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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, July 22, 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 *by telephone*
Christopher Forbes	Assistant Secretary
Carrie Dazzo	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
John Prowell	District Engineer *by telephone*
Alan Scheerer	Field Manager
Robert Szozda	GMS-CF
Karly Chambers	GMS-CF
Lisa Krivan	Lennar Homes *by telephone*

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 June 24, 2026 Meeting**

> On MOTION by Mr. Morgan seconded by Mr. Bonin with all in favor the minutes of the June 24, 2026 meeting were approved as presented.

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

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Mr. Flint: Item four is review of the proposals for landscape maintenance services. The Board previously approved the form of the RFP and selection criteria and we received eight responses. We asked the bidders to provide three separate pricing sheets, one for Phases 1-3, one for Phase 4, and one for Phase 6. I provided a summary of the pricing and staff's review and ranking of the responses against the criteria. At the bottom of the first page of the summary price sheet shows Phase 1-3 by year and total for the five years. Starting on page 2 the totals for Phase 4 and Phase 6 starts at the bottom of page 3 and the last page shows the total first year with all phases and total of all five years all phases. When we did the scoring sheet against the criteria you approved, United received 25 points for price as being the lowest, Floralawn 19.09 points, Yellowstone 18.65, Cepra 18.55 and it goes down from there. The price is 25% of your scoring and you have the other four criteria. When we looked at qualifications of personnel, and machinery and equipment one of the primary driving factors is the staffing levels so we looked at how many days and how many people they propose to use. On machinery and equipment it was driven not by the company-wide machinery and equipment but what they are proposing to use for this project.

Mr. Morgan: The only concern or question I have is Phase 4 and 6 are not completed with installation, then we have a one-year warranty on the installation.

Mr. Flint: We manage contracts all the time with the different maintenance entity than installer entities. This would not be an unusual circumstance. It is sometimes ideal to have the install contactor maintaining for the first year, but you have to weigh that with the cost.

Mr. Morgan: We don't want to pay for maintenance on something that is not installed yet.

Mr. Flint: Phase 4 and 6 prices won't kick in until they are actually maintaining them. The initial contact is going to be for Phases 1-3. When Phase 4 comes on there will be an addendum and when Phase 6 comes on there will be an addendum for that. United and Yellowstone were tied with the exception of price. We have United at no. 1 at 99.05 points, Yellowstone no. 2 at 92.31 points, Cepra was no. 3.

Ms. Chambers: Yellowstone allotted approximately 1,690 man hours to the project, United allotted approximately 1,556. Yellowstone had a range of 3-5 so it is hard to guess the average. Ruppert allotted 1,940 but as we saw there were other aspects that were not sufficient. Juniper allotted 780, Frank Polly allotted 2,340, Floralawn allotted 672, Dora allotted 1,768 and Cepra allotted 1,508. One of the things we notated with United is that they were expecting to have people onsite five-days a week, which is beneficial in this community.

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On MOTION by Mr. Morgan seconded by Mr. Bonin with all in favor the ranking as proposed were accepted with United being ranked no. 1 with 99.05 points, Yellowstone no. 2 with 92.31 points.

FIFTH ORDER OF BUSINESS Ratification of Requisitions

A. Series 2023 Requisition #6

B. Series 2026 Requisitions #2 & #3

On MOTION by Mr. Morgan seconded by Mr. Bonin with all in favor, the requisitions were ratified.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

On MOTION by Mr. Morgan seconded by Mr. Bonin with all in favor the Quit Claim Deed, was approved in substantial form.

Mr. Flint: The County is taking over the maintenance of Wellness Way effective August 1st. We have given notice to Frank Polly. They are still working on their review of the supporting documentation we provided them for reimbursement of costs from the MSTU. We are continuing to pursue reimbursement for the costs we have incurred maintaining Wellness Way. We also submitted the electric expenses for the 4-inch well. They have been collecting the MSTU, our feeling is that it was collected for that purpose. I wouldn't be surprised if they come back and say it will be a staggered reimbursement depending on when they accept different sections.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Prowell had nothing to report.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from June 14, 2026 through July 13, 2026 in the amount of $81,258.39.

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

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ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package. No Board action was required.

D. Field Manager's Report

Mr. Scheerer: There will be a change in landscapers October 1st. We will do a handful of site visits with United to make sure everybody is on the same page, and the transition goes as smoothly as possible. We will also do a landscape review with Frank Polly Sod and make sure if there are any outstanding items that need to be corrected prior to turnover outside of any frost damage. I think we approved all that and have them replaced, but we will inventory everything with Frank Polly and probably hold that last month's check until such time as all the items have been corrected on that walk.

We had a resident contact us about additional doggie pot stations in Phase 3, we are adding one by Phase 3 playground and we are looking at some other common areas that don't really have a lot of foot traffic. We don't want to put any in any of the view in Phase 3. We added the Phase 3 park and components to your insurance.

Mr. Bonin: We didn't cover this in the bid selection but the entire irrigation well system is now presumably going to the city. Until that happens is the CDD managing that or is that still Lennar?

Mr. Flint: Lennar. We are paying the electric bill.

Mr. Forbes: The 4-inch wells are no question; they are using to irrigate some of these common areas is different than the 2 12-inch wells.

Mr. Flint: We need to keep the 4-inch wells if they are just irrigating our common area because if we convey those to the city then they are going to put a meter on them and start billing.

Mr. Bonin: That is why I'm bringing this up. Is that the expectation, the city is just taking the 2 12-inch?

Mr. Forbes: That is my understanding based on what we have been talking about. I can see why that would get comingled.

Mr. Scheerer: The way finding sign you installed in the median if they are going to the county for maintenance, but at some point we are going to insure and maintain that giant tower that says Wellness Way on it.

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Mr. Morgan: Your question was, are we expecting the county to maintain that or is the CDD going to maintain it.

Mr. Flint: We typically would maintain that. It would need to be part of that interlocal agreement with the county.

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.

NINTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Morgan seconded by Mr. Bonin with all in favor the meeting adjourned at 12:10 p.m.

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

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