

**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 November 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 |
| Clifford Olson | Assistant Secretary |
| Steven Wojcechowskyj | Assistant Secretary |
| Thomas Mamone | Assistant Secretary |

Also present were:

| | |
|----------------|-------------------|
| Chuck Adams | District Manager |
| Meagan Magaldi | 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 10:05 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-01, Authorizing the Filing of a Petition with the Board of County Commissioners of Collier County, Florida for a Modification of the District's Boundaries and the Jurisdiction of the District Through Expansion; Providing for Certain Requirements Implementing Section 190.046(1), Florida Statutes; Providing for Severability, Conflicts and an Effective Date

Mr. Adams presented Resolution 2023-01.

Mr. Cole distributed and reviewed a map depicting areas for Phases 2 and 3 to be added to the boundaries of the CDD. A civic area to be excluded measures approximately two acres; a similar issue exists in other CDDs and the tract will benefit from utilities, such as water, sewer, irrigation and storm management utilities to be provided by the CDD.

Ms. Magaldi stated the Boundary Amendment will be presented to the Board of County Commissioners.

On MOTION by Mr. Olson and seconded by Mr. Lavish, with all in favor, Resolution 2023-01, Authorizing the Filing of a Petition with the Board of County Commissioners of Collier County, Florida for a Modification of the District’s Boundaries and the Jurisdiction of the District Through Expansion; Providing for Certain Requirements Implementing Section 190.046(1), Florida Statutes; Providing for Severability, Conflicts and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Boundary Amendment Funding Agreement

Mr. Adams presented the Boundary Amendment Funding Agreement.

On MOTION by Mr. Wojcechowskyj and seconded by Mr. Lavish, with all in favor, the Boundary Amendment Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2022

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

The financials were accepted.

SIXTH ORDER OF BUSINESS

Approval of August 12, 2022 Public Hearings and Regular Meeting Minutes

Mr. Adams presented the August 12, 2022 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Lavish and seconded by Mr. Wojcechowskyj, with all in favor, the August 12, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

Mr. Cole reported the following:

- Since the last meeting and as shown in the financials, a draw of \$4.1 million to reimburse Neal Communities for expenditures related to Phase 1 utilities was processed.
- The remaining balance is approximately \$3.6 million; another draw totaling approximately \$1,000 was just submitted. Further draws are expected to deplete the account.
- The Phase 2 utilities shown on the map will be bid through the CDD; to the extent that funds remain in the 2022 bonds, those funds will be drawn on to pay for Phase 2 utilities. Another bond issue might be used to fund Phase 2 and Phase 3 utilities.

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

- **NEXT MEETING DATE: December 9, 2022 at 10:00 a.m.**
 - **QUORUM CHECK**

The next meeting will be held on December 9, 2022.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS

Public Comments

Ms. Curran and Mr. McKune requested copies of the updated map.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gibbs and seconded by Mr. Wojcechowskyj with all in favor, the meeting adjourned at 10:12 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair