

**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 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.

Present were:

Mathew Lavish	Chair
Ben Gibbs	Vice Chair
Clifford Olson	Assistant Secretary
Carl Thrushman	Assistant Secretary
Steve Wojcechowskyj (via telephone)	Assistant Secretary

Also present:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Terry Cole	District Engineer
John McKay	Neal Communities

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**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**

Mr. Adams recalled that, last year, the Supervisors' terms were extended one year to ensure that the Landowners' Elections fall in an even year to coincide with General Elections.

On MOTION by Mr. Gibbs and seconded by Mr. Lavish, with all in favor, Resolution 2024-03, Designating a Date, Time, and Location of November 5, 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 for a Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS**Consideration of Mitchell & Stark Construction Co., Inc. Change Order 1 [SkySail Phase 2 CDD Infrastructure Improvements]**

Mr. Cole stated the Board previously approved a contract for approximately \$4.8 million for Phase 2 work. During review and permitting of the plans, some changes were made, as reflected in the Change Order.

On MOTION by Mr. Lavish and seconded by Mr. Thrushman, with all in favor, Mitchell & Stark Construction Co., Inc. Change Order 1 for SkySail Phase 2 CDD Infrastructure Improvements, in the lump sum amount of \$95,062.13, was approved.

Mr. Olson joined the meeting at 10:03 a.m.

FIFTH ORDER OF BUSINESS**Update: Boundary Amendment**

Mr. Urbancic stated the Boundary Amendment is on the County Commissioners' Summary Agenda for consideration on Tuesday. Barring anything unusual, the matter should be approved at the start of the meeting. He will monitor the meeting and provide an update.

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of December 31, 2023**

Mr. Adams stated that the CDD is beginning the process of issuing another bond. It is likely that a Draft Engineer's Report and draft Assessment Methodology will be presented at the next meeting. Bonds will likely be issued in the second quarter of 2024.

The financials were accepted.

SEVENTH ORDER OF BUSINESS**Approval of December 8, 2023 Regular Meeting Minutes**

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

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Coleman, Yovanovich & Koester, P.A.**

Mr. Urbancic stated the current legislative session is being monitored for matters that pertain to CDDs. He presented a Memorandum related to the requirement for Supervisors to complete four hours of ethics training each year.

B. District Engineer: Hole Montes, Inc.

There was no report.

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

Mr. Adams advised Board Members to expect an email later in the year from the Florida Commission on Ethics regarding registering to receive an electronic version of the Form 1.

- **NEXT MEETING DATE: March 8, 2024 at 10:00 a.m.**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the March 8, 2024 meeting.

NINTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS**Public Comments**

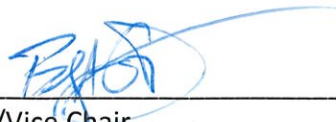
No members of the public spoke.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Lavish and seconded by Mr. Olson, with all in favor, the meeting adjourned at 10:09 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair