

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, May 27, 2026 at 11:30 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
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 April 22, 2026 Meeting

Mr. Flint: You have the minutes of the April 22, 2026 meeting. Are there any comments, corrections, or changes? If there are no changes we would ask for a motion to approve the minutes as presented.

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor the Minutes of the April 22, 2026 Meeting were approved as presented.
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FOURTH ORDER OF BUSINESS**Review of Proposed Wellness Ridge CDD
Amenity Policies and Authorization to Set
Rule Hearing**

Mr. Flint: We had some resident requests and one of the issues is e-bikes, but there have been other questions about the dog parks and playgrounds. We drafted a set of proposed policies, we are calling them recreational facilities policies because we own playgrounds, dog parks, etc. The e-bike policy is really related to e-bikes on CDD property not anything to do with sidewalks or streets because we don't own the streets. This is a draft and the intent today is to take any preliminary comments and make necessary changes, but this would be adopted by rule, which requires the Board to set a rule hearing. We recommend you have the rule hearing at the same meeting you adopt your budget, which would be in August.

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Setting the Rule Hearing for August 26, 2026 at 11:30 a.m. in this location was approved.
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FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-09
Approving the Proposed Fiscal Year 2027
Budget and Setting a Public Hearing**

Mr. Flint: Resolution 2026-09 approves the proposed budget and sets the public hearing for August 26, 2026 at 11:30 a.m. in the same location. Attached as Exhibit A is the proposed budget. This isn't binding on the Board you can make changes between now and the public hearing if needed. The only issue would be if there is any desire to increase the per unit assessments, that would require some advance action by the Board. The proposed budget does not include any recommended changes to the per unit assessment levels. We included all but Phase 5 as being assessed. The three assessment areas that have debt will also receive O&M assessments. The estimated expenses are consistent with that and we included the expenses related to those phases. We are in the process of bidding landscaping and the bids are due June 15th. To the extent there are any savings as it relates to landscaper maintenance, we can reflect that in the final budget for your hearing in August.

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Resolution 2026-09 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 26, 2026 at 11:30 a.m. was approved.

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SIXTH ORDER OF BUSINESS

Consideration of Proposal from Amtec to Provide Arbitrage Rebate Calculation Services for the Series 2026 Bonds

Mr. Flint: Next is consideration of a proposal from Amtec to provide arbitrage rebate calculation services for your series 2026 bonds, we asked them to provide five years of pricing and it is \$450 per year.

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor the Proposal from Amtec to perform the arbitrage rebate calculation services for the series 2026 bonds was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2024 Requisitions 18 & 19

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Requisitions #18 and #19 from the Series 2024 bonds were ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: We touched on the County interlocal and we will keep monitoring that. For the city we are near final form. They sent a few minor comments, we are looking to get final confirmation on that and we will send a final form out for signature. Our goal is to have that wrapped up before the next meeting. As for conveyances, we received a recorded deed transferring the property from the Landing to Lennar. We have all the conveyance documents drafted, we just have a few items on title that we need removed and a few other agreements we just need confirmation of. I will get with you after the meeting. With regard to Phase 6, we just need confirmation on the actual infrastructure improvements. I believe at the last meeting John was looking into that, we will just need confirmation but those documents are also drafted for when it is complete.

Mr. Prowell: I think we are submitting bond work to the County for substantial completion. I think we are there.

Mr. Forbes: 4B and 6A.

Mr. Lazarovich: If you will send me the specific tracts in 6A, I believe it is just one plat so send me which ones are considered 6A then I can revise the document.

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B. Engineer

- i. Discussion of Pending Plat Conveyances**
- ii. Status of Permit Transfers**

Mr. Prowell: I have nothing to report at this time.

C. District Manager's Report

- i. Approval of Check Register**

Mr. Flint presented the check register from April 12, 2026 through May 16, 2026 in the amount of \$75,365.42.

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

- ii. Balance Sheet and Income Statement**

Mr. Flint: A copy of the financials is included in the agenda package.

- iii. Presentation of Number of Registered Voters – 755**

Mr. Flint: A copy of the letter from the supervisor of elections reports that there are 755 registered voters residing within the District and that information is included in the agenda package.

- iv. Designation of November 25, 2026 as Landowners' Meeting Date**

Mr. Flint: We have to have a landowner meeting in November, we recommend November 24th which corresponds with your regular meeting date. There are three seats up for elections, Adam's, Michelle's and Carrie's. The election is based on one vote per acre or part of an acre. In the agenda is the sample form of proxy, the landowner needs to be present themselves or they need to designate a proxyholder to cast the votes on their behalf. There is also a sample agenda.

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor November 25, 2025 was designated at the landowners meeting date.

D. Field Manager's Report

Mr. Scheerer: At the last meeting we did a walk-through of the playground with Zach, there was a transition between the pavers and the ramp for the playground that wasn't fixed yet. He told me this morning that has been done. I will take a look at that. We have multiple RFP rides in anticipation of receiving bids from those proposers. We continue to meet with Frank Polly touring

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the property. We talked briefly earlier about complaints about bugs, we don't know what kind of bugs, whether it is love bugs or whatever so I will continue to monitor that. I do need to get the SOB from Zach on the playground improvements and the well so we can get that insured. Last week Karly and I met with the HOA CAM manager and got a brief look at the amenity. We will continue to chat with them and offered to take them for a ride through the property so everyone understood what was CDD because there were concerns about areas that hadn't been turned over yet versus areas that were maintained.

Mr. Forbes: Phase 3 park, my understanding is that there is an overlap with the HOA and CDD maintenance. Mark told me the HOA has been seen there more than once mowing it and cleaning it.

Mr. Scheerer: The playground and park where the well is, that is clearly CDD.

NINTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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

There being none,

ELEVENTH ORDER OF BUSINESS**Adjournment**

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

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor the meeting adjourned at 11:50 a.m.
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DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman