

# **HYDE PARK**

**COMMUNITY DEVELOPMENT**

**DISTRICT 1**

**September 9, 2022**

**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**

September 2, 2022

**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 September 9, 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. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Unaudited Financial Statements as of July 31, 2022
4. Approval of August 12, 2022 Public Hearings and Regular Meeting Minutes
5. 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: October 14, 2022 at 10:00 a.m.

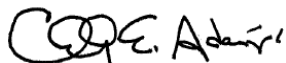
○ QUORUM CHECK

Mathew Lavish	<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
Thomas Mamone	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Clifford Olson	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No

6. Board Members' Comments/Requests
7. Public Comments
8. 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**

# **UNAUDITED FINANCIAL STATEMENTS**

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1  
FINANCIAL STATEMENTS  
UNAUDITED  
JULY 31, 2022**

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JULY 31, 2022**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 16,201	\$ -	\$ -	\$ 16,201
Investments				
Reserve	-	246,234	-	246,234
Construction	-	-	7,781,036	7,781,036
Interest	-	167,199	-	167,199
Due from Landowner	5,567	-	-	5,567
Total assets	<u>\$ 21,768</u>	<u>\$ 413,433</u>	<u>\$7,781,036</u>	<u>\$ 8,216,237</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 14,708	\$ -	\$ -	\$ 14,708
Due to Landowner	-	28,410	-	28,410
Accrued wages payable	1,000	-	-	1,000
Tax payable	76	-	-	76
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>21,784</u>	<u>28,410</u>	<u>-</u>	<u>50,194</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	5,567	-	-	5,567
Total deferred inflows of resources	<u>5,567</u>	<u>-</u>	<u>-</u>	<u>5,567</u>
Fund balances:				
Restricted for:				
Debt service	-	385,023	-	385,023
Capital projects	-	-	7,781,036	7,781,036
Unassigned	(5,583)	-	-	(5,583)
Total fund balances	<u>(5,583)</u>	<u>385,023</u>	<u>7,781,036</u>	<u>8,160,476</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 21,768</u>	<u>\$ 413,433</u>	<u>\$7,781,036</u>	<u>\$ 8,216,237</u>

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Developer contribution	\$ 13,578	\$ 46,933	\$ 103,790	45%
Total revenues	<u>13,578</u>	<u>46,933</u>	<u>103,790</u>	45%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	5,382	12,000	45%
Management/accounting/recording	4,000	28,000	48,000	58%
Legal	315	4,443	15,000	30%
Engineering	352	2,992	7,500	40%
Engineering - stormwater analysis	756	966	-	N/A
Audit*	-	-	3,500	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	4,000	0%
Telephone	17	166	200	83%
Postage	22	147	1,000	15%
Printing & binding	83	833	1,000	83%
Legal advertising	-	4,161	2,500	166%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	21	240	750	32%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,566</u>	<u>52,505</u>	<u>103,790</u>	51%
Excess/(deficiency) of revenues over/(under) expenditures	8,012	(5,572)	-	
Fund balances - beginning	(13,595)	(11)	-	
Fund balances - ending	<u>\$ (5,583)</u>	<u>\$ (5,583)</u>	<u>\$ -</u>	

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022  
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	225	338
Total revenues	225	338
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	-	219,780
Interest	-	42,678
Total debt service	-	262,458
Excess/(deficiency) of revenues over/(under) expenditures	225	(262,120)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	859,426
Original issue discount	-	(4,180)
Underwriter's discount	-	(172,200)
Transfer out	-	(24,258)
Total other financing sources	-	658,788
Net change in fund balances	225	396,668
Fund balances - beginning	384,798	(11,645)
Fund balances - ending	\$ 385,023	\$ 385,023



**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022  
FOR THE PERIOD ENDED JULY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	4,237	6,205
Total revenues	<u>4,237</u>	<u>6,205</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	4,237	6,205
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	-	7,750,573
Transfer in	-	24,258
Total other financing sources/(uses)	<u>-</u>	<u>7,774,831</u>
Net change in fund balances	4,237	7,781,036
Fund balances - beginning	<u>7,776,799</u>	<u>-</u>
Fund balances - ending	<u><u>\$ 7,781,036</u></u>	<u><u>\$ 7,781,036</u></u>

# **HYDE PARK**

**COMMUNITY DEVELOPMENT DISTRICT 1**

# **MINUTES**

**DRAFT**

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

The Board of Supervisors of the Hyde Park Community Development District 1 held Multiple Public Hearings and a Regular Meeting on August 12, 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
Clifford Olson (via telephone)	Assistant Secretary
Steven Wojcechowskyj	Assistant Secretary
Thomas Mamone	Assistant Secretary

**Also present, were:**

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Terry Cole	District Engineer
John McKay	Neal Communities
Pam Curran	Neal Communities

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors Gibbs, Wojcechowskyj, Lavish and Mamone were present in person. Supervisor Olson was not present at roll call.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2022/2023 Budget**

**A. Affidavit of Publication**

40 The affidavit of publication was included for informational purposes.

41 **B. Consideration of Resolution 2022-10, Relating to the Annual Appropriations and**  
42 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending**  
43 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective**  
44 **Date**

45 Mr. Adams reviewed the proposed Fiscal Year 2023 budget and stated that the budget is  
46 unchanged from when it was previously presented. He highlighted the “Field operations” line  
47 item, on Page 1, Amortization Schedule on Pages 5 and 6 and the Assessment Comparison  
48 tables on Page 7.

49 **Mr. Olson joined the meeting via telephone.**

50 **Mr. Adams opened the Public Hearing.**

51 No members of the public spoke.

52 **Mr. Adams closed the Public Hearing.**

53 Mr. Adams presented Resolution 2022-10.

54

55 **On MOTION by Mr. Mamone and seconded by Mr. Olson, with all in favor,**  
56 **Resolution 2022-10, Relating to the Annual Appropriations and Adopting the**  
57 **Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September**  
58 **30, 2023; Authorizing Budget Amendments; and Providing an Effective Date,**  
59 **was adopted.**

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62 **FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and**  
**Objections on the Imposition of**  
**Maintenance and Operation Assessments**  
**to Fund the Budget for Fiscal Year**  
**2022/2023, Pursuant to Florida Law**

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68 **A. Proof/Affidavit of Publication**

69 **B. Mailed Notice(s) to Property Owners**

70 These items were included for informational purposes.

71 **C. Consideration of Resolution 2022-11, Making a Determination of Benefit and Imposing**  
72 **Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and**  
73 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for**

74 **Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an**  
75 **Effective Date**

76 Mr. Adams stated there are two types of operation and maintenance (O&M)  
77 assessments for Fiscal Year 2023. The CDD has 250 platted lots and 206.17 Equivalent  
78 Residential Units (ERUs) in un-platted lots; the revenue required to offset the expenses as part  
79 of the O&M budget totals 176,077.

80 **Mr. Adams opened the Public Hearing.**

81 No members of the public spoke.

82 **Mr. Adams closed the Public Hearing.**

83 Mr. Adams presented Resolution 2022-11.

84

85 **On MOTION by Mr. Olson and seconded by Mr. Gibbs, with all in favor,**  
86 **Resolution 2022-11, Making a Determination of Benefit and Imposing Special**  
87 **Assessments for Fiscal Year 2022/2023; Providing for the Collection and**  
88 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing**  
89 **for Amendments to the Assessment Roll; Providing a Severability Clause; and**  
90 **Providing an Effective Date, was adopted.**

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93 **FIFTH ORDER OF BUSINESS**

**Consideration of Advanced Aquatic  
Services, Inc., SkySail Littoral Maintenance  
Proposal**

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Mr. Adams presented the Advanced Aquatic Services, Inc., proposal.

98

99 **On MOTION by Mr. Lavish and seconded by Mr. Mamone, with all in favor, the**  
100 **Advanced Aquatic Services, Inc., SkySail Littoral Maintenance Proposal, in the**  
101 **amount of \$500 per month, equating to \$6,000 annually, was approved.**

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105 **SIXTH ORDER OF BUSINESS**

**Ratification of Interlocal Agreement with  
Collier County for the Preparation and  
Submission of the Hyde Park Community  
Development District, Non-Ad Valorem  
Assessment Roll and The Related Uniform  
Collection and Enforcement Thereof**

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111 Mr. Adams presented the Interlocal Agreement between the CDD and the Collier County  
 112 Property Appraiser and Tax Collector, which allows for the placement of assessments on the  
 113 property tax bill. Asked if the Agreement must be renewed annually, Mr. Adams replied no;  
 114 once the Agreement is entered into, it is automatic.

115

116 **On MOTION by Mr. Olson and seconded by Mr. Gibbs, with all in favor, the**  
 117 **Interlocal Agreement with Collier County for the Preparation and Submission**  
 118 **of the Hyde Park Community Development District, Non-Ad Valorem**  
 119 **Assessment Roll and The Related Uniform Collection and Enforcement Thereof,**  
 120 **was ratified.**

121

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123 **SEVENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 124 **Statements as of June 30, 2022**

125

126 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2022.

127 The financials were accepted.

128

129 **EIGHTH ORDER OF BUSINESS** **Approval of June 10, 2022 Regular Meeting**  
 130 **Minutes**

131

132 Mr. Adams presented the June 10, 2022 Regular Meeting Minutes.

133

134 **On MOTION by Mr. Lavish and seconded by Mr. Mamone, with all in favor, the**  
 135 **June 10, 2022 Regular Meeting Minutes, as presented, were approved.**

136

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138 **NINTH ORDER OF BUSINESS** **Staff Reports**

139

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

141 There was no report.

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

143 Mr. Cole reported the following:

144 ➤ Staff has been coordinating with Mr. Urbancic to have the draw paid and, after the  
 145 meeting, the exhibits will be reviewed to make sure everything is in order.

146 ➤ The amount of the draw is \$4.1 million, for water, sewer, irrigation quality water and  
147 storm drainage piping.

148 ➤ The Stormwater Needs Analysis Report was submitted to Collier County. Last week, Mr.  
149 Urbancic received several emails from the County asking for answers to a few questions  
150 regarding water and sewer systems.

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

- 152 • **NEXT MEETING DATE: September 9, 2022 at 10:00 A.M.**

- 153 ○ **QUORUM CHECK**

154 The next meeting will be held on September 9, 2022.

155

156 **TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

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158 There were no Board Members' comments or requests.

159

160 **ELEVENTH ORDER OF BUSINESS**

**Public Comments**

161

162 There were no public comments.

163

164 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

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167 **On MOTION by Mr. Mamone and seconded by Mr. Olson with all in favor, the**  
168 **meeting adjourned at 10:13 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair



# **HYDE PARK**

**COMMUNITY DEVELOPMENT DISTRICT 1**

# **STAFF**

# **REPORTS**

# HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1

## BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 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 14, 2022	Regular Meeting	10:00 AM
November 11, 2022	Regular Meeting	10:00 AM
December 9, 2022	Regular Meeting	10:00 AM
January 13, 2023	Regular Meeting	10:00 AM
February 10, 2023	Regular Meeting	10:00 AM
March 10, 2023	Regular Meeting	10:00 AM
April 14, 2023	Regular Meeting	10:00 AM
May 12, 2023	Regular Meeting	10:00 AM
June 9, 2023	Regular Meeting	10:00 AM
July 14, 2023	Regular Meeting	10:00 AM
August 11, 2023	Public Hearing & Regular Meeting	10:00 AM
September 8, 2023	Regular Meeting	10:00 AM