

**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 December 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:**

Mathew Lavish  
Ben Gibbs  
Clifford Olson  
Carl Thrushman

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Chuck Adams  
Greg Urbancic  
Kevin Dowty (via telephone)  
John McKay  
Pam Curran  
Jay Gaines

District Manager  
District Counsel  
District Engineer  
Neal Communities  
Neal Communities  
Berger, Toombs, Elam, Gaines & Frank

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Mr. Gaines presented pertinent information in the Audited Financial Report for the Fiscal Year Ended September 30, 2022. The CDD received an unmodified opinion meaning there were no findings, recommendations, deficiencies in internal control or instances of non-compliance. He encouraged the Board to read the Management Letter, which discloses that the General Fund had a deficit fund balance as of September 30, 2022. Auditors are now required to provide this letter.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022**

**On MOTION by Mr. Lavish and seconded by Mr. Olson with all in favor, Resolution 2024-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022, was accepted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-02, 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. Olson and seconded by Mr. Thrushman, with all in favor, Resolution 2024-02, Designating January 12, 2024 at 10:00 a.m., at Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida 34103, as the Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Update: Boundary Amendment**

Mr. Urbancic stated that the documents with the County's requested changes were submitted and the County's final comments are due next week. He hopes the petition will be placed on the County Commissioner's agenda early next year.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of October 31, 2023**

The financials were accepted.

**EIGHTH ORDER OF BUSINESS**

**Approval of September 8, 2023 Regular Meeting Minutes**

**On MOTION by Mr. Olson and seconded by Mr. Lavish, with all in favor, the September 8, 2023 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

Mr. Dowty stated that Mr. Cole is working with Dan to develop the 2024 construction bond amount. Once they have the off-site single and turning lane costs, they can finalize the construction bond.

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

- **NEXT MEETING DATE: January 12, 2024 at 10:00 a.m.**
  - **QUORUM CHECK**

The Landowners' and Regular Meetings will be on January 12, 2024.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Gibbs and seconded by Mr. Lavish, with all in favor, the meeting adjourned at 10:11 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair