

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

The Board of Supervisors of the Hyde Park Community Development District 1 held Multiple Public Hearings and a Regular Meeting on May 21, 2021 at 10:00 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
Terry Cole	District Engineer
John McKay (via telephone)	Neal Communities of Southwest Florida, LLC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:08 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**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized**

and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

**A. Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2021-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non Ad Valorem Assessments Which May Be Levied by the Hyde Park Community Development District 1 in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2021-31.

**Mr. Adams opened the Public Hearing.**

No members of the public spoke.

**Mr. Adams closed the Public Hearing.**

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2021-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non Ad Valorem Assessments Which May Be Levied by the Hyde Park Community Development District 1 in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on the basis of justice and right.*

These items were addressed below.

**A. Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**B. Mailed Notice to Property Owner(s)**

The Mailed Notice was included for informational purposes.

**C. Master District Engineer's Report, dated April 16, 2021 *(for informational purposes)***

**D. Master Special Assessment Methodology Report, dated April 16, 2021 *(for informational purposes)***

**E. Consideration of Resolution 2021-32, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Special Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Special Assessments and the Method of Collection; Providing for the Allocation of Special Assessments and True-Up Payments; Addressing Government Property, and Making Provisions Relating to the Transfer of Real Property to Units of Local, State and Federal Government; Authorizing the Recording of an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date**

Mr. Adams presented Resolution 2021-32.

Mr. Urbancic discussed the bond issuance process. The CDD Board would sit as the equalizing board to hear objections or comments from affected property owners regarding the assessments that the District proposes to levy.

Mr. Urbancic stated that Resolution 2021-32 accomplishes the following:

- Levies the assessments.

- Provides for the method of payment and collection of the special assessments.
- Allows for certain terms of prepayment.
- Contemplates the true-up mechanism.
- Provides for exemption of certain property, such as governmental property, if applicable.

- ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property***

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

- ***Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on the basis of justice and right.***

There were no changes.

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2021-32, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Special Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Special Assessments and the Method of Collection; Providing for the Allocation of Special Assessments and True-Up Payments; Addressing Government Property, and Making Provisions Relating to the Transfer of Real Property to Units of Local, State and Federal Government; Authorizing the Recording of an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments and Objections for the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2021-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2021-33.

**Mr. Adams opened the Public Hearing.**

No members of the public spoke.

**Mr. Adams closed the Public Hearing.**

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2021-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal year 2020/2021 Budget**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2021-34, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams presented Resolution 2021-34. He reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments. This would be a partial year, Developer-funded budget. He recalled that, as discussed at the last meeting, the fee being charged by District Management has been discounted 50%, to \$2,000 per month, until bonds are issued, at which point it will return to the full fee of \$4,000 per month, for a total of \$48,000 per year.

**Mr. Adams opened the Public Hearing.**

No members of the public spoke.

**Mr. Adams closed the Public Hearing.**

On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2021-34, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-35, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date**

Mr. Adams presented Resolution 2021-35.

On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2021-35, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Responses to Request for Proposals (RFP) for Annual Audit**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. RFP Package**

The RFP package was included for informational purposes.

**C. Respondents**

**I. Berger, Toombs, Elam, Gaines & Frank**

**II. Carr, Riggs & Ingram, LLC**

Mr. Adams stated that the respondents, Berger, Toombs, Elam Gains & Frank (BTEGF) and Carr, Riggs & Ingram, LLC (CRI) were both equally qualified; BTEGF bid was lower than CRI.

**D. Auditor Evaluation Matrix/Ranking**

Each Board Member completed the Evaluation Matrix and reported their scores.

Mr. Adams reported the total score for each respondent, as follows:

BTEGF 400 total points

CRI 364 total points

**E. Award of Contract**

**On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, ranking Berger, Toombs, Elam, Gaines & Frank as the #1 ranked respondent and authorizing Staff to engage BTEGF for Annual Audit Services, was approved.**

**NINTH ORDER OF BUSINESS**

**Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. RFQ Package**

The RFQ package was included for informational purposes.

**C. Respondents**

**I. Cain Atlantis, Inc**

**II. Hole Montes, Inc.**

Mr. Adams stated that responses were received from Cain Atlantis, Inc. (CAI), and Hole Montes, Inc. (HM), the District’s Interim District Engineer.

**D. Competitive Selection Criteria/Ranking**

Each Board Member completed the Competitive Selection Criteria form and reported their scores.

Mr. Adams reported the total score for each respondent, as follows:

CAI 375 total points

HM 390 total points

**E. Award of Contract**

On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, ranking Hole Montes, Inc., as the #1 ranked respondent for District Engineering Services and authorizing Staff to finalize a Continuing Services Agreement and for the Chair to execute, was approved.

**TENTH ORDER OF BUSINESS**

**Consideration of April 16, 2021 Special Meeting Minutes**

Mr. Adams presented the April 16, 2021 Special Meeting Minutes.

On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, the April 16, 2021 Special Meeting Minutes, as presented, were approved.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Urbancic stated that the bond validation hearing will be June 24, 2021 at 9:00 a.m.

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

Mr. Cole stated that minor corrections were made to the Master Engineer’s Report, which were included in the version adopted.

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

- **NEXT MEETING DATE: June 11, 2021 at 10:00 A.M.**
  - **QUORUM CHECK**

Mr. Adams stated the next meeting will be held on June 11, 2021.

Mr. Cole asked Mr. Ciesielski when they anticipate starting to establish the bond. Mr. Ciesielski stated that they were working on it. Mr. McKay stated that they will start working on a bond structuring plan within the next few days. Discussion ensued regarding the possible bond issuance timeline.

**TWELFTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

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



**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

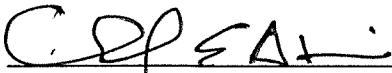
**FOURTEENTH ORDER OF BUSINESS**


**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. DeBello and seconded by Mr. Wojcechowskyj, with all in favor, the meeting adjourned at 10:32 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair