

**MINUTES OF MEETING  
HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1**

The Board of Supervisors of the Hyde Park Community Development District 1 held a Special Meeting on April 16, 2021 at 11:00 a.m., at the offices of Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida 34103.

**Present were:**

Jason DeBello	Chair
Ben Gibbs (via telephone)	Vice Chair
Steve Wojcechowskyj	Assistant Secretary
Dan Ciesielski	Assistant Secretary

**Also present, were:**

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Meagan Magaldi	Coleman, Yovanovich & Koester, P.A.
Terry Cole (via telephone)	District Engineer
Misty Taylor (via telephone)	Bryant Miller Olive, P.A.
Sete Zare	MBS Capital Markets, LLC
Pamela Curran	Neal Communities of Southwest Florida, LLC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:00 a.m. Supervisors DeBello, Wojcechowskyj and Ciesielski were present. Supervisor Gibbs was attending via telephone. Supervisor Woods was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2021-24, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose**

**of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2021-24.

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2021-24, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of the Following Bond Financing Related Matters**

**A. Engagement of Bond Counsel: *Bryant Miller Olive, P.A.***

Ms. Taylor presented the Bryant Miller Olive, P.A. (BMO) Bond Counsel Agreement, which sets forth the scope of services and criteria for fees that are established on a per bond issue basis. At the time of bond issuance, a costs of issuance budget, including all professional fees, would be approved as part of the Delegation Resolution.

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, the Bryant Miller Olive, P.A. Bond Counsel Agreement, was approved.**

**B. Presentation of Engineer's Report, dated April 16, 2021 [Hole Montes, Inc.]**

Mr. Cole presented the Engineer's Report, dated April 16, 2021, and noted the following:

- The Report includes Exhibits showing the District's location, boundaries and properties served. The District consists of approximately 368.9 acres within the Skysail development, which includes additional potential future development areas to the north and the east.
- The District will include wetland mitigation, a panther habitat, stormwater management, utilities, roadways, entry features, landscaping, secondary irrigation and amenities.
- The estimated cost of improvements is \$38,569,000, including soft costs for permits, etc.

Mr. Ciesielski stated that he would submit minor revisions to the Report.

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, the Engineer's Report, in substantial form, was approved.**

**C. Presentation of Master Special Assessment Methodology Report, dated April 16, 2021 [Wrathell, Hunt & Associates, LLC]**

Mr. Adams presented the Master Special Assessment Methodology Report, dated April 16, 2021. He discussed the development program, special and peculiar benefits to the units, True-Up Mechanism and Appendix Tables. He noted the following:

- The District is part of the Skysail community.
- The development program anticipated 637 single-family residential units, in multiple phases, with overall project costs estimated at \$38,569,000.
- The financing program anticipated one or more series of 30-year bonds.
- The total par amount of bonds, including the cost of financing, capitalized interest and debt service reserve, would be \$49,305,000.

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, the Master Special Assessment Methodology Report, dated April 16, 2021, in substantial form, was approved.**

- D. Resolution 2021-25, Authorizing the Issuance of Not Exceeding \$49,305,000 Principal Amount of Hyde Park Community Development District 1 Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date**

- **Form of Master Trust Indenture**

Ms. Taylor presented Resolution 2021-25, known as the “Master Bond Resolution”, which accomplishes the following:

- Authorizes issuance of bonds not exceeding \$49,305,000.
- Authorizes appointment of a Trustee.
- Approves a form of Master Trust Indenture.
- Authorizes the bond validation process.

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2021-25, Authorizing the Issuance of Not Exceeding \$49,305,000 Principal Amount of Hyde Park Community Development District 1 Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.**

- E. Resolution 2021-26, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Improvements Which Cost is to Be Defrayed in Whole or**

**in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed in Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Made; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date**

Mr. Urbancic presented Resolution 2021-26, which declares the special assessments as a means of repaying the bonds and adopts the previously approved Reports as Exhibits.

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2021-26, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Improvements Which Cost is to Be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed in Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Made; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date, was adopted.**

**F. Resolution 2021-27, Setting A Public Hearing To Be Held On May 21, 2021 at 10:00 A.M. at the Offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail N., Suite 300, Naples, Fl 34103, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Hyde Park Community Development District 1 in Accordance with Chapters 170, 190 And 197, Florida Statutes; Providing for Conflicts, Providing for Severability and Providing an Effective Date**

Mr. Urbancic presented Resolution 2021-27.

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2021-27, Setting A Public Hearing To Be Held On May 21, 2021 at 10:00 A.M. at the Offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail N., Suite 300, Naples, Fl 34103, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Hyde Park Community Development District 1 in Accordance with Chapters 170, 190 And 197, Florida Statutes; Providing for Conflicts, Providing for Severability and Providing an Effective Date, was adopted.**

- G. Resolution 2021-28, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Adams presented Resolution 2021-28.

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2021-28, Designating a Date, Time, and Location of May 21, 2021 at 10:00 A.M. at the Offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail N., Suite 300, Naples, Fl 34103, for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-29, Amending Resolution 2021-18 To Re-Set the Date and Time of the Public Hearing on the Proposed Budget for Fiscal Year 2020/2021; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2021-29.

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2021-29, Amending Resolution 2021-18 To Re-Set the Date and Time of the Public Hearing on the Proposed Budget for Fiscal Year 2020/2021 for May 21, 2021 at 10:00 A.M. at the Offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail N., Suite 300, Naples, FL 34103; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-30, Amending Resolution 2021-13, To Re-Set the Date, and Time of the Public Hearing on the Proposed Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2021-30.

**A. Rules of Procedure**

**B. Notices**

- **Notice of Rule Development**
- **Notice of Rulemaking**

These items were provided for informational purposes.

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2021-30, Amending Resolution 2021-13, To Re-Set the Date, and Time of the Public Hearing on the Proposed Rules of Procedure for May 21, 2021 at 10:00 A.M. at the Offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail N., Suite 300, Naples, FL 34103; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes**

**A. March 19, 2021 Landowners' Meeting**

Mr. Adams presented the March 19, 2021 Landowners' Meeting Minutes.

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, the March 19, 2021 Landowners' Meeting Minutes, as presented, were approved.**

**B. March 19, 2021 Organizational Meeting**

Mr. Adams presented the March 19, 2021 Organizational Meeting Minutes.

**On MOTION by Mr. Ciesielski and seconded by Mr. Gibbs, with all in favor, the March 19, 2021 Organizational Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Coleman, Yovanovich & Koester, P.A.***

There being nothing further to report, the next item followed.

**B. District Engineer (Interim): *Hole Montes, Inc***

There being nothing further to report, the next item followed.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

There being nothing further to report, the next item followed.

- **NEXT MEETING DATE: May 21, 2021 at 10:00 A.M.**

- **QUORUM CHECK**

Mr. Adams stated the next meeting would be held on May 21, 2021.

**NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

**TENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, the meeting adjourned at 11:25 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



  
Secretary/Assistant Secretary

  
Chair/Vice Chair