

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, June 24, 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
Kristen Trucco	District Counsel
John Prowell	District Engineer <i>by telephone</i>
Alan Scheerer	Field Manager
Robert Szozda	GMS-CF
Karly Chambers	GMS-CF <i>by telephone</i>
Lisa Krivan	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Mr. Flint: I did receive an email from Mr. Fumasi asking that several items be addressed and I will address them for the record. The first is dealing with what he terms double taxation with the County and CDD and he is referring to maintenance of Wellness Way and the fact that the County has implemented an MSTU to fund those costs and the CDD is currently funding and carrying out the landscape maintenance on Wellness Way. We are in communication with the county about the transition of those services.

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

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Mr. Flint: The County is bidding out the landscape maintenance, and we are in discussions about reimbursement for prior expenses related to that. He also raised concerns about the boundary amendment expenses. I responded to him on that issue. All the boundary amendment expenses have been funded by Lennar through the funding agreement specific to that. He claimed there were delinquent developer assessments that payment of \$126,000 from Milrose Properties remains uncollected. That is incorrect, these are April financials that he was reviewing. That payment was due May 1st and the payment has been made and it is not delinquent.

THIRD ORDER OF BUSINESS**Approval of Minutes of the May 27, 2026 Meeting**

On MOTION by Mr. Morgan seconded by Mr. Forbes with all in favor the minutes of the May 27, 2026 meeting were approved, as presented.

FOURTH ORDER OF BUSINESS**Review of Proposals for Landscape/Grounds Maintenance Services and Selection of Vendor**

This item was tabled to a future meeting.

FIFTH ORDER OF BUSINESS**Ratification of Requisitions**

- A. Series 2023 Requisition #5**
- B. Series 2024 Requisitions #20 - #21**
- C. Series 2026 Requisition #1**

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor Series 2023 Requisition #5, Series 2024 Requisitions #20 - #21, and Series 2026 Requisition #1 were ratified.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Trucco: We are working on the conveyances and some agreements.

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor the conveyances of the completed improvements within Phases 4 and 6 were approved along with any other action necessary to process the requisition subject to staff signoff.

B. Engineer

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

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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 that was included in the agenda package for Board review.

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. There was no Board action required.

iii. Presentation of Arbitrage Rebate Calculation Report for Series 2023 Bonds

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor the arbitrage rebate calculation report for the Series 2023 bonds was accepted.

D. Field Manager's Report

Mr. Scheerer: We did multiple ride throughs and sometimes twice with the respective landscape bidders. There were a couple that did not do an actual ride with us. Once we analyze the data we will see if there are any inconsistencies. We have done landscape and irrigation inspections with our current provider, Frank Polly Sod. There was some hardscape maintenance that needed to be done prior to turnover of the playground in Phase 3, that has been completed. We will be issuing documentation for insurance this week to get the playground insured. I noticed someone put some bamboo around the 12" well and we will see what is going on with the Phase 4 4" well. We are doing streetlight inspections on a regular basis, so far no breakers have tripped. We check them one a month to make sure all the streetlights are working.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

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NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan seconded by Ms. Dudley with all in favor the meeting adjourned at 11:44 a.m.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman