

# **HYDE PARK**

**COMMUNITY DEVELOPMENT**

**DISTRICT 1**

**August 11, 2023**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING AND**

**REGULAR MEETING**

**AGENDA**

# **HYDE PARK**

**COMMUNITY DEVELOPMENT DISTRICT 1**

# **AGENDA LETTER**

**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**

August 4, 2023

Board of Supervisors  
Hyde Park Community Development District 1

**ATTENDEES:**

**Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.**

Dear Board Members:

The Board of Supervisors of the Hyde Park Community Development District 1 will hold a Public Hearing and Regular Meeting on 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. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2023-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Resolution 2023-08, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date
6. Acceptance of Unaudited Financial Statements as of June 30, 2023
7. Approval of June 9, 2023 Regular Meeting Minutes

8. 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: September 8, 2023 at 10:00 AM

- QUORUM CHECK

SEAT 1	MATHEW LAVISH	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	BEN GIBBS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	STEVE WOJCECHOWSKYJ	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	CARL THRUSHMAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	CLIFFORD OLSON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

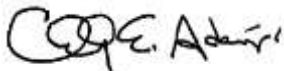
9. Board Members' Comments/Requests

10. Public Comments

11. 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**

**3A**

# Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily  
Naples, FL 34110

**HYDE PARK COMMUNITY DEVELOPMENT DIS**  
2300 GLADES RD

**BOCA RATON, FL 33431-7386**

## Affidavit of Publication

STATE OF WISCONSIN  
COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Naples Daily News, published in Collier County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

**Issue(s) dated: 07/24/2023, 07/31/2023**

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally Known to me, on July 31, 2023:

### HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Hyde Park Community Development District 1 ("District") will hold a public hearing on 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, Collier County, Florida for the purpose of hearing comments and objections on the adoption of the budget of the District for the fiscal year beginning October 1, 2023 through September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

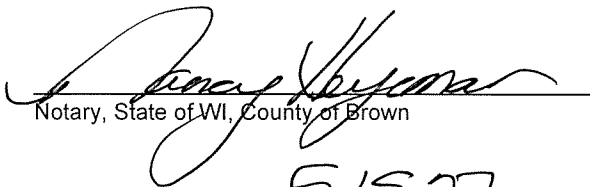
A copy of the agenda and proposed budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
Pub Date: July 24, 31, 2023 #5773441

  
Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost: \$574.00  
Ad No: 0005773441  
Customer No: 1837766  
PO #: FY2024 PH/Reg Mtg  
# of Affidavits 1

**This is not an invoice**

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

# **HYDE PARK**

**COMMUNITY DEVELOPMENT DISTRICT 1**

**3B**

## RESOLUTION 2023-06

### THE ANNUAL APPROPRIATION RESOLUTION OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Hyde Park Community Development District 1 (“District”) was established by Ordinance No. 2021-11, enacted by the Board of County Commissioners of Collier County, Florida on March 9, 2021, and effective March 11, 2021; and

**WHEREAS**, the District Manager has, at the first meeting of the Board of Supervisors (“Board”) of the District, submitted a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.



- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Hyde Park Community Development District 1 for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$678,872 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$166,443
DEBT SERVICE FUND – SERIES 2022	<u>\$512,429</u>
TOTAL ALL FUNDS	\$678,872

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 11TH DAY OF AUGUST, 2023.**

ATTEST:

**HYDE PARK COMMUNITY DEVELOPMENT  
DISTRICT 1**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Budget

**Exhibit A:** Fiscal Year 2023/2024 Budget

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2 - 3
Debt Service Fund Budget - Series 2022	4
Amortization Schedule - Series 2019	5 - 6
Assessment Summary	7

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ -				\$ 107,693
Allowable discounts (4%)	-				(4,308)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	103,385
Assessment levy: off-roll	162,673	123,380	39,293	162,673	63,058
Developer contribution	-	-	1,028	1,028	-
Total revenues	<u>162,673</u>	<u>123,380</u>	<u>40,321</u>	<u>163,701</u>	<u>166,443</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	12,000	1,077	10,923	12,000	12,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	4,161	10,839	15,000	15,000
Engineering	7,500	1,039	6,461	7,500	7,500
Audit*	3,500	-	3,500	3,500	3,500
Arbitrage rebate calculation*	750	-	750	750	750
Dissemination agent*	1,000	500	500	1,000	1,000
Trustee*	4,000	-	4,000	4,000	4,000
Telephone	200	100	100	200	200
Postage	1,000	87	913	1,000	1,000
Printing & binding	1,000	500	500	1,000	1,000
Legal advertising	2,500	1,620	880	2,500	2,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,375	125	5,500	5,500
Contingencies/bank charges	750	120	630	750	750
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Property appraiser	-	-	-	-	1,615
Tax collector	-	-	-	-	2,154
Total professional and administrative	<u>103,790</u>	<u>39,669</u>	<u>64,121</u>	<u>103,790</u>	<u>107,559</u>
<b>Field operations</b>					
Field management	2,000	-	2,000	2,000	2,000
Lake maintenance	51,880	1,000	50,880	51,880	51,880
Contingencies	5,000	-	5,000	5,000	5,000
Total field operations	<u>58,880</u>	<u>1,000</u>	<u>57,880</u>	<u>58,880</u>	<u>58,880</u>
Total expenditures	<u>162,670</u>	<u>40,669</u>	<u>122,001</u>	<u>162,670</u>	<u>166,439</u>
Net increase/(decrease) of fund balance	3	82,711	(81,680)	1,031	4
Fund balance - beginning (unaudited)	-	(1,003)	81,708	(1,003)	28
Fund balance - ending (projected)	<u>\$ 3</u>	<u>\$ 81,708</u>	<u>\$ 28</u>	<u>\$ 28</u>	<u>\$ 32</u>

<sup>1</sup> \$5,500 per bond issuance.

<sup>2</sup> \$1,000 per bond issuance.

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 12,000
Statutorily set at \$200 per supervisor for each meeting of the Board of Supervisors not to exceed \$4,800, per supervisor, for each fiscal year.	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	7,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	4,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	1,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	1,000
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	2,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**Professional & administrative - continued**

Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser	1,615
Tax collector	2,154
Field Operations	
Field Management Services	2,000
Covers the costs of periodic field visits to insure contractor(s) are meeting service levels expectations.	
Lake maintenance	51,880
Covers the cost of hiring a qualified high quality contractor to maintain 129.7 acres of stormwater ponds on an as needed basis. Anticipates twice a month visits.	
Contingencies	5,000
Total expenditures	<u><u>\$ 166,439</u></u>



**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2022  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ -				\$ 532,108
Allowable discounts (4%)	-				(21,284)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	510,824
Assessment levy: off-roll	\$ 492,200	327,531	164,669	492,200	-
Interest	-	4,568	-	4,568	-
Total revenues	<u>492,200</u>	<u>332,099</u>	<u>164,669</u>	<u>496,768</u>	<u>510,824</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	160,000	-	160,000	160,000	165,000
Interest	334,005	167,002	167,003	334,005	328,805
Property appraiser					7,982
Tax collector	-	-	-	-	10,642
Total expenditures	<u>494,005</u>	<u>167,002</u>	<u>327,003</u>	<u>494,005</u>	<u>512,429</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,805)	165,097	(162,334)	2,763	(1,605)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(1,953)	-	(1,953)	-
Total other financing sources/(uses)	<u>-</u>	<u>(1,953)</u>	<u>-</u>	<u>(1,953)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	(1,805)	163,144	(162,334)	810	(1,605)
Beginning fund balance (unaudited)	-	414,415	577,559	414,415	415,225
Ending fund balance (projected)	<u>\$ (1,805)</u>	<u>\$ 577,559</u>	<u>\$ 415,225</u>	<u>\$ 415,225</u>	<u>413,620</u>
Use of fund balance:					
Debt service reserve account balance (required)					(246,100)
Interest expense - November 1, 2024					(161,721)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 5,799</u>

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23			164,402.50	164,402.50	8,450,000.00
05/01/24	165,000.00	3.250%	164,402.50	329,402.50	8,285,000.00
11/01/24			161,721.25	161,721.25	8,285,000.00
05/01/25	170,000.00	3.250%	161,721.25	331,721.25	8,115,000.00
11/01/25			158,958.75	158,958.75	8,115,000.00
05/01/26	175,000.00	3.250%	158,958.75	333,958.75	7,940,000.00
11/01/26			156,115.00	156,115.00	7,940,000.00
05/01/27	180,000.00	3.250%	156,115.00	336,115.00	7,760,000.00
11/01/27			153,190.00	153,190.00	7,760,000.00
05/01/28	185,000.00	3.600%	153,190.00	338,190.00	7,575,000.00
11/01/28			149,860.00	149,860.00	7,575,000.00
05/01/29	195,000.00	3.600%	149,860.00	344,860.00	7,380,000.00
11/01/29			146,350.00	146,350.00	7,380,000.00
05/01/30	200,000.00	3.600%	146,350.00	346,350.00	7,180,000.00
11/01/30			142,750.00	142,750.00	7,180,000.00
05/01/31	210,000.00	3.600%	142,750.00	352,750.00	6,970,000.00
11/01/31			138,970.00	138,970.00	6,970,000.00
05/01/32	215,000.00	3.600%	138,970.00	353,970.00	6,755,000.00
11/01/32			135,100.00	135,100.00	6,755,000.00
05/01/33	225,000.00	4.000%	135,100.00	360,100.00	6,530,000.00
11/01/33			130,600.00	130,600.00	6,530,000.00
05/01/34	235,000.00	4.000%	130,600.00	365,600.00	6,295,000.00
11/01/34			125,900.00	125,900.00	6,295,000.00
05/01/35	245,000.00	4.000%	125,900.00	370,900.00	6,050,000.00
11/01/35			121,000.00	121,000.00	6,050,000.00
05/01/36	255,000.00	4.000%	121,000.00	376,000.00	5,795,000.00
11/01/36			115,900.00	115,900.00	5,795,000.00
05/01/37	265,000.00	4.000%	115,900.00	380,900.00	5,530,000.00
11/01/37			110,600.00	110,600.00	5,530,000.00
05/01/38	275,000.00	4.000%	110,600.00	385,600.00	5,255,000.00
11/01/38			105,100.00	105,100.00	5,255,000.00
05/01/39	285,000.00	4.000%	105,100.00	390,100.00	4,970,000.00
11/01/39			99,400.00	99,400.00	4,970,000.00
05/01/40	295,000.00	4.000%	99,400.00	394,400.00	4,675,000.00
11/01/40			93,500.00	93,500.00	4,675,000.00
05/01/41	310,000.00	4.000%	93,500.00	403,500.00	4,365,000.00
11/01/41			87,300.00	87,300.00	4,365,000.00
05/01/42	320,000.00	4.000%	87,300.00	407,300.00	4,045,000.00
11/01/42			80,900.00	80,900.00	4,045,000.00
05/01/43	335,000.00	4.000%	80,900.00	415,900.00	3,710,000.00
11/01/43			74,200.00	74,200.00	3,710,000.00
05/01/44	350,000.00	4.000%	74,200.00	424,200.00	3,360,000.00
11/01/44			67,200.00	67,200.00	3,360,000.00

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2022 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/45	365,000.00	4.000%	67,200.00	432,200.00	2,995,000.00
11/01/45			59,900.00	59,900.00	2,995,000.00
05/01/46	380,000.00	4.000%	59,900.00	439,900.00	2,615,000.00
11/01/46			52,300.00	52,300.00	2,615,000.00
05/01/47	395,000.00	4.000%	52,300.00	447,300.00	2,220,000.00
11/01/47			44,400.00	44,400.00	2,220,000.00
05/01/48	410,000.00	4.000%	44,400.00	454,400.00	1,810,000.00
11/01/48			36,200.00	36,200.00	1,810,000.00
05/01/49	425,000.00	4.000%	36,200.00	461,200.00	1,385,000.00
11/01/49			27,700.00	27,700.00	1,385,000.00
05/01/50	445,000.00	4.000%	27,700.00	472,700.00	940,000.00
11/01/50			18,800.00	18,800.00	940,000.00
05/01/51	460,000.00	4.000%	18,800.00	478,800.00	480,000.00
11/01/51			9,600.00	9,600.00	480,000.00
05/01/52	480,000.00	4.000%	9,600.00	489,600.00	-
<b>Total</b>	<b>8,450,000.00</b>		<b>5,935,835.00</b>	<b>14,385,835.00</b>	

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

<b>On-Roll Assessments</b>
----------------------------

<u>Phase 1</u>					
Product Type	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
SF 33'	68	\$ 430.77	\$ 1,765.85	\$ 2,196.62	n/a
SF 40'	98	430.77	2,140.42	2,571.19	n/a
SF 45'	84	430.77	2,407.97	2,838.74	n/a
Total	250				

<b>Off-Roll Assessments</b>
-----------------------------

<u>Future Phase</u>					
Product Type	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
SF 33'	105	\$ 162.94	\$ -	\$ 162.94	n/a
SF 40'	178	162.94	-	162.94	n/a
SF 45'	104	162.94	-	162.94	n/a
Total	387				

# **HYDE PARK**

**COMMUNITY DEVELOPMENT DISTRICT 1**

**4**

## RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Hyde Park Community Development District 1 (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Collier County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit A**; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. Tax Roll Assessments.** The operation and maintenance special assessments and previously levied debt service special assessments shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Hyde Park Community Development District 1.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Hyde Park Community Development District 1.

**PASSED AND ADOPTED** this 11th day of August, 2023.

ATTEST:

**HYDE PARK COMMUNITY DEVELOPMENT  
DISTRICT 1**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)



# **HYDE PARK**

**COMMUNITY DEVELOPMENT DISTRICT 1**

**5**

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Hyde Park Community Development District 1 (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1:**

**SECTION 1.** The following terms of office are hereby extended to coincide with the general election to be held in November of 2024:

- Seat # 3 (currently held by Steven Wojcechowskyj)
- Seat # 4 (currently held by Carl Thrushman)
- Seat # 5 (currently held by Clifford “Chip” Olson)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

- Seat # 1 (currently held by Matthew Lavish)
- Seat # 2 (currently held by Ben Gibbs)

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 11th day of August, 2023.

ATTEST:

**HYDE PARK COMMUNITY DEVELOPMENT  
DISTRICT 1**

---

Secretary/Assistant Secretary

---

Chair/ Vice Chair, Board of Supervisors

# **HYDE PARK**

**COMMUNITY DEVELOPMENT DISTRICT 1**

# **UNAUDITED FINANCIAL STATEMENTS**

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2023**

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2023**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 110,993	\$ -	\$ -	\$ 110,993
Investments				
Revenue	-	8,221	-	8,221
Reserve	-	246,100	-	246,100
Construction	-	-	179,621	179,621
Undeposited funds	23	327,532	-	327,555
Due from Landowner	1,028	-	-	1,028
Total assets	<u>\$ 112,044</u>	<u>\$ 581,853</u>	<u>\$ 179,621</u>	<u>\$ 873,518</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Contracts payable	-	-	10,799	10,799
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>6,000</u>	<u>-</u>	<u>10,799</u>	<u>16,799</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	1,028	-	-	1,028
Unearned revenue	-	327,532	-	327,532
Total deferred inflows of resources	<u>1,028</u>	<u>327,532</u>	<u>-</u>	<u>328,560</u>
Fund balances:				
Restricted for:				
Debt service	-	254,321	-	254,321
Capital projects	-	-	168,822	168,822
Unassigned	105,016	-	-	105,016
Total fund balances	<u>105,016</u>	<u>254,321</u>	<u>168,822</u>	<u>528,159</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 112,044</u>	<u>\$ 581,853</u>	<u>\$ 179,621</u>	<u>\$ 873,518</u>

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 162,673	\$ 162,673	100%
Total revenues	<u>-</u>	<u>162,673</u>	<u>162,673</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	1,077	12,000	9%
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	315	5,361	15,000	36%
Engineering	-	1,492	7,500	20%
Dissemination agent*	83	750	1,000	75%
Telephone	17	150	200	75%
Postage	(8)	136	1,000	14%
Printing & binding	83	750	1,000	75%
Legal advertising	-	1,620	2,500	65%
Annual special district fee	-	175	175	100%
Insurance	-	5,375	5,500	98%
Contingencies/bank charges	4	143	750	19%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	420	210	200%
Total professional & administrative	<u>4,494</u>	<u>54,154</u>	<u>103,790</u>	52%
<b>Field operations</b>				
Field management	-	-	2,000	0%
Lake maintenance	500	2,500	51,880	5%
Contingencies	-	-	5,000	0%
Total field operations	<u>500</u>	<u>2,500</u>	<u>58,880</u>	4%
Total expenditures	<u>4,994</u>	<u>56,654</u>	<u>162,670</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	(4,994)	106,019	3	
Fund balances - beginning	110,010	(1,003)	-	
Fund balances - ending	<u>\$ 105,016</u>	<u>\$ 105,016</u>	<u>\$ 3</u>	

\*Expenses will be realized during budget year following bond issued.

-	Must equal zero
<i>Current month ending FB - YTD ending</i>	

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022  
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 327,531	\$ 492,200	67%
Interest	993	8,333	-	N/A
Total revenues	<u>993</u>	<u>335,864</u>	<u>492,200</u>	68%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	-	160,000	160,000	100%
Interest	-	334,005	334,005	100%
Total debt service	<u>-</u>	<u>494,005</u>	<u>494,005</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	993	(158,141)	(1,805)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	-	(1,953)	-	N/A
Total other financing sources	<u>-</u>	<u>(1,953)</u>	<u>-</u>	N/A
Net change in fund balances	993	(160,094)	(1,805)	
Fund balances - beginning	253,328	414,415	414,668	
Fund balances - ending	<u>\$ 254,321</u>	<u>\$ 254,321</u>	<u>\$ 412,863</u>	



**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022  
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 701	\$ 69,863
Total revenues	701	69,863
<b>EXPENDITURES</b>		
Construction costs	2,486	3,533,992
Costs of issuance	-	8,313
Total expenditures	2,486	3,542,305
Excess/(deficiency) of revenues over/(under) expenditures	(1,785)	(3,472,442)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	1,953
Total other financing sources/(uses)	-	1,953
Net change in fund balances	(1,785)	(3,470,489)
Fund balances - beginning	170,607	3,639,311
Fund balances - ending	\$ 168,822	\$ 168,822

# **HYDE PARK**

**COMMUNITY DEVELOPMENT DISTRICT 1**

# **MINUTES**

**DRAFT**

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40

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.

41

**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.**

42

43

44

45

46

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

47

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

48

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

49

No other nominations were made.

50

**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.**

51

52

53

54

55

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

56

57

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of

58

Office to Mr. Carl Thrushman. He provided and explained the following items:

59

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

60

61

- B. Membership, Obligations and Responsibilities**

62

- C. Financial Disclosure Forms**

63

- I. Form 1: Statement of Financial Interests**

64

- II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

65

- III. Form 1F: Final Statement of Financial Interests**

66

- D. Form 8B: Memorandum of Voting Conflict**

67

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

68

69

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

70

Chair	Mathew Lavish
-------	---------------

71

Vice Chair	Ben Gibbs
------------	-----------

72

Assistant Secretary	Steve Wojcechowskyj
---------------------	---------------------

73

Assistant Secretary	Carl Thrushman
---------------------	----------------

74 Assistant Secretary Clifford Olson

75 Assistant Secretary Craig Wrathell

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

78

79 **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**

80

81  
82  
83  
84  
85  
86  
87  
88 Mr. Adams presented Resolution 2023-03. He reviewed the proposed Fiscal Year 2024  
89 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal  
90 Year 2023 budget, and explained the reasons for any changes. Assessments will be on roll in  
91 Fiscal Year 2024.

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

94

95 **On MOTION by Mr. Lavish and seconded by Mr. Olson, with all in favor,**  
96 **Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024**  
97 **and Setting a Public Hearing Thereon Pursuant to Florida Law for August 11,**  
98 **2023 at 10:00 a.m., at the offices of Coleman, Yovanovich & Koester, P.A.,**  
99 **Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida**  
100 **34103; Addressing Transmittal, Posting and Publication Requirements;**  
101 **Addressing Severability; and Providing an Effective, was adopted.**

102

103

104 **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**

105

106

107

108

109

110

111 Mr. Adams presented Resolution 2023-04.

112

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

117

118

119 **SIXTH ORDER OF BUSINESS**

**Consideration of Construction Funding Agreement**

120

121

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

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

129

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

130

131

132

133

134

135 **SEVENTH ORDER OF BUSINESS**

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

136

137

138 The financials were accepted.

139

140 **EIGHTH ORDER OF BUSINESS**

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

141

142

143 The following change was made:

144 Line 21: Add "(via telephone)" after "McKay"

145

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

146

147

148

149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180

**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**

<b>On MOTION by Mr. Olson and seconded by Mr. Thrushman, with all in favor, the meeting adjourned at 10:16 a.m.</b>
---

181  
182  
183  
184  
185  
186

---

Secretary/Assistant Secretary

---

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

*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 <b>CANCELED</b>	Regular Meeting	10:00 AM
November 11, 2022	Regular Meeting	10:00 AM
December 9, 2022 <b>CANCELED</b>	Regular Meeting	10:00 AM
January 13, 2023 <b>CANCELED</b>	Regular Meeting	10:00 AM
February 10, 2023 <b>CANCELED</b>	Regular Meeting	10:00 AM
March 10, 2023 <b>CANCELED</b>	Regular Meeting	10:00 AM
April 14, 2023	Regular Meeting	10:00 AM
May 12, 2023 <b>CANCELED</b>	Regular Meeting	10:00 AM
June 9, 2023	Regular Meeting	10:00 AM
July 14, 2023 <b>CANCELED</b>	Regular Meeting	10:00 AM
August 11, 2023	Public Hearing & Regular Meeting	10:00 AM
September 8, 2023	Regular Meeting	10:00 AM