

**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 September 8, 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:

Ben Gibbs	Vice Chair
Steven Wojcechowskyj (via telephone)	Assistant Secretary
Clifford Olson	Assistant Secretary
Carl Thrushman	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Terry Cole (via telephone)	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 Gibbs, Olson and Thrushman were present. Supervisor Wojcechowskyj attended via telephone. Supervisor Lavish was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Revised Proposal from Mitchell and Stark for Phase 2 Work

Mr. Cole recalled that, in April 2023, the Board authorized approval of the Mitchell and Stark bid for Skysail Phase 2, in the amount of \$4.5 million. Since then, there have been changes to the quantities, with the plan review from Collier County and minor price changes between March and now. Most of the changes were related to planned quantity changes; the total price

increased from \$4.4 million to \$4.77 million. The contractor will need to provide the appropriate performance payment bonds.

On MOTION by Mr. Thrushman and seconded by Mr. Olson, with all in favor, the Revised Proposal from Mitchell and Stark for Phase 2 Work, was approved.

FOURTH ORDER OF BUSINESS

Discussion: Lake Maintenance

Mr. Adams stated that the Chair recently approved a proposal for open water lake maintenance of Lakes 1, 2, 3 and 4 and for shoreline littoral plant enhanced maintenance on Lakes 1, 3 and 4, which will commence on October 1, 2023. The monthly amount is \$1,913 equating to \$22,956 annually. Mr. Adams asked for a motion to ratify the agreement.

On MOTION by Mr. Gibbs and seconded by Mr. Olson, with all in favor, the new Lake Maintenance Agreement, was ratified.

Mr. Adams stated that a proposal for littoral plantings at Lake #1, for 3,402 littoral plants of various types was recently approved.

On MOTION by Mr. Thrushman and seconded by Mr. Gibbs, with all in favor, the proposal for Lake #1 littoral plantings, in the amount of \$4,962.60, was ratified.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2023

The financials were accepted.

SIXTH ORDER OF BUSINESS

Approval of August 11, 2023 Public Hearing and Regular Meeting Minutes

This item was presented following Item 7B.

SEVENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Urbancic stated the Boundary Amendment petition is still pending. The County’s response was to alter the coloring on one of the CDD’s map exhibits and to make four or five changes to the legal description. Staff will make the requested changes and resubmit the documents.

B. District Engineer: Hole Montes, Inc.

Mr. Cole reported the following:

- Staff is addressing the exhibit change on the Boundary Amendment.
- Staff will revise the Bond Validation Report, based on the expansion of the CDD boundary.

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

▪ Approval of August 11, 2023 Public Hearing and Regular Meeting Minutes

This item, previously the Sixth Order of Business, was presented out of order.

On MOTION by Mr. Thrushman and seconded by Mr. Olson, with all in favor, the August 11, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

- **NEXT MEETING DATE: October 13, 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. Olson and seconded by Mr. Gibbs, with all in favor, the meeting adjourned at 10:13 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair