

# **HYDE PARK**

**COMMUNITY DEVELOPMENT**

**DISTRICT 1**

**February 9, 2024**

**BOARD OF SUPERVISORS**

**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**

February 2, 2024

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 Regular Meeting on February 9, 2024 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. Consideration of Resolution 2024-03, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date
4. Consideration of Mitchell & Stark Construction Co., Inc. Change Order 1 [SkySail Phase 2 CDD Infrastructure Improvements]
5. Update: Boundary Amendment
6. Acceptance of Unaudited Financial Statements as of December 31, 2023
7. Approval of December 8, 2023 Regular Meeting Minutes
8. Staff Reports
  - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
    - Required Ethics Training
  - B. District Engineer: *Hole Montes, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: March 8, 2024 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**

**3**

## RESOLUTION 2024-03

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

**WHEREAS**, Hyde Park Community Development District 1 (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Collier County, Florida; and

**WHEREAS**, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the effective date of Collier County Ordinance No. 2021-11 creating the District (the "Ordinance") is March 11, 2021; and

**WHEREAS**, the District was statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*; and

**WHEREAS**, due to an issue with advertising, the District Manager reset the date and time of the landowners' meeting and election to the 5th day of November, 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 and the District Manager will cause the notice of the landowners meeting to be published in a newspaper of general circulation in Collier County, Florida, consistent with the requirements of Chapter 190.006(2), *Florida Statutes*.

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

**SECTION 1.** In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 5th day of November, 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.

**SECTION 2.** The District's Secretary is hereby directed to publish notice of this landowners meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

**SECTION 3.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 9th day of February, 2024. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 9th day of February, 2024.

**ATTEST:**

**HYDE PARK COMMUNITY  
DEVELOPMENT DISTRICT 1**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

## Exhibit A



**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1**

Notice is hereby given to the public and all landowners within Hyde Park Community Development District 1 (the "District") in Collier County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 5, 2024

TIME: 10:00 a.m.

PLACE: Coleman, Yovanovich & Koester, P.A.,  
Northern Trust Bank Building, 4001 Tamiami  
Trail N., Suite 300, Naples, Florida, 34103

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com) or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

\_\_\_\_\_  
District Manager

Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

**PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT**

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: November 5, 2024

TIME: 10:00 a.m.

LOCATION: Coleman, Yovanovich & Koester, P.A.,  
Northern Trust Bank Building, 4001 Tamiami  
Trail N., Suite 300, Naples, Florida, 34103

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1  
COLLIER COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Hyde Park Community Development District 1 to be held at 10:00 a.m., on November 5, 2024 at Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida, 34103, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the proxy holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**

**HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1  
COLLIER COUNTY, FLORIDA  
LANDOWNERS' MEETING –NOVEMBER 5, 2024**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Hyde Park Community Development District 1 and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

<b>SEAT</b>	<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

# **HYDE PARK**

**COMMUNITY DEVELOPMENT DISTRICT 1**

**4**

# CHANGE ORDER

<b>PROJECT:</b> SkySail Ph 2 CDD Infrastructure Improvements	<b>DATE OF ISSUANCE:</b>	12/12/2023
<b>OWNER:</b>	Hyde Park Community Development District 1 c/o Wrathell, Hunt and Associates, LLC	
<b>Owners Address:</b>	9220 Bonita Beach Rd, Suite 214 Bonita Springs, Florida 34135	
<b>CONTRACTOR:</b>	Mitchell & Stark Const. Co., Inc. Naples, FL 34109	<b>Contractor's Project No.</b> 231723
<b>CONTRACT FOR:</b>	SkySail Ph 2 CDD Infrastructure Improvements	<b>ENGINEER:</b> Hole Montes 950 Encore Way Naples, FL 34110

You are directed to make the following changes in the Contract Documents.

**Description:**

ROW fill: Excavate, Haul, Place, and Grade	-2500	CY	\$	9.75	\$	(24,375.00)	
Lot fill: Excavate, Haul, and Place	-17500	CY	\$	7.40	\$	(129,500.00)	
Survey-Original Bid	-1	LS	\$	80,500.00	\$	(60,500.00)	
Survey-Revised Scope	1	LS	\$	90,505.00	\$	90,505.00	
15" RCP	-107	LF	\$	63.30	\$	(6,773.10)	
18" RCP	84	LF	\$	78.40	\$	6,585.60	
24" RCP	-189	LF	\$	105.20	\$	(19,882.80)	
30" RCP	212	LF	\$	151.65	\$	32,149.80	
42" RCP	577	LF	\$	279.19	\$	161,092.63	
Add Bell Joint Restraints to Ex. 8IN FM	52	EA	\$	880.00	\$	45,760.00	
 <b>Lump Sum Change Order</b>						<b>\$</b>	<b>95,062.13</b>

**CHANGE IN CONTRACT PRICE**

Original Contract Price	\$ 4,772,345.08
Previous Change Orders	\$ 0.00
Contract Price prior to this Change Order	\$ 4,772,345.08
Net Increase (decrease) of this Change Order	\$ 95,062.13
Contract Price with all approved Change Orders	\$ 4,867,407.21

**CHANGE IN CONTRACT TIME**

Original Contract Time	Days: 330
Date:	
Net change from prev. Change Orders	Days: 0
Date:	
Contract Time Prior to this Change Order	Days: 330
Date:	
Net Increase (decrease) of this Change Order	Days: 0
Date:	
Contract Time with all approved Change Orders	Days: 330
Date:	

**RECOMMENDED:**

by *N. Kuytola*  
(Engineer) *1/8/24*

**APPROVED:**

by \_\_\_\_\_  
(Owner)

**APPROVED:**

by *[Signature]*  
Mitchell & Stark  
Mitchell Penner

EJCDC No. 1910-3-B (1983 Edition)

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by The Associated General Contractors of America

# **HYDE PARK**

**COMMUNITY DEVELOPMENT DISTRICT 1**

# **UNAUDITED FINANCIAL STATEMENTS**

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1  
FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2023**



**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 432,632	\$ -	\$ -	\$ 432,632
Investments				
Revenue	-	15,927	-	15,927
Reserve	-	246,100	-	246,100
Construction	-	-	167,982	167,982
Due from general fund	-	304,014	-	304,014
Due from Landowner	1,028	-	-	1,028
Total assets	<u>\$ 433,660</u>	<u>\$ 566,041</u>	<u>\$ 167,982</u>	<u>\$ 1,167,683</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Contracts payable	-	-	8,280	8,280
Due to debt service fund	304,014	-	-	304,014
Tax payable	245	-	-	245
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>310,259</u>	<u>-</u>	<u>8,280</u>	<u>318,539</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	1,028	-	-	1,028
Total deferred inflows of resources	<u>1,028</u>	<u>-</u>	<u>-</u>	<u>1,028</u>
Fund balances:				
Restricted for:				
Debt service	-	566,041	-	566,041
Capital projects	-	-	159,702	159,702
Unassigned	122,373	-	-	122,373
Total fund balances	<u>122,373</u>	<u>566,041</u>	<u>159,702</u>	<u>848,116</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 433,660</u>	<u>\$ 566,041</u>	<u>\$ 167,982</u>	<u>\$ 1,167,683</u>

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 877	\$ 26,827	\$ 103,385	26%
Assessment levy: off-roll	66,992	66,992	63,058	106%
Total revenues	<u>67,869</u>	<u>93,819</u>	<u>166,443</u>	56%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	646	1,722	12,000	14%
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	-	613	15,000	4%
Engineering	-	-	7,500	0%
Audit	-	-	3,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	250	1,000	25%
Trustee	-	-	4,000	0%
Telephone	17	50	200	25%
Postage	15	15	1,000	2%
Printing & binding	83	250	1,000	25%
Legal advertising	689	1,060	2,500	42%
Annual special district fee	-	175	175	100%
Insurance	-	5,590	5,500	102%
Contingencies/bank charges	12	34	750	5%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>5,545</u>	<u>21,759</u>	<u>103,790</u>	21%
<b>Field operations</b>				
Field management	167	500	2,000	25%
Lake maintenance	-	15,719	51,880	30%
Contingencies	-	-	5,000	0%
Total field operations	<u>167</u>	<u>16,219</u>	<u>58,880</u>	28%
<b>Other fees &amp; charges</b>				
Property appraiser	-	-	1,615	0%
Tax collector	17	536	2,154	25%
Total other fees & charges	<u>17</u>	<u>536</u>	<u>3,769</u>	14%
Total expenditures	<u>5,729</u>	<u>38,514</u>	<u>166,439</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	62,140	55,305	4	
Fund balances - beginning	60,233	67,068	28	
Fund balances - ending	<u>\$ 122,373</u>	<u>\$ 122,373</u>	<u>\$ 32</u>	

**HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2022  
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 4,251	\$ 130,057	\$ 510,824	25%
Assessment levy: off-roll	176,557	176,556	-	N/A
Interest	1,139	4,242	-	N/A
Total revenues	<u>181,947</u>	<u>310,855</u>	<u>510,824</u>	61%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	-	-	165,000	0%
Interest	-	164,402	328,805	50%
Total debt service	<u>-</u>	<u>164,402</u>	<u>493,805</u>	33%
<b>Other fees &amp; charges</b>				
Tax collector	83	2,599	10,642	24%
Property appraiser	-	-	7,982	0%
Total other fees and charges	<u>83</u>	<u>2,599</u>	<u>18,624</u>	14%
Total expenditures	<u>83</u>	<u>167,001</u>	<u>512,429</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	181,864	143,854	(1,605)	
Fund balances - beginning	<u>384,177</u>	<u>422,187</u>	<u>415,225</u>	
Fund balances - ending	<u>\$ 566,041</u>	<u>\$ 566,041</u>	<u>\$ 413,620</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 DECEMBER 31, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 730	\$ 2,223
Total revenues	730	2,223
<b>EXPENDITURES</b>		
Construction costs	-	3,156
Total expenditures	-	3,156
Excess/(deficiency) of revenues over/(under) expenditures	730	(933)
Net change in fund balances	730	(933)
Fund balances - beginning	158,972	160,635
Fund balances - ending	\$ 159,702	\$ 159,702

# **HYDE PARK**

**COMMUNITY DEVELOPMENT DISTRICT 1**

# **MINUTES**

**DRAFT**

**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	Chair
Ben Gibbs	Vice Chair
Clifford Olson	Assistant Secretary
Carl Thrushman	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Kevin Dowty (via telephone)	District Engineer
John McKay	Neal Communities
Pam Curran	Neal Communities
Jay Gaines	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**

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

47

48 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2024-01,**  
 49 **Hereby Accepting the Audited Financial**  
 50 **Report for the Fiscal Year Ended**  
 51 **September 30, 2022**

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

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58 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2024-02,**  
 59 **Designating a Date, Time, and Location for**  
 60 **Landowners’ Meeting and Election;**  
 61 **Providing for Publication, Providing for**  
 62 **Severability and an Effective Date**

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

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72 **SIXTH ORDER OF BUSINESS** **Update: Boundary Amendment**

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

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78 **SEVENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 79 **Statements as of October 31, 2023**

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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.**



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Secretary/Assistant Secretary

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Chair/Vice Chair

**HYDE PARK**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

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**A**

## MEMORANDUM

**To:** Board of Supervisors  
**From:** District Counsel  
**Date:** January 1, 2024  
**Subject:** Ethics Training Requirements

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Beginning January 1, 2024, all Board Supervisors of Florida Community Development Districts will be required to complete four (4) hours of Ethics training each year. The four (4) hours must be allocated to the following categories: two (2) hours of Ethics Law, one (1) hour of Sunshine Law, and one (1) hour of Public Records law.

This training may be completed online, and the four (4) hours do not have to be completed all at once. The Florida Commission on Ethics (“COE”) has compiled a list of resources for this training. An overview of the resources are described below, and links to the resources are included in this memo.

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the Ethics training requirements. At this time, there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

### **Free Training Options**

The Florida Commission on Ethics’ (“COE”) website has several free online resources and links to resources that Supervisors can access to complete the training requirements. Navigate to that page here: [Florida Commission on Ethics Training](https://ethics.state.fl.us/Training/Training.aspx).<sup>1</sup> Please note that the COE only provides free training for the two (2) hour Ethics portion of the annual training. However, the COE does provide links to free outside resources to complete the Sunshine and Public Records portion of the training. These links are included in this memorandum below for your ease of reference.

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<sup>1</sup> <https://ethics.state.fl.us/Training/Training.aspx>

### **Free Ethics Law Training**

The COE provides several videos for Ethics training, none of which are exactly two (2) hours in length. Please ensure you complete 120 minutes of Ethics training when choosing a combination of the below.

#### **State Ethics Laws for Constitutional Officers & Elected Municipal Officers (100 minutes)**

Click here: [Kinetic Ethics](#)

#### **Business and Employment Conflicts and Post-Public-Service (56 minutes) Restriction**

Click here: [Business and Employment Conflicts](#)

#### **Gifts (50 minutes)**

Click here: [Ethics Laws Governing Acceptance of Gifts](#)

#### **Voting Conflicts - Local Officers (58 minutes)<sup>1</sup>**

Click here: [Voting Vertigo](#)

### **Free Sunshine/Public Records Law Training**

The Office of the Attorney General provides a two (2) hour online training course (audio only) that meets the requirements of the Sunshine Law and Public Records Law portion of Supervisors' annual training.

Click here to access: [Public Meeting and Public Records Law](#)

### **Other Training Options**

#### **4- Hour Course**

Some courses will provide a certificate upon completion (not required), like the one found from the Florida State University, Florida Institute of Government, linked here: [4-Hour Ethics Course](#). This course meets all the ethics training requirements for the year, including Sunshine Law and Public Records training. This course is currently \$79.00

#### **CLE Course**

The COE's website includes a link to the Florida Bar's Continuing Legal Education online tutorial which also meets all the Ethics training requirements. However, this is a CLE course designed more specifically for attorneys. The 5 hours 18 minutes' long course exceeds the 4-hour requirement and its cost is significantly higher than the 4-Hour Ethics course provided by the Florida State University. The course is currently \$325.00. To access this course, click here: [Sunshine Law, Public Records and Ethics for Public Officers and Public Employees](#).

If you have any questions, please do not hesitate to contact me.

**HYDE PARK**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

**REPORTS**

**C**

# HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1

## BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

### LOCATION

*offices of Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building,  
4001 Tamiami Trail N., Suite 300, Naples, Florida 34103*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2023 <b>CANCELED</b>	Regular Meeting	10:00 AM
November 10, 2023 <b>CANCELED</b>	Regular Meeting	10:00 AM
December 8, 2023	Regular Meeting	10:00 AM
January 12, 2024 <b>CANCELED</b>	Regular Meeting	10:00 AM
February 9, 2024	Regular Meeting	10:00 AM
March 8, 2024	Regular Meeting	10:00 AM
April 12, 2024	Regular Meeting	10:00 AM
May 10, 2024	Regular Meeting	10:00 AM
June 14, 2024	Regular Meeting	10:00 AM
July 12, 2024	Regular Meeting	10:00 AM
August 9, 2024	Regular Meeting	10:00 AM
September 13, 2024	Regular Meeting	10:00 AM