

**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 March 11, 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:**

Matthew Lavish	Chair
Ben Gibbs	Vice Chair
Dan Ciesielski	Assistant Secretary
Steven Wojcechowskyj	Assistant Secretary
Rob Woods	Assistant Secretary

**Also present, were:**

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Megan Magaldi	Coleman, Yovanovich & Koester, P.A.
Terry Cole	District Engineer
Sete Zare (via telephone)	MBS Capital Markets, LLC
Misty Taylor (via telephone)	Bond Counsel
Pam Curran (via telephone)	Neal Communities of Southwest Florida
John McKay (via telephone)	Neal Communities of Southwest Florida
Chip Olson	RE1 Advisors

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:00 a.m. All Supervisors were present in person.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Presentation of Final First Supplemental  
Special Assessment Methodology Report  
(for informational purposes)**

Mr. Adams presented the Final First Supplemental Special Assessment Methodology Report, dated February 25, 2022. The only changes since the Methodology was last presented were changes to the final pricing numbers, which adjusted the final assessments and principal amounts.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05, Supplementing Resolution No. 2021-32 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District’s Projects; Approving and Adopting The Hyde Park Community Development District 1 Final First Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated February 25, 2022, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific terms of the Hyde Park Community Development District 1 Special Assessment Bonds, Series 2022; Providing for the Update of the Improvement Lien Book; and Providing for Severability, Conflicts, and an Effective Date**

Mr. Adams presented Resolution 2022-05.

**On MOTION by Mr. Wojcechowskyj and seconded by Mr. Gibbs, with all in favor, Resolution 2022-05, Supplementing Resolution No. 2021-32 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District’s Projects; Approving and Adopting The Hyde Park Community Development District 1 Final First Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated February 25, 2022, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific terms of the Hyde Park Community Development District 1 Special Assessment Bonds, Series 2022; Providing for the Update of the Improvement Lien Book; and Providing for Severability, Conflicts, and an Effective Date, was adopted.**

**HYDE PARK CDD 1  
FIFTH ORDER OF BUSINESS**

**March 11, 2022**

**Consideration of Ancillary Financing Documents**

Mr. Urbancic presented the following Ancillary Financing Documents that were approved as part of the bond issue:

- A. Amended and Restated Acquisition Agreement**
- B. Completion Agreement**
- C. True-Up Agreement**
- D. Collateral Assignment**
- E. Lien of Record**
- F. Declaration of Consent**

**On MOTION by Mr. Wojcechowskyj and seconded by Mr. Woods, with all in favor, the Amended and Restated Acquisition Agreement, Completion Agreement, True-Up Agreement, Collateral Assignment, Lien of Record and Declaration of Consent, were approved.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2022**

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2022. When the Construction Fund is funded following the bond closing, costs reflected in the Debt Service Fund would be reimbursed.

The financials were accepted.

**SEVENTH ORDER OF BUSINESS**

**Approval of February 11, 2022 Regular Meeting Minutes**

Mr. Adams presented the February 11, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Wojcechowskyj and seconded by Mr. Woods, with all in favor, the February 11, 2022 Regular Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Resignation from Supervisor Dan Ciesielski, Seat 5, Term Expires November, 2023**

Mr. Adams presented the resignation of Mr. Ciesielski from Seat 5.

**On MOTION by Mr. Woods and seconded by Mr. Wojcechowskyj, with all in favor, the resignation of Mr. Ciesielski from Seat 5, was accepted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Appointment of Clifford “Chip” Olson to Fill Unexpired Term of Seat 5**

Mr. Olson discussed his interest in serving on the Board.

Mr. Wojcechowskyj nominated Mr. Chip Olson to fill Seat 5. No other nominations were made.

**On MOTION by Mr. Wojcechowskyj and seconded by Mr. Woods, with all in favor, appointment of Mr. Olson to fill the unexpired team of Seat 5, term expires November 2023, was approved.**

• **Administration of Oath of Office (*the following to be provided in a separate package*)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Olson. The following items were provided and briefly explained:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06 Designating Certain Officers of the District; and Providing for an Effective Date**

Mr. Adams presented Resolution 2022-06. Mr. Wojcechowskyj nominated the following slate of officers:

Matthew Lavish	Chair
Ben Gibbs	Vice Chair
Chesley E Adams, Jr.	Secretary
Rob Woods	Assistant Secretary
Steve Wojcechowskyj	Assistant Secretary
Clifford "Chip" Olson	Assistant Secretary

No other nominations were made.

Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**On MOTION by Mr. Wojcechowskyj and seconded by Mr. Gibbs, with all in favor, Resolution 2022-06 Designating Certain Officers of the District, as nominated; and Providing for an Effective Date, was adopted.**

**ELEVENTH 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.***

Mr. Cole stated he spoke with Mr. Ciesielski and he anticipates receiving information for the first draw following the bond closing.

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

- **NEXT MEETING DATE: April 8, 2022 at 10:00 A.M.**
  - **QUORUM CHECK**

The next meeting will be held on April 8, 2022.

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair