

**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 April 14, 2023 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
Steven Wojcechowskyj (via telephone)	Assistant Secretary
Thomas Mamone	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Terry Cole	District Engineer
John McKay (via telephone)	Neal Communities
Pam Curran (via telephone)	Neal Communities
Jennifer Villarreal (via telephone)	Neal Communities

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors Lavish, Gibbs and Mamone were present. Supervisor Wojcechowskyj was attending via telephone. Supervisor Olson was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2023-02, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date**

**On MOTION by Mr. Gibbs and seconded by Mr. Lavish, with all in favor, Resolution 2023-02, Designating a Date, Time, and Location of November 7, 2023 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 for the Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Award of Bid for SkySail Phase 2 Infrastructure Improvements**

Mr. Cole reviewed the SkySail Phase 2 plat and noted a section of Bella Boulevard to the east is not within the CDD's boundaries and therefore excluded from the bid. He reviewed the bid documents from the sole respondent, Mitchell & Stark Construction Co. (M&S), deemed the response as complete and recommended awarding the contract to M&S. Mr. Urbancic had reviewed the 5% bid bond and deemed it in order.

Mr. Cole discussed the need for another bond issuance whereby the Developer will fund this project and any other possible improvements until the CDD can reimburse them from bond proceeds. It was noted the contract with M&S will be with the CDD. Asked if these terms are acceptable, Developer Representatives Mr. McKay and Ms. Curran replied affirmatively.

Mr. McKay stated, once the Phase 2 piece to the north is annexed into the CDD, they can start the process for the next bond issue.

**On MOTION by Mr. Lavish and seconded by Mr. Mamone, with all in favor, accepting the District Engineer's recommendation, ranking Mitchell & Stark Construction Co. as the #1 ranked respondent to the Request for Proposals for the SkySail Phase 2 Infrastructure Improvements and authorizing the Chair or Vice Chair, in the Chair's absence, to finalize and execute a contract with Mitchell & Stark Construction Company, was approved.**

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2023**

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2023.

The financials were accepted.

**SIXTH ORDER OF BUSINESS**

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

**On MOTION by Mr. Lavish and seconded by Mr. Gibbs, with all in favor, the November 11, 2022 Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Urbancic discussed the next steps to finalize the Boundary Amendment so it can be presented to the Board of County Commissioners.

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

Mr. Cole reported the following:

➤ Draw #7, for approximately \$3.5 million, was paid out of the 2022 bonds. The remaining \$120,000 balance is expected to cover his and District Counsel’s services related to the boundary amendment.

➤ Regarding the current and proposed boundary areas on the map, as several changes were made, the sketch and legal descriptions will be updated again.

➤ Updating the Engineer’s Report to include the Bella Boulevard section is underway.

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

- **NEXT MEETING DATE: May 12, 2023 at 10:00 a.m.**

- **QUORUM CHECK**

**EIGHTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**NINTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary/Assistant Secretary

  
Chair/Vice Chair