

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

The Board of Supervisors of the Hyde Park Community Development District 1 held a Public Hearing and Regular Meeting on 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.

Present were:

Ben Gibbs	Vice Chair
Dan Ciesielski	Assistant Secretary
Steve Wojcechowskyj	Assistant Secretary
Rob Woods (via telephone)	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Meagan Magaldi	Coleman Yovanovich & Koester, P.A.
Terry Cole	District Engineer
John McKay	Neal Communities of Southwest Florida, LLC (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 Wojcechowskyj, Gibbs and Ciesielski were present. Supervisor Woods was attending via telephone. Supervisor DeBello was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was provided for informational purposes.

B. Consideration of Resolution 2021-37, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams stated that the proposed Fiscal Year 2022 budget was the same as the version presented at the last meeting. This was a full-year, Developer-funded budget. Bonds were expected to be issued in October.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams presented Resolution 2021-37.

On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2021-37, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of FY2021-2022 Budget Funding Agreement

Mr. Adams presented the FY2021-2022 Budget Funding Agreement. The CDD legal description and the adopted Fiscal Year 2022 budget would be attachments to the Funding Agreement. The following change would be made:

Page 2, Section 3a and throughout Agreement: Change "Lake County" to "Collier County"

On MOTION by Mr. Ciesielski and seconded by Mr. Wojcechowskyj, with all in favor, the FY2021-2022 Budget Funding Agreement, as amended, was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2021

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2021. The financials were accepted.

SIXTH ORDER OF BUSINESS

Approval of June 11, 2021 Regular Meeting Minutes

Mr. Adams presented the June 11, 2021 Regular Meeting Minutes.

On MOTION by Mr. Woods and seconded by Mr. Wojcechowskyj, with all in favor, the June 11, 2021 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Urbancic reported that the bond validation hearing was successfully completed. The final judgment and Notice of No Appeals were received from the Court Clerk. The appeals period has expired. The next step in the process would be to move forward with bond issuance.

B. District Engineer: *Hole Montes, Inc*

Mr. Cole stated he worked with Mr. Ciesielski on what to include in the Phase I construction bond. He emailed the draft Report to everyone on the distribution list for review. The amount in the Report was \$16.7 million but he anticipated the bond amount would be somewhere around \$11.7 million.

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

- **NEXT MEETING DATE: September 10, 2021 at 10:00 A.M. [Presentation of Supplemental Engineer’s Report and Supplemental Special Assessment Methodology Report and Adoption of Delegation Resolution]**
 - **QUORUM CHECK**

The next meeting would be held on September 10, 2021.

Mr. Adams stated that financing and supplemental reports for the Phase I construction would be presented at the September meeting in an attempt to finalize and set the pre-closing on the bonds for immediately following the October meeting and receive the funding the following week. Mr. Cole stated that he would try to attend the September meeting, via telephone but, in his absence, Mr. Barry Jones would attend, as he is familiar with the project and can execute documents. Mr. Adams stated that the pre-closing documents would be sent to him prior to the pre-closing planned for October, not September.

EIGHTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

NINTH ORDER OF BUSINESS

Public Comments

There were no public comments.

TENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Woods and seconded by Mr. Ciesielski, with all in favor, the meeting adjourned at 10:09 a.m.


Secretary/~~Assistant Secretary~~


Chair/Vice Chair