

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

The Board of Supervisors of the Hyde Park Community Development District 1 held a Regular Meeting on June 11, 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	Vice Chair
Steve Wojcechowskyj	Assistant Secretary
Rob Woods	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Meagan Magaldi	Coleman Yovanovich Koester
Terry Cole (via telephone)	District Engineer
John McKay	Neal Communities of Southwest Florida, LLC (NCSF)
Jim Shier	(NCSF)
Pamela Curran	(NCSF)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors DeBello, Wojcechowskyj, Gibbs and Woods were present. Supervisor Ciesielski was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2021-36, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2021-36. He reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments. This would be a full-year, Developer-funded budget.

On MOTION by Mr. Wojcechowskyj and seconded by Mr. Gibbs, with all in favor, Resolution 2021-36, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 13, 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; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Update: Bond Financing

Mr. Urbancic stated that the bond validation hearing will be June 24, 2021, via Zoom; he would let the parties attending the hearing know if there are any changes to the schedule. They were waiting on one item to supplement a joint stipulation with the State Attorney, which would be filed one week in advance of the meeting. They may be able to work on financing during the interim 30-day appeal period; otherwise, it would be done later in the year.

FIFTH ORDER OF BUSINESS

Approval of May 21, 2021 Public Hearings and Regular Meeting Minutes

Mr. Adams presented the May 21, 2021 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Gibbs and seconded by Mr. DeBello, with all in favor, the May 21, 2021 Public Hearings and Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

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

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

B. District Engineer: *Hole Montes, Inc*

Mr. Cole met with Mr. Ciesielski and noted that he was working internally at NCSF to determine what to put in the first construction bonds and preparing draft documents. Mr. Cole anticipated that he would be working on that prior to the next meeting.

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

- **NEXT MEETING DATE: July 9, 2021 at 10:00 A.M.**
 - **QUORUM CHECK**

Board Members unable to attend the next meeting on July 9, 2021, were asked to notify Management as soon as possible, to ensure a quorum for the meeting.

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

EIGHTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.


NINTH 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 10:06 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair