

HYDE PARK

COMMUNITY DEVELOPMENT

DISTRICT 1

November 12, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Hyde Park Community Development District 1
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

November 5, 2021

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Hyde Park Community Development District 1

Dear Board Members:

The Board of Supervisors of the Hyde Park Community Development District 1 will hold a Regular Meeting on November 12, 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. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2022-01, Ratifying, Approving and Confirming All Prior Actions Taken by The Board of Supervisors of the District; and Providing for Severability, Conflicts and an Effective Date
4. Acceptance of Unaudited Financial Statements as of September 30, 2021
5. Approval of September 10, 2021 Regular Meeting Minutes
6. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Hole Montes, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: December 10, 2021 at 10:00 A.M.

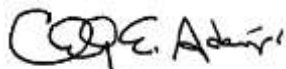
○ QUORUM CHECK

Jason DeBello	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Ben Gibbs	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Steve Wojcechowskyj	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Rob Woods	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Dan Ciesielski	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No

7. Board Members' Comments/Requests
8. Public Comments
9. Adjournment

I look forward to seeing all of you at the upcoming meeting. In the meantime, if you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams., Jr
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

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RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 RATIFYING, APPROVING AND CONFIRMING ALL PRIOR ACTIONS TAKEN BY THE BOARD OF SUPERVISORS OF THE DISTRICT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Hyde Park Community Development District 1 (the "**District**") is a local unit of special-purpose government established and existing under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "**Act**"); and

WHEREAS, the District was originally established under the Act by Ordinance 2021-11 ("**Ordinance "2021-11"**") of the Board of County Commissioners of Collier County, Florida ("**BOCC**") adopted by the BOCC on March 9, 2021; and

WHEREAS, due to a scrivener's error in the original petition to establish the District, the BOCC adopted Ordinance 2021-____ on November 9, 2021 ratifying and confirming the establishment of the District; and

WHEREAS, the District Board of Supervisors (the "**Board**") desires to ratify, approve and confirm all actions previously taken by the Board at its prior meetings including, without limitation, all resolutions previously adopted by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 AS FOLLOWS:

1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein by this reference.

2. **RATIFICATION.** The Board hereby ratifies, approves and confirms all actions previously taken by the Board at its prior meetings including, without limitation, all resolutions previously adopted by the Board.

3. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

4. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

5. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 12th day of November, 2021.

**HYDE PARK COMMUNITY DEVELOPMENT
DISTRICT 1**

ATTEST:

Chesley E. Adams, Jr., Secretary

Jason DeBello, Chairman

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

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**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2021**

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	\$ 4,397	\$ -	\$ 4,397
Undeposited funds	3,723	-	3,723
Due from Landowner	7,385	11,645	19,030
Due from other	244	-	244
Prepaid expense	5,000	-	5,000
Total assets	<u>\$ 20,749</u>	<u>\$ 11,645</u>	<u>\$ 32,394</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 8,179	\$ 11,645	\$ 19,824
Due to Landowner	-	11,645	11,645
Accrued wages payable	1,000	-	1,000
Tax payable	597	-	597
Landowner advance	6,000	-	6,000
Total liabilities	<u>15,776</u>	<u>23,290</u>	<u>39,066</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	2,385	-	2,385
Unearned revenue	5,000	-	5,000
Total deferred inflows of resources	<u>7,385</u>	<u>-</u>	<u>7,385</u>
Fund balances:			
Restricted for:			
Debt service	-	(11,645)	(11,645)
Unassigned	(2,412)	-	(2,412)
Total fund balances	<u>(2,412)</u>	<u>(11,645)</u>	<u>(14,057)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 20,749</u>	<u>\$ 11,645</u>	<u>\$ 32,394</u>

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Developer contribution	\$ 9,326	\$ 34,169	\$ 46,865	73%
Total revenues	<u>9,326</u>	<u>34,169</u>	<u>46,865</u>	73%
EXPENDITURES				
Professional & administrative				
Supervisors	-	4,736	6,000	79%
Management/accounting/recording	2,000	12,000	16,000	75%
Legal	490	4,836	10,000	48%
Engineering	439	2,335	3,000	78%
Telephone	17	100	100	100%
Postage	23	23	500	5%
Printing & binding	83	500	500	100%
Legal advertising	371	10,205	5,000	204%
Annual special district fee	-	-	175	0%
Insurance	1,260	1,260	3,200	39%
Contingencies/bank charges	351	376	500	75%
Website				
Hosting & maintenance	-	-	1,680	0%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>5,034</u>	<u>36,581</u>	<u>46,865</u>	78%
Excess/(deficiency) of revenues over/(under) expenditures	4,292	(2,412)	-	
Fund balances - beginning	(6,704)	-	-	
Fund balances - ending	<u>\$ (2,412)</u>	<u>\$ (2,412)</u>	<u>\$ -</u>	

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2021**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service		
Cost of issuance	<u>11,645</u>	<u>11,645</u>
Total debt service	<u>11,645</u>	<u>11,645</u>
Excess/(deficiency) of revenues over/(under) expenditures	(11,645)	(11,645)
 Fund balances - beginning	-	-
Fund balances - ending	<u><u>\$ (11,645)</u></u>	<u><u>\$ (11,645)</u></u>

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

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DRAFT

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

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The Board of Supervisors of the Hyde Park Community Development District 1 held a Regular Meeting on September 10, 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
Dan Ciesielski	Assistant Secretary
Steve Wojcechowskyj (via telephone)	Assistant Secretary
Rob Woods (via telephone)	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Barry Jones	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors DeBello, Gibbs and Ciesielski were present. Supervisors Wojcechowskyj and Woods were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

Mr. Adams stated that the Third, Fourth and Fifth Orders of Business would be deferred and today's meeting would be continued to September 17, 2021.

THIRD ORDER OF BUSINESS

Presentation of First Supplemental Engineer's Report

39 This item was deferred to the Continued Meeting.

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41 **FOURTH ORDER OF BUSINESS**

**Presentation of Supplemental Special
Assessment Methodology Report**

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44 This item was deferred to the Continued Meeting.

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46 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-38,
Authorizing the Issuance of Not to Exceed
\$13,500,000 Aggregate Principal Amount
of Its Hyde Park Community Development
District 1 Special Assessment Bonds in One
or More Series (The "Series 2021 Bonds"):
Determining Certain Details of the Series
2021 Bonds; Approving the Form of and
Authorizing the Execution and Delivery of a
First Supplemental Trust Indenture;
Authorizing the Negotiated Sale of the
Series 2021 Bonds; Appointing the
Underwriter; Approving the Form of and
Authorizing the Execution and Delivery of a
Bond Purchase Contract with Respect to
the Series 2021 Bonds and Awarding the
Series 2021 Bonds to the Underwriter
Named Therein Pursuant to the
Parameters Set Forth in This Resolution;
Approving the Form of and Authorizing the
Distribution of the Preliminary Limited
Offering Memorandum and Its Use By the
Underwriter in Connection With Its
Offering Memorandum and Its Use By The
Underwriter in Connection With the
Offering for Sale of The Series 2021 Bonds
and Approving the Execution and Delivery
of a Final Limited Offering Memorandum;
Authorizing the Execution and Delivery of a
Continuing Disclosure Agreement and the
Appointment of a Dissemination Agent;
Providing for the Application of Series 2021
Bond Proceeds; Authorizing the Proper
Officials to Do All Things Deemed
Necessary in Connection With the**

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81 Issuance, Sale and Delivery of the Series
 82 2021 Bonds; Making Certain Declarations;
 83 Appointing a Trustee; Providing for the
 84 Registration of the Bonds Pursuant to the
 85 DTC Book-Entry System; Providing an
 86 Effective Date and for Other Purposes.
 87

88 This item was deferred to the Continued Meeting.
 89

90 **SIXTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
 91 **Statements as of July 31, 2021**
 92

93 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2021. The
 94 financials were accepted.
 95

96 **SEVENTH ORDER OF BUSINESS** **Approval of August 13, 2021 Public Hearing**
 97 **and Regular Meeting Minutes**
 98

99 Mr. Adams presented the August 13, 2021 Public Hearing and Regular Meeting Minutes.
 100

101 **On MOTION by Mr. Gibbs and seconded by Mr. Ciesielski, with all in favor, the**
 102 **August 13, 2021 Public Hearing and Regular Meeting Minutes, as presented,**
 103 **were approved.**

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106 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

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

109 There was no report.

110 **B. District Engineer: *Hole Montes, Inc***

111 There was no report.

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

113 • **NEXT MEETING DATE: October 8, 2021 at 10:00 A.M.**

114 ○ **QUORUM CHECK**

115 The meeting date for the next regular meeting scheduled for October 8, 2021 may be
116 adjusted if necessary; this would be discussed at the Continued Meeting to be held on
117 September 17, 2021.

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119 **NINTH ORDER OF BUSINESS** **Board Members’ Comments/Requests**

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121 There were no Board Members’ comments or requests.

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123 **TENTH ORDER OF BUSINESS** **Public Comments**

124

125 There were no public comments.

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127 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

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130 **On MOTION by Mr. Gibbs and seconded by Mr. Ciesielski, with all in favor, the**
131 **meeting recessed at approximately 10:05 a.m., and was continued to**
132 **September 17, 2021 at 10:00 a.m., at the offices of Coleman, Yovanovich &**
133 **Koester, P.A., Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300,**
134 **Naples, Florida 34103.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

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HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

*offices of Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building,
4001 Tamiami Trail N., Suite 300, Naples, Florida 34103*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2021 CANCELED	Regular Meeting	10:00 AM
November 12, 2021	Regular Meeting	10:00 AM
December 10, 2021	Regular Meeting	10:00 AM
January 14, 2022	Regular Meeting	10:00 AM
February 11, 2022	Regular Meeting	10:00 AM
March 11, 2022	Regular Meeting	10:00 AM
April 8, 2022	Regular Meeting	10:00 AM
May 13, 2022	Regular Meeting	10:00 AM
June 10, 2022	Regular Meeting	10:00 AM
July 8, 2022	Regular Meeting	10:00 AM
August 12, 2022	Public Hearing & Regular Meeting	10:00 AM
September 9, 2022	Regular Meeting	10:00 AM