the Board to approve it in substantial form making sure we modify it for the specific facilities the CDD owns and exclude anything the CDD does not own and set a rule hearing for actual adoption. We will treat this as a first draft and bring a second draft at your next meeting and set the rule hearing.

FIFTH ORDER OF BUSINESS**Review of Proposed Wellness Ridge CDD Amenity Policies and Authorization to Set Rule Hearing**

This item was tabled to a future meeting.

SIXTH ORDER OF BUSINESS**Review of RFP for Landscape Maintenance and Authorization to Issue**

Mr. Scheerer: At the last meeting we discussed bringing an RFP back for landscape services. Included in your agenda packet is a draft of the RFP. The items highlighted in yellow are things that need to be looked at from the District's perspective. The RFP will be made available May 1st; proposers can reach out to me May 4th through May 29th for site visits. All questions need to be in writing only. June 1, 2026 is the last day for questions. When I do the ride throughs with the landscapers they are basically pointing out areas of responsibility. The scope is detailed; we used the draft scope that was presented to the city for the interlocal agreement and we tailored it based on the current landscape provider's scope of services as well. The proposal deadline for submission is June 15th and it will be reviewed at the June 24th Board meeting. We have maps for Phase 1, Phase 2, Phase 3, Phase 4 and Phase 6. We included landscape and irrigation plans for Phase 4 and Phase 6 and a map of the areas in different colors for 4 and 6 and did not include Wellness Way Boulevard or Hancock Road.

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Mr. Flint: The county has made it clear that they are going to maintain it directly. We need to figure out our exit strategy on that and we need to make a demand for reimbursement. The last two correspondences from the county attorney's office have been very clear that the county intends to maintain it directly.

Mr. Morgan: Would Lennar be able to step in and mow it if it needed it?

Mr. Flint: They own the road and the landscaping. If we owned it and we entered into an agreement to allow them to maintain our stuff we could have a provision where we could step in, but they own it, they are maintaining it. We have been maintaining it, but they have been collecting MSTU fees since November 2024. When Alan and I were going over this map I told him to leave Wellness Way and Hancock out of it. We left Phase 5 out and Sanctuary.

Mr. Forbes: We talked about having the HOA maintain in front of their property.

Mr. Scheerer: I can remove that as well as anything else the HOA owns.

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Authorizing Staff to Issue the RFP for Landscape Maintenance was approved, as amended.

SEVENTH ORDER OF BUSINESS

Update on Boundary Amendment

A. Consideration of Amended and Restated Resolution 2025-05

Mr. Flint: We are modifying the petition to exclude the expansion area and only include the contraction area.

Mr. Lazarovich: The request from Lennar was to remove the extension parcel and move forward with the small contraction. We have the second reading on April 28th. The city had us put in an amended notice and they were comfortable continuing with the second reading because the contraction was included in the first reading. We are amending and restating Resolution 2025-05 now that it includes the removal of the extension, notes for clarity the funding agreement that has been executed, it covers all the work that was done on the extension, that is now removed and all the contraction related items to revise the petition for the city. I wanted to clear that up on the record. All fees related to previous work on the expansion and all work on the contraction is covered under the funding agreement with Lennar.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor Amended and Restated Resolution 2025-05 was approved.

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EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: Do you want to make a demand on the county for all work to date?

Mr. Morgan: Yes.

Mr. Lazarovich: We will put that together and reach out to them. As for the city interlocal we are getting close to the final; we are trying to wrap up those exhibits. The form of the agreement is fine, it is just getting the scope of services and the areas and we may have to revise the map.

Mr. Morgan: Have we stopped maintaining the boulevard?

Mr. Scheerer: No, we are still doing the maintenance.

Mr. Morgan: Why don't we just stop cold turkey?

Mr. Lazarovich: There is no agreement in place.

Mr. Scheerer: Frank Polly is currently installing the remainder of the irrigation and landscaping, the third phase.

Mr. Morgan: We will keep doing what we are doing for another 30-days and then stop.

Mr. Forbes: The county has been reaching out to me and asking when the boulevard will be done. I told them 30-45 days is what our contractor told me they would have that finished. Do we want to state that we are stopping the maintenance as of a certain date?

Mr. Flint: And we seek reimbursement for the phases they accepted.

Mr. Morgan: Just send a letter.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Prowell: We did distribute the maintenance map for landscape. There are two revisions. We are working with Jay to give him the Phase 4 and 6 conveyance.

Mr. Flint: We have the construction funding in place and need to get the initial requisition processed.

Mr. Lazarovich: I just received the recorded deed for Phase 4 today and now the CDD can accept it.

C. District Manager's Report

i. Approval of Check Register

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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: This morning Karly and I met with Frank Polly on some Phase 3 turnover items. There are damaged sidewalks, there are areas that need more sod and they are going to work on that. I did get a call from our insurance provider that they want to do a site visit next week. We will be working on the budget for 2027.

NINTH ORDER OF BUSINESS

Other Business

A. Resident Correspondence

Mr. Flint: I did receive an email from a Wellness Ridge resident inquiring about sidewalks that have been identified for repair and I forwarded that to Chris and Zach and Lane. I'm just bringing it to the Board's attention. There is a process when we accept infrastructure like that, in that situation there are maintenance bonds that are in place with the city and there may be a punch list at the beginning but there is also a period at the end before the maintenance bond is released where it is going to be inspected again.

Mr. Forbes: That is happening as we speak.

Mr. Flint: We are in the process of making those repairs and working with the city on the punch list for that.

Ms. Dudley: I was wondering if the Board can discuss possibly moving the meeting to 11:30 a.m. so Rob and I can attend in person.

Mr. Morgan: We can do that.

Mr. Flint: If the Board is okay, we will readvertise the annual meeting notice to have it at 11:30 a.m.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor the meeting adjourned at 11:29 a.m.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman