

**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 June 9, 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 (via telephone)	Vice Chair
Steven Wojcechowskyj	Assistant Secretary
Clifford Olson	Assistant Secretary
Carl Thrushman	Assistant Secretary (appointed at meeting)

**Also present were:**

Chuck Adams	District Manager
Greg Urbancic (via telephone)	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 10:01 a.m. Supervisors Lavish, Wojcechowskyj and Olson were present. Supervisor Gibbs attended via telephone. Supervisor Mamone was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Thomas Mamome [Seat 4]; Term Expires November 2023**

Mr. Adams presented Mr. Thomas Mamome's resignation.

**On MOTION by Mr. Lavish and seconded by Mr. Wojcechowskyj, with all in favor, the resignation of Mr. Thomas Mamome from Seat 4, was accepted.**

**A. Consider Appointment of Carl Thrusham to fill Unexpired Terms of Seat 4**

The spelling of Mr. Thrusham is incorrect, the correct spelling is Thrushman.

Mr. Lavish nominated Mr. Carl Thrushman to fill Seat 4.

No other nominations were made.

**On MOTION by Mr. Lavish and seconded by Mr. Wojcechowskyj, with all in favor, the appointment of Mr. Carl Thrusham to Seat 4, 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. Carl Thrushman. He provided and explained the following items:

- 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**

**B. Consideration of Resolution 2023-05, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2023-05. Mr. Lavish nominated the following slate:

- |                     |                     |
|---------------------|---------------------|
| Chair               | Mathew Lavish       |
| Vice Chair          | Ben Gibbs           |
| Assistant Secretary | Steve Wojcechowskyj |
| Assistant Secretary | Carl Thrushman      |

Assistant Secretary

Clifford Olson

Assistant Secretary

Craig Wrathell

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2023-03. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. Assessments will be on roll in Fiscal Year 2024.

Mr. Gibbs asked if assessments can be increased up to the public hearing date. Mr. replied affirmatively but, if doing so, it should be done at the July meeting.

**On MOTION by Mr. Lavish and seconded by Mr. Olson, with all in favor, Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 11, 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; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

Mr. Adams presented Resolution 2023-04.

**On MOTION by Mr. Olson and seconded by Mr. Lavish, with all in favor, Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Construction Funding Agreement**

Mr. Adams presented the Construction Funding Agreement. Mr. Urbancic recalled prior discussion about the project getting underway before bond funds being available. This Agreement accomplishes the following:

- Provides that the Developer will fund expenses under the contract that the CDD is entering into and that the Developer will be repaid for eligible expenses.
- Acknowledges that the funds being advanced by the Developer could be subject to a future requisition to refund the Developer.

**On MOTION by Mr. Lavish and seconded by Mr. Wojcechowskyj, with all in favor, the Construction Funding Agreement and authorizing the Chair to execute the Agreement, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2023**

The financials were accepted.

**EIGHTH ORDER OF BUSINESS**

**Approval of April 14, 2023 Regular Meeting Minutes**

The following change was made:

Line 21: Add “(via telephone)” after “McKay”

**On MOTION by Mr. Wojcechowskyj and seconded by Mr. Olson, with all in favor, the April 14, 2023 Meeting Minutes, as amended, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Urbancic stated that exhibits needed to finalize the Boundary Amendment petition were received from Mr. Cole. He noted recent legislation that, commencing in 2024, will require CDD Supervisors to take a four-hour ethics training session annually.

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

Mr. Cole reported the following:

- Additional documents for expansion and contraction of the CDD were sent yesterday.

Mr. Cole reviewed a map/drawing of the areas that will be added and the areas that will be deleted from the CDD boundaries. The changes equate to a difference of about 60 acres.

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

- **1 Registered Voter in District as of April 15, 2023**
- **NEXT MEETING DATE: July 14, 2023 at 10:00 a.m.**
  - **QUORUM CHECK**

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

A Board Member asked if midge fly treatments are budgeted and, if so, when treatments will occur. Mr. Adams stated it is budgeted and will occur when necessary.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Olson and seconded by Mr. Thrushman, with all in favor, the meeting adjourned at 10:16 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair