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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, August 26, 2026 at 11:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

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| Adam Morgan *by phone* | Chairman |
| Rob Bonin | Vice Chairman |
| Michelle Dudley | Assistant Secretary |
| Christopher Forbes | Assistant Secretary |
| Carrie Dazzo | Assistant Secretary |

Also present were:

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| George Flint | District Manager |
| Jan Carpenter | District Counsel |
| Alan Scheerer | Field Manager |
| Karly Chambers | Field Manager |

**FIRST ORDER OF BUSINESS** **Roll Call**

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

**SECOND ORDER OF BUSINESS** **Public Comment**

Mr. Joe Fumasi (2693 Jumping Jack Way): I would like clarification on Resolution 2026-13.

Mr. Flint: When we get to item 6 we will discuss that resolution.

Mr. Fumasi: I have two concerns about the community, one is the ADA mats on fitness that are not tacked down. They are flying away. Also, there is a small hole in the dog park between the sidewalk and the benches. It's big enough to put a foot in and trip.

Mr. Scheerer: We check those out regularly and will make sure it gets taken care of.

**THIRD ORDER OF BUSINESS** **Approval of Minutes of the July 22, 2026 Meeting**

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| On MOTION by Ms. Dudley, seconded by Mr. Bonin, with all in favor, the minutes of the July 22, 2026 meeting, were approved as presented. |

**FOURTH ORDER OF BUSINESS Public Hearings**

**A. Rule Hearing**

**i. Consideration of Resolution 2026-10 Adopting Chapter III, Recreational Facilities Policy**

Mr. Flint: You previously reviewed the proposed rule and set today as the public hearing for its consideration. We placed two notices in the paper as required by statute. The exhibit to the resolution is the proposed recreational facilities policy and is intended to address the recreational facilities owned and maintained by the CDD, which include the shared use paths, playground areas, dog park and the stormwater ponds and natural areas.

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| On MOTION by Ms. Dudley, seconded by Mr. Bonin, with all in favor, the public hearing was opened. |

There being no comments or questions from the public, the Board took the following action.

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| On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, Resolution 2026-10 Adopting Chapter III, Recreational Facilities Policy, was approved. |

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| On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the public hearing was closed. |

**B. Budget and Assessment Hearing**

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| On MOTION by Ms. Dudley, seconded by Mr. Bonin, with all in favor, the public hearing was opened. |

**i. Consideration of Resolution 2026-11 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations**

Mr. Flint: Attached to the resolution is the proposed budget and we updated the current year actuals through the end of July. The administrative costs are basically the same. We made a change in the operating costs.

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Mr. Scheerer: We bid out landscaping prior to the budget and Frank Polly Sod's last day will be September 30th and United Land Services will begin and that landscaping number was inserted into the landscape line for the budget this year.

There being no comments from the public, the Board took the following action.

> On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the Resolution 2026-11 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.

**ii. Consideration of Resolution 2026-12 Imposing Special Assessments and Certifying an assessment Roll**

There being no comments or questions from the public, the Board took the following action.

> On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the Resolution 2026-12 Imposing Special Assessments and Certifying an assessment Roll, was approved.

> On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the public hearing was closed.

**FIFTH ORDER OF BUSINESS Consideration of Agreements**

**A. Landscape Maintenance Agreements with Frank Polly Sod & Landscape for Phases 4A & 4B**

Mr. Flint: This agreement is from August 1st to September 30th to cover Phase 4 through the end of their contract.

Ms. Scheerer: We did a walk through with Zach, myself, Frank Polly in the stormwater ponds and breezeways that are in Phase 4A and 4B, there were some minor notes made, which I know Zach is working on but that is not going to prevent us from starting the maintenance, which we have already done. This would start August 1st since he has been maintaining it. He was submitting payment for that but I have not approved the payment until the Board authorizes the 4A and 4B improvements be approved at today's meeting.

> On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the landscape maintenance agreements with Frank Polly Sod and Landscape for Phases 4A & 4B, were approved.

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**B. Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2026**

> On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the agreement with Grau & Associates to perform the Fiscal Year 2026 audit, was approved.

**C. Consideration of Landscape Maintenance agreement with United Land Services Operating, LLC**

> On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the landscape maintenance agreement with United Land Services Operating, LLC, was approved.

**SIXTH ORDER OF BUSINESS** **Resolution 2026-13 Approving the Interlocal Agreement with Sanctuary at Wellness CDD Regarding Reciprocal Drainage**

Ms. Carpenter: This is the Interlocal agreement that the City required as a part of the approval of the Sanctuary at Wellness CDD. It has a sharing between the two CDDs for the stormwater ponds as they are permitted together when they overflow. The District Engineers have looked at this and are comfortable with it. It is really an emergency type process there really should not ever be any sharing unless we are experiencing a major problem. The system is permitted to gather, however, there is no plan for runoff to go from one CDD into the other CDD. But there is a requirement should there be a problem, that the waters can flow between the Districts. Not anticipated to happen, but there is a possibility. The City approved the interlocal, it is a basic short agreement.

Ms. Dudley asked so each District is going to maintain its own stormwater system?

Ms. Carpenter stated exactly. No cost sharing, everyone maintains their own.

Mr. Flint stated during certain storm events there may be flow between, but it is intended to flow to the natural wetlands system, regardless. In discussions with this, it didn't make sense to be any cost sharing because there was mutual benefit.

Ms. Carpenter stated each party is required to maintain to keep up with the permit conditions so there should never be issues on either side but there is an indemnification between the parties should there be a problem.

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| On MOTION by Mr. Forbes, seconded by Ms. Dudley, with all in favor, Resolution 2026-13 Approving the Interlocal Agreement with Sanctuary at Wellness CDD Regarding Reciprocal Drainage, was approved. |

**SEVENTH ORDER OF BUSINESS District Goals & Objectives**

**A. Adoption of Fiscal Year 2027 Goals and Objectives**

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| On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, the Fiscal Year 2027 Goals and Objectives, were approved. |

**B. Presentation of Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Form**

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| On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Chair was authorized to execute the 2026 Goals and Objectives at the end of the fiscal year. |

**EIGHTH ORDER OF BUSINESS Ratification of Requisitions**

**A. Series 2023 Requisition #7**

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| On MOTION by Ms. Dudley, seconded by Mr. Forbes, with all in favor, Requisition no. 7 from the Series 2023 bonds, was ratified. |

**B. Series 2024 Requisition #22-#26**

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| On MOTION by Ms. Dudley, seconded by Mr. Morgan, with all in favor, Requisition nos. 22-26 from the Series 2024 bonds, were ratified. |

**C. Series 2026 Requisition #4-#5**

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| On MOTION by Ms. Dudley, seconded by Ms. Dazzo, with all in favor, Requestion nos. 4-5 from the Series 2026 bonds, were ratified. |

**NINTH ORDER OF BUSINESS Staff Reports**

**A. Attorney**

There being no comments, the next item followed.

**B. Engineer**

**i. Discussion of Pending Plat Conveyances**

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**ii. Status of Permit Transfers**
**iii. Status of Construt ion Funds & Requisitions**

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint presented the check register from July 14, 2026 through August 19, 2026 in the amount of $162,853.98.

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| On MOTION by Ms. Dudley, seconded by Ms. Dazzo, 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

**iii. Approval of Fiscal Year 2027 Meeting Schedule**

Mr. Flint presented the proposed schedule to meet on the fourth Wednesday of the month at 11:30 AM at this location.

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| On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Fiscal Year 2027 meeting schedule, was approved. |

**D. Field Manager's Report**

Mr. Scheerer: We are continuing our site visits with Frank Polly Sod. I informed them that we will be holding their last month's invoice until any deficiencies have been corrected. We have some shrubs that need to be fixed, a couple palm trees and I spoke with Mark Kirkland exclusively about that again this morning and he is aware of what we are doing and why we are doing it. We want to make sure before United comes on Board there is nothing that is a surprise for them.

We had a request from a homeowner for an additional doggie station by the playground in Phase 3 and we purchased and installed that. We also installed one by the big retaining wall in Phase 2 as you go from 2 to 6 from the amenity center.

Irrigation inspections are ongoing with minimal repairs, we had the backflow inspection for the dog park and we will order some signage that goes along with the dog parks and multi-use trails.

Ms. Dudley asked are they going to complete a conditions report before they start?

Mr. Scheerer stated I can ask them to do that.

**TENTH ORDER OF BUSINESS Other Business**

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There being no comments, the next item followed.

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

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS** **Adjournment**

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| On MOTION by Ms. Dudley seconded by Mr. Forbes with all in favor the meeting adjourned at 11:57 a.m. |

Signed by:
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Secretary/Assistant Secretary

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D8F17E6DF603436...
Chairman/Vice Chairman