

**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 January 14, 2022 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
Rob Woods	Assistant Secretary
Steven Wojcechowskyj (via telephone)	Assistant Secretary

**Also present, were:**

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Megan Magaldi	Coleman, Yovanovich & Koester, P.A.
Terry Cole	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, Ciesielski and Woods were present at roll call. Supervisor Wojcechowskyj was attending via telephone. Supervisor Gibbs was not present at roll call.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2022-02, Authorizing the Acquisition of Certain Potable Water and Wastewater Utility Facilities From the Developer, Neal Communities of Florida, Inc., and Authorizing the Conveyance of Such Potable Water and Wastewater Utility**

**Facilities To Collier County; Authorizing The Chairman or the Vice Chairman (in the Chairman's Absence) to Execute Such Conveyance Documents to the Extent Necessary to Evidence the District's Acceptance and Conveyance; Providing for Severability, Providing for Conflicts; and Providing for an Effective Date**

Mr. Urbancic stated Resolution 2022-02 and the Agreements in the Fourth and Fifth Orders of Business work in tandem, in relation to the Developer conveying infrastructure to the CDD. The Acquisition Agreement behind Tab 5 is an Agreement for the CDD to acquire work product and infrastructure from the Developer, once constructed. Since bonds have not been issued yet to pay for the infrastructure, this Resolution authorizes acquisition of utilities from the Developer and authorizes the CDD to then convey those utilities to the County. The Closing Transfer Letter behind Tab 4 is an Agreement to document what will ultimately be the cost of the acquired facilities for which the Developer will be paid with the bond proceeds. Once the costs are certified by the District Engineer, the amount will be inserted into the document.

Mr. Cole stated that a document received yesterday was for the water and a document for sewer was previously received; the total for both is approximately \$1,500,000.

Mr. Urbancic recommended adoption of Resolution, the Closing Transfer Letter Agreement and the Agreement Regarding Acquisition of Certain Work Product, Infrastructure and Real Property for the Series 2022 Project, amending all three to include the IQ water.

**On MOTION by Mr. Ciesielski and seconded by Mr. Woods, with all in favor, Resolution 2022-02, Authorizing the Acquisition of Certain Potable Water and Wastewater Utility Facilities From the Developer, Neal Communities of Florida, Inc., and Authorizing the Conveyance of Such Potable Water and Wastewater Utility Facilities To Collier County; Authorizing The Chairman or the Vice Chairman (in the Chairman's Absence) to Execute Such Conveyance Documents to the Extent Necessary to Evidence the District's Acceptance and Conveyance; Providing for Severability, Providing for Conflicts; and Providing for an Effective Date, as amended and described by District Counsel, was adopted, and the Closing Transfer Letter Agreement and the Agreement Regarding Acquisition of Certain Work Product, Infrastructure and Real Property for the Series 2022 Project, were approved, subject to amending all three documents to include the IQ water.**

**Mr. Gibbs arrived at the meeting.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Closing Transfer Letter Agreement**

This item was addressed during the Third Order of Business.

**FIFTH ORDER OF BUSINESS**

**Consideration of Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property (Series 2022 Project)**

This item was addressed during the Third Order of Business.

**SIXTH ORDER OF BUSINESS**

**Status Update: Financing Timeline**

Mr. Adams stated that, at the February meeting, Staff would present various documents necessary to market the bonds, in preparation for and ahead of the bond pre-closing at the March meeting.

Mr. Cole discussed recent communications with Ms. Zare and Ms. Taylor regarding the First Supplemental Methodology Report and Engineer’s Report, excluding the off-site traffic signal contribution.

Staff would amend the September Report to include a \$500,000 increase with CDD funding the costs and removing it from the private funding costs, along with the inclusion of a few Plan Plat approvals for Phases 1 and 1B.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Preparation of the 20-Year Stormwater Needs Analysis**

Mr. Adams presented the Hole Montes, Inc., \$7,500 Proposal for Preparation of the 20-Year Stormwater Needs Analysis.

The preparation process for the Needs Analysis Report, the capital infrastructure program, next bond issuance and accounting component, were discussed.

**On MOTION by Mr. DeBello and seconded by Mr. Woods, with all in favor, the Proposal for Preparation of the 20-Year Stormwater Needs Analysis, for \$7,500, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2021**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2021.

The financials were accepted.

**NINTH ORDER OF BUSINESS**

**Approval of November 12, 2021 Regular Meeting Minutes**

Mr. Adams presented the November 12, 2021 Regular Meeting Minutes.

**On MOTION by Mr. Ciesielski and seconded by Mr. Gibbs, with all in favor, the November 12, 2021 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was nothing further to report.

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

There was nothing further to report.

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

- **NEXT MEETING DATE: February 11, 2022 at 10:00 A.M.**
  - **QUORUM CHECK**

The next meeting will be held on February 11, 2022.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Wojcechowskyj and seconded by Mr. DeBello, with all in favor, the meeting adjourned at 10:15 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair