

HYDE PARK

COMMUNITY DEVELOPMENT

DISTRICT 1

May 10, 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

May 3, 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 May 10, 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. Update: Boundary Amendment
 - Ratification of Notice of Establishment (Notice of Amended Boundaries)
4. Consideration of Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
6. Acceptance of Unaudited Financial Statements as of March 31, 2024
7. Approval of February 9, 2024 Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - Legislative Update
 - B. District Engineer: *Hole Montes, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: June 14, 2024 at 10:00 AM

- QUORUM CHECK

SEAT 1	MATHEW LAVISH	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 2	BEN GIBBS	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 3	STEVE WOJCECHOWSKYJ	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 4	CARL THRUSHMAN	☐	IN PERSON	☐	PHONE	☐	NO
SEAT 5	CLIFFORD OLSON	☐	IN PERSON	☐	PHONE	☐	NO

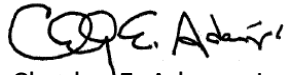
9. Board Members' Comments/Requests

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

Prepared By & After Recording Return to:

Gregory L. Urbancic, Esq.
COLEMAN, YOVANOVICH & KOESTER, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

**NOTICE OF ESTABLISHMENT
OF
HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1
(NOTICE OF AMENDED BOUNDARIES)**

RECORDING NOTE: This Notice of Establishment is intended to amend that certain Notice of Establishment recorded in Official Records Book 5912, Page 3271 of the Public Records of Collier County, Florida.

Notice is hereby given that pursuant to Chapter 190, Florida Statutes, and as a result of the adoption of Ordinance No. 2024-004 by the Board of County Commissioners of Collier County, Florida on February 13, 2024 and which Ordinance No. 2024-004 became effective on February 16, 2024 after the filing of said Ordinance No. 2024-004 with the Florida Department of State, that the boundaries of the Hyde Park Community Development District 1 (the “**District**”) have been modified pursuant to Florida law. The original boundaries of the District were set forth in Ordinance No. 2021-11 passed and adopted by the Board of County Commissioners of Collier County, Florida on March 9, 2021 and which Ordinance No. 2021-11 became effective on March 11, 2021 after the filing of said Ordinance No. 2021-11 with the Florida Department of State. Ordinance No. 2021-11 was further affected by Ordinance No. 2021-44 passed and adopted by the Board of County Commissioners of Collier County, Florida on November 9, 2021, which Ordinance No. 2021-44 ratified and confirmed Ordinance No. 2021-11. As a result of the adoption of Ordinance No 2024-004, the property description of the lands now encompassed within the District and subject to the jurisdiction of the District is attached hereto as **Exhibit “A”**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities and duties of the District may be obtained by examining Chapter 190, Florida Statutes.

**PLEASE TAKE NOTICE OF THIS DISCLOSURE REQUIRED BY
SECTIONS 190.048 AND 190.0485, FLORIDA STATUTES:**

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, the Notice has been executed on this 4 day of MARCH, 2024, and recorded in the Public Records of Collier County, Florida.

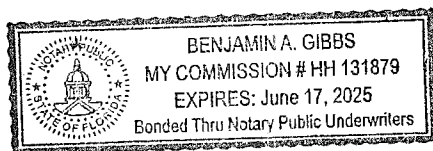
**HYDE PARK COMMUNITY
DEVELOPMENT DISTRICT 1**

By: [Signature]
Matthew Lavish, Chairman

**STATE OF FLORIDA
COUNTY OF COLLIER**

The foregoing instrument was acknowledged and sworn before me by means of ☒ physical presence or () online notarization, this 4 day of MARCH, 2024, by Matthew Lavish, as Chairman of Hyde Park Community Development District 1, a unit of special purpose government organized and existing under the laws of the State of Florida, to me known to be the person described in and who executed the forgoing instrument and acknowledged before me that he executed the same.

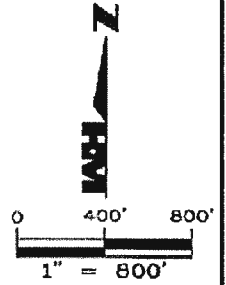
(SEAL)



[Signature]
NOTARY PUBLIC
Name: Benjamin Gibbs
(Type or Print)
My Commission Expires:

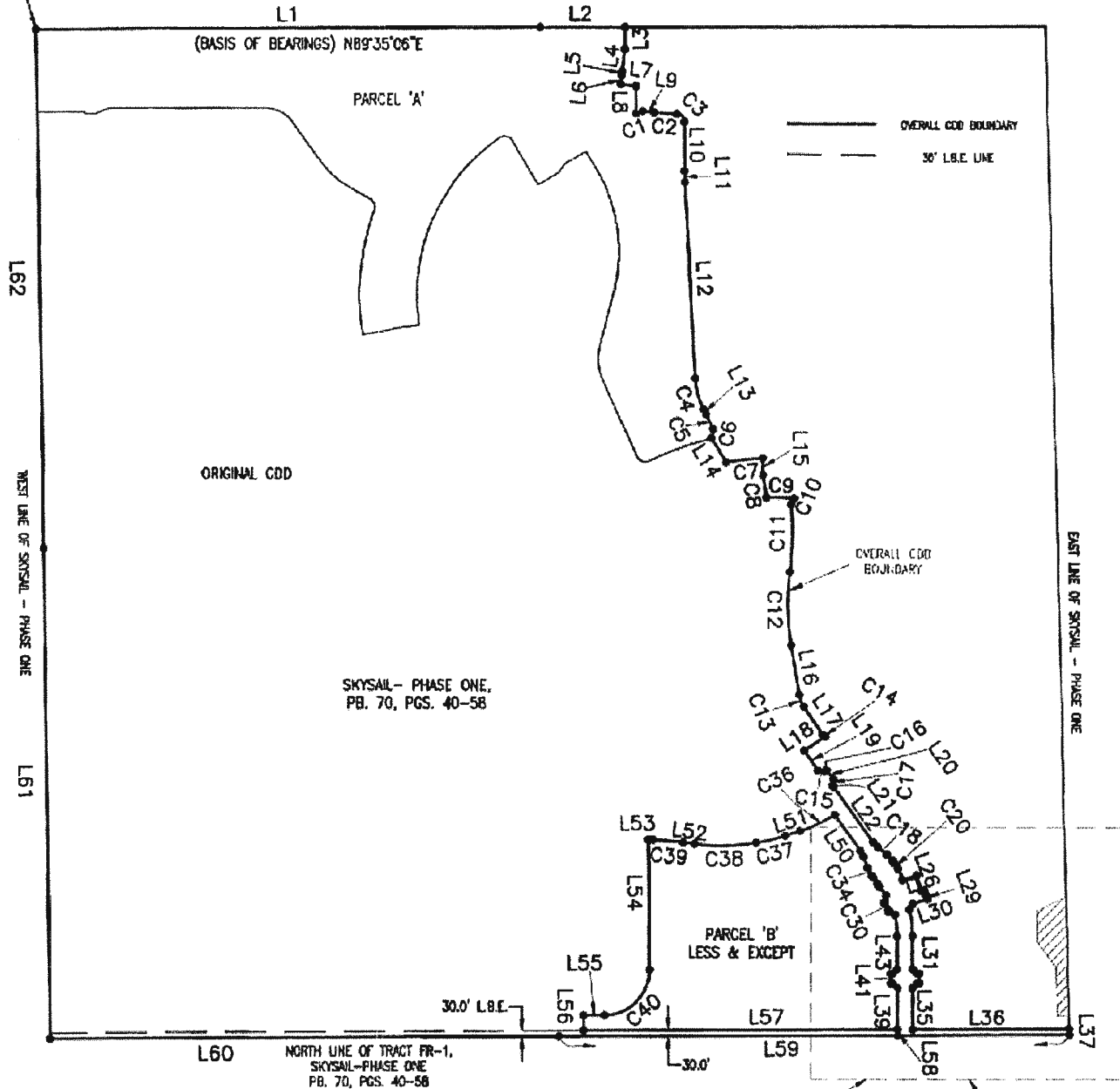
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Exhibit "A"



POINT OF BEGINNING
SKYSAIL - PHASE ONE,
PB. 70, PGS. 40-58

NORTH LINE OF SKYSAIL- PHASE ONE,
PB. 70, PGS. 40-58



SEE SHEET 2
DETAIL

NOTE: LINE TAGS ARE SEQUENTIAL
WHERE LINE TAGS ARE NOT SHOWN

EXHIBIT G

NOT A SURVEY

DRAWN BY: JNH	DATE: 4/20/2023
SHEET 1	OF SHEET 7
SEC-TWN-RGE: 16-48-28	

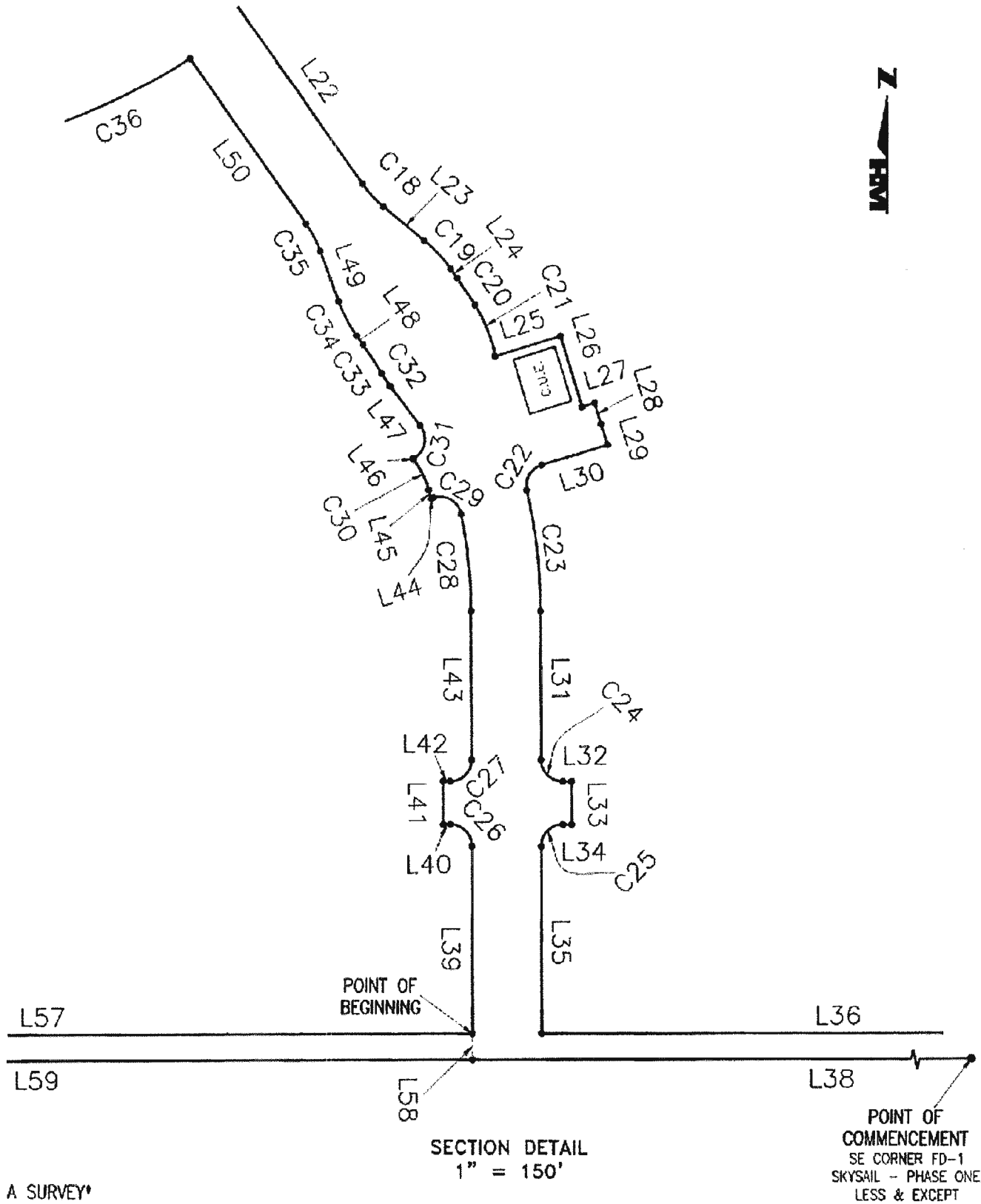


950 Encerra Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
HYDE PARK - CDD BOUNDARY

DRAWING NO. H-2289
PROJECT NO. 2020.007
FILE NAME CDD - SL NEW.dwg

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NOT A SURVEY

DRAWN BY: JNH	DATE: 4/20/2023
SHEET 2	OF SHEET 7
SEC-TWN-RGE: 16-48-26	



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
HYDE PARK - CDD BOUNDARY

DRAWING NO. H-2289
PROJECT NO. 2020.007
FILE NAME CDD - SL NEW.dwg

H:\2017\2017001\CDD 2020007\2023 SKETCH AND LEGALS\CDD - SL NEW.dwg 4/25/2023 10:28:23 AM Plotted by: Tom Murphy

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	40.00'	55°11'33"	37.06'	N 68°44'21" E	38.53'
C2	1151.00'	6°01'43"	121.05'	S 86°40'57" E	121.10'
C3	40.00'	89°25'49"	56.29'	S 44°58'54" E	62.43'
C4	401.00'	24°19'42"	168.99'	S 15°13'04" E	170.27'
C5	1349.00'	3°34'20"	64.09'	S 25°29'41" E	84.11'
C6	56.43'	50°41'07"	48.30'	S 09°23'29" W	49.92'
C7	1280.00'	8°36'45"	192.23'	N 83°38'05" E	192.41'
C8	1525.00'	4°25'26"	117.72'	S 09°10'04" E	117.75'
C9	1074.00'	7°42'16"	144.31'	S 87°33'49" E	144.42'
C10	35.00'	57°39'41"	33.76'	S 23°42'00" W	35.22'
C11	1651.00'	12°17'07"	353.33'	S 01°00'43" W	354.01'
C12	1349.00'	16°18'15"	382.58'	S 00°59'50" E	383.87'
C13	149.00'	24°52'13"	64.17'	S 21°35'04" E	64.68'
C14	25.00'	38°28'57"	16.48'	S 53°15'39" E	16.79'
C15	25.00'	95°28'09"	37.00'	S 81°45'16" E	41.66'
C16	500.00'	1°08'32"	9.97'	N 51°04'56" E	9.97'
C17	25.00'	87°04'06"	34.44'	S 08°07'09" W	37.99'
C18	133.00'	15°19'54"	35.48'	S 43°04'51" E	35.59'
C19	167.00'	15°19'54"	44.55'	S 43°04'51" E	44.69'
C20	667.00'	3°10'27"	36.95'	S 33°49'41" E	36.95'
C21	167.00'	21°50'36"	63.28'	S 21°18'09" E	63.67'
C22	25.00'	85°41'17"	34.00'	S 29°58'12" W	37.39'
C23	640.00'	12°36'33"	140.56'	S 06°34'10" E	140.85'
C24	25.00'	90°00'00"	35.36'	S 45°15'53" E	39.27'
C25	25.00'	90°00'00"	35.36'	S 44°44'07" W	39.27'
C26	25.00'	90°00'00"	35.36'	N 45°15'53" W	39.27'
C27	25.00'	90°00'00"	35.36'	N 44°44'07" E	39.27'
C28	559.99'	11°33'32"	112.78'	N 06°02'39" W	112.97'
C29	25.00'	95°21'45"	36.97'	N 59°30'17" W	41.61'
C30	103.00'	22°04'39"	39.44'	N 26°36'18" W	39.69'
C31	25.00'	101°32'13"	38.73'	N 13°07'29" E	44.30'
C32	167.00'	6°21'39"	18.53'	N 34°27'49" W	18.54'
C33	533.00'	4°07'55"	38.43'	N 33°20'57" W	38.44'
C34	167.00'	15°19'54"	44.55'	N 27°44'58" W	44.69'
C35	133.00'	15°19'54"	35.48'	N 27°44'57" W	35.59'
C36	778.24'	14°44'36"	199.70'	S 64°53'46" W	200.26'
C37	1101.00'	8°09'38"	156.68'	S 76°20'36" W	156.81'
C38	1101.00'	16°48'10"	321.73'	S 88°49'30" W	322.88'
C39	2122.00'	4°23'58"	162.89'	N 84°58'23" W	162.93'
C40	235.00'	90°17'54"	333.20'	S 44°35'11" W	370.36'

LINE	BEARING	DISTANCE
L1	N 89°35'06" E	2540.22'
L2	N 89°44'00" E	441.90'
L3	S 00°18'56" W	112.48'
L4	S 06°20'08" W	116.00'
L5	S 06°44'02" W	23.00'
L6	S 06°08'26" W	47.00'
L7	S 83°39'52" E	80.60'
L8	S 00°16'00" E	144.12'
L9	S 83°39'52" E	59.21'
L10	S 00°16'00" E	259.12'
L11	S 01°39'36" E	55.99'
L12	S 03°03'13" E	1026.03'
L13	S 27°22'41" E	31.29'
L14	S 31°07'37" E	147.05'
L15	S 00°26'52" E	89.29'
L16	S 09°08'58" E	261.96'
L17	S 34°01'11" E	180.12'
L18	S 55°58'49" W	131.43'
L19	S 34°01'11" E	124.31'
L20	S 38°20'48" E	60.00'
L21	S 35°24'55" E	7.06'
L22	S 35°23'57" E	354.45'
L23	S 50°44'48" E	61.74'
L24	S 35°24'55" E	13.34'
L25	N 72°47'30" E	78.82'

LINE	BEARING	DISTANCE
L26	S 17°11'10" E	85.00'
L27	N 72°48'50" E	15.58'
L28	S 17°04'23" E	25.16'
L29	S 17°11'10" E	25.00'
L30	S 72°48'50" W	79.90'
L31	S 00°15'53" E	171.26'
L32	N 89°44'07" E	10.00'
L33	S 00°15'53" E	50.00'
L34	S 89°44'07" W	10.00'
L35	S 00°15'53" E	215.83'
L36	N 89°44'02" E	822.95'
L37	S 01°27'19" E	30.01'
L38	S 89°44'02" W	903.58'
L39	N 00°15'53" W	216.00'
L40	S 89°44'07" W	8.00'
L41	N 00°15'53" W	50.00'
L42	N 89°44'07" E	8.00'
L43	N 00°15'53" W	171.26'
L44	S 72°48'50" W	3.25'
L45	N 15°01'28" W	10.03'
L46	N 37°38'38" W	1.46'
L47	N 37°38'38" W	56.98'
L48	N 35°24'55" W	13.34'
L49	N 20°05'01" W	61.74'
L50	N 35°24'55" W	231.01'

LINE	BEARING	DISTANCE
L51	S 72°15'47" W	80.78'
L52	N 82°46'25" W	59.92'
L53	S 89°26'14" W	22.87'
L54	S 00°33'46" E	679.93'
L55	S 89°44'08" W	111.40'
L56	S 00°15'52" E	80.08'
L57	S 89°44'02" W	1642.49'
L58	N 00°15'53" W	30.00'
L59	S 89°44'02" W	2672.99'
L60	S 89°44'15" W	2665.15'
L61	N 00°51'44" W	2557.67'
L62	N 00°50'30" W	2707.71'

NOT A SURVEY

DRAWN BY: JNH
SHEET 3
DATE: 4/20/2023
OF SHEET 7
SEC-TWN-RGE: 16-48-28



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
HYDE PARK - CDD BOUNDARY

DRAWING NO. H-2289
PROJECT NO. 2020.007
FILE NAME CDD - SL NEW.dwg

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LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 48 SOUTH, RANGE 28 EAST AND A PORTION OF SKYSAIL-PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 40-58 OF THE PUBLIC RECORDS OF COLLIER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SKYSAIL-PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 40-58 OF THE PUBLIC RECORDS OF COLLIER COUNTY FLORIDA; THENCE RUN N89°35'06"E ALONG THE NORTH LINE OF SAID SKYSAIL-PHASE ONE, FOR A DISTANCE OF 2640.22 FEET; THENCE RUN N89°44'00"E ALONG THE NORTH LINE OF SAID SKYSAIL-PHASE ONE FOR A DISTANCE OF 441.90 FEET; THENCE RUN S00°18'56"W FOR A DISTANCE OF 112.48 FEET; THENCE RUN S06°20'08"W FOR A DISTANCE OF 116.00 FEET; THENCE RUN S06°44'02"W FOR A DISTANCE OF 23.00 FEET; THENCE RUN S06°08'26"W FOR A DISTANCE OF 47.00 FEET; THENCE RUN S83°39'52"E FOR A DISTANCE OF 80.60 FEET; THENCE RUN S00°16'00"E FOR A DISTANCE OF 144.12 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 55°11'33" AND BEING SUBTENDED BY A CHORD OF 37.06 FEET AT A BEARING OF N68°44'21"E, FOR AN ARC LENGTH OF 38.53 FEET; THENCE RUN S83°39'52"E FOR A DISTANCE OF 59.21 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 1151.00 FEET, THROUGH A CENTRAL ANGLE OF 06°01'43" AND BEING SUBTENDED BY A CHORD OF 121.05 FEET AT A BEARING OF S86°40'57"E, FOR AN ARC LENGTH OF 121.10 FEET, TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 89°25'49" AND BEING SUBTENDED BY A CHORD OF 56.29 FEET AT A BEARING OF S44°58'54"E, FOR AN ARC LENGTH OF 62.43 FEET; THENCE RUN S00°16'00"E FOR A DISTANCE OF 259.12 FEET; THENCE RUN S01°39'36"E FOR A DISTANCE OF 55.99 FEET; THENCE RUN S03°03'13"E FOR A DISTANCE OF 1026.03 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 401.00 FEET, THROUGH A CENTRAL ANGLE OF 24°19'42" AND BEING SUBTENDED BY A CHORD OF 168.99 FEET AT A BEARING OF S15°13'04"E, FOR AN ARC LENGTH OF 170.27 FEET; THENCE RUN S27°22'41"E FOR A DISTANCE OF 31.29 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 1349.00 FEET, THROUGH A CENTRAL ANGLE OF 03°34'20" AND BEING SUBTENDED BY A CHORD OF 84.09 FEET AT A BEARING OF S25°29'41"E, FOR AN ARC LENGTH OF 84.11 FEET, TO A POINT OF COMPOUND CURVATURE TO THE RIGHT; HAVING A RADIUS OF 56.43 FEET, THROUGH A CENTRAL ANGLE OF 50°41'07" AND BEING SUBTENDED BY A CHORD OF 48.30 FEET AT A BEARING OF S09°23'29"W, FOR AN ARC LENGTH OF 49.92 FEET; THENCE RUN S31°07'37"E FOR A DISTANCE OF 147.05 FEET, TO THE BEGINNING OF A ON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 1280.00 FEET, THROUGH A CENTRAL ANGLE OF 08°36'45" AND BEING SUBTENDED BY A CHORD OF 192.23 FEET AT A BEARING OF N83°38'05"E, FOR AN ARC LENGTH OF 192.41 FEET; THENCE RUN S00°26'52"E FOR A DISTANCE OF 89.29 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 1525.00 FEET, THROUGH A CENTRAL ANGLE OF 04°25'26" AND BEING SUBTENDED BY A CHORD OF 117.72 FEET AT A BEARING OF S09°10'04"E, FOR AN ARC LENGTH OF 117.75 FEET, TO A POINT OF COMPOUND CURVATURE TO THE RIGHT; HAVING A RADIUS OF 1074.00 FEET, THROUGH A CENTRAL ANGLE OF 07°42'16" AND BEING SUBTENDED BY A CHORD OF 144.31 FEET AT A BEARING OF S87°33'49"E, FOR AN ARC LENGTH OF 144.42 FEET, TO A POINT OF REVERSE CURVATURE TO THE LEFT; HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 57°39'41" AND BEING SUBTENDED BY A CHORD OF 33.76 FEET AT A BEARING OF S23°42'00"W, FOR AN ARC LENGTH OF 35.22 FEET, TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 1651.00 FEET, THROUGH A CENTRAL ANGLE OF 12°17'07" AND BEING SUBTENDED BY A CHORD OF 353.33 FEET AT A BEARING OF S01°00'43"W, FOR AN ARC LENGTH OF 354.01 FEET, TO A POINT OF REVERSE CURVATURE TO THE LEFT; HAVING A RADIUS OF 1349.00 FEET, THROUGH A CENTRAL ANGLE OF 16°18'15" AND BEING SUBTENDED BY A CHORD OF 382.58 FEET AT A BEARING OF S00°59'50"E, FOR AN ARC LENGTH OF 383.87 FEET; THENCE RUN S09°08'58"E FOR A DISTANCE OF 261.96 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 149.00 FEET, THROUGH A CENTRAL ANGLE OF 24°52'13" AND BEING SUBTENDED BY A CHORD OF 64.17 FEET AT A BEARING OF S21°35'04"E, FOR AN ARC LENGTH OF 64.68 FEET; THENCE RUN S34°01'11"E FOR A DISTANCE OF 180.12 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF

NOT A SURVEY

DRAWN BY: JNH		DATE: 4/20/2023		 850 Encore Way Naples, FL 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESRIPTION HYDE PARK - CDD BOUNDARY	DRAWING NO. H-2289
SHEET 4		OF SHEET 7				PROJECT NO. 2020.007
SEC-TWN-RGE: 16-48-28						FILE NAME CDD - SL NEW.dwg

H:\2017\2017001\000 2020007\2023 SKETCH AND LEGALS\000 - SL NEW.dwg 4/25/2023 10:28:23 AM Plotted by: Tam Murphy

LEGAL CONTINUED:

25.00 FEET, THROUGH A CENTRAL ANGLE OF 38°28'57" AND BEING SUBTENDED BY A CHORD OF 16.48 FEET AT A BEARING OF S53°15'39"E, FOR AN ARC LENGTH OF 16.79 FEET; THENCE RUN S55°58'49"W FOR A DISTANCE OF 131.43 FEET; THENCE RUN S34°01'11"E FOR A DISTANCE OF 124.31 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 95°28'09" AND BEING SUBTENDED BY A CHORD OF 37.00 FEET AT A BEARING OF S81°45'16"E, FOR AN ARC LENGTH OF 41.66 FEET, TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 01°08'32" AND BEING SUBTENDED BY A CHORD OF 9.97 FEET AT A BEARING OF N51°04'56"E, FOR AN ARC LENGTH OF 9.97 FEET; THENCE RUN S38°20'48"E FOR A DISTANCE OF 60.00 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°04'06" AND BEING SUBTENDED BY A CHORD OF 34.44 FEET AT A BEARING OF S08°07'09"W, FOR AN ARC LENGTH OF 37.99 FEET; THENCE RUN S35°24'55"E FOR A DISTANCE OF 7.06 FEET; THENCE RUN S35°23'57"E FOR A DISTANCE OF 354.45 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 133.00 FEET, THROUGH A CENTRAL ANGLE OF 15°19'54" AND BEING SUBTENDED BY A CHORD OF 35.48 FEET AT A BEARING OF S43°04'51"E, FOR AN ARC LENGTH OF 35.59 FEET; THENCE RUN S50°44'48"E FOR A DISTANCE OF 61.74 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 167.00 FEET, THROUGH A CENTRAL ANGLE OF 15°19'54" AND BEING SUBTENDED BY A CHORD OF 44.55 FEET AT A BEARING OF S43°04'51"E, FOR AN ARC LENGTH OF 44.69 FEET; THENCE RUN S35°24'55"E FOR A DISTANCE OF 13.34 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 667.00 FEET, THROUGH A CENTRAL ANGLE OF 03°10'27" AND BEING SUBTENDED BY A CHORD OF 36.95 FEET AT A BEARING OF S33°49'41"E, FOR AN ARC LENGTH OF 36.95 FEET, TO A POINT OF COMPOUND CURVATURE TO THE RIGHT; HAVING A RADIUS OF 167.00 FEET, THROUGH A CENTRAL ANGLE OF 21°50'36" AND BEING SUBTENDED BY A CHORD OF 63.28 FEET AT A BEARING OF S21°19'09"E, FOR AN ARC LENGTH OF 63.67 FEET; THENCE RUN N72°47'30"E FOR A DISTANCE OF 78.82 FEET; THENCE RUN S17°11'10"E FOR A DISTANCE OF 85.00 FEET; THENCE RUN N72°48'50"E FOR A DISTANCE OF 15.58 FEET; THENCE RUN S17°04'23"E FOR A DISTANCE OF 25.16 FEET; THENCE RUN S17°11'10"E FOR A DISTANCE OF 25.00 FEET; THENCE RUN S72°48'50"W FOR A DISTANCE OF 79.90 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 85°41'17" AND BEING SUBTENDED BY A CHORD OF 34.00 FEET AT A BEARING OF S29°58'12"W, FOR AN ARC LENGTH OF 37.39 FEET, TO A POINT OF REVERSE CURVATURE TO THE RIGHT; HAVING A RADIUS OF 640.00 FEET, THROUGH A CENTRAL ANGLE OF 12°36'33" AND BEING SUBTENDED BY A CHORD OF 140.56 FEET AT A BEARING OF S06°34'10"E, FOR AN ARC LENGTH OF 140.85 FEET; THENCE RUN S00°15'53"E FOR A DISTANCE OF 171.26 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF S45°15'53"E, FOR AN ARC LENGTH OF 39.27 FEET; THENCE RUN N89°44'07"E FOR A DISTANCE OF 10.00 FEET; THENCE RUN S00°15'53"E FOR A DISTANCE OF 50.00 FEET; THENCE RUN S89°44'07"W FOR A DISTANCE OF 10.00 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF S44°44'07"W, FOR AN ARC LENGTH OF 39.27 FEET; THENCE RUN S00°15'53"E FOR A DISTANCE OF 215.83 FEET; THENCE RUN N89°44'02"E FOR A DISTANCE OF 822.95 FEET; THENCE RUN S01°27'19"E FOR A DISTANCE OF 30.01 FEET, TO A POINT ON THE NORTH LINE OF TRACT FR-1 OF SAID SKYSAIL -PHASE ONE; THENCE RUN S89°44'02"W ALONG THE NORTH LINE OF SAID TRACT FR-1, FOR A DISTANCE OF 2672.99 FEET; THENCE RUN S89°44'15"W ALONG THE NORTH LINE OF SAID TRACT FR-1, FOR A DISTANCE OF 2665.15 FEET; THENCE RUN N00°51'44"W ALONG THE WEST LINE OF SAID SKYSAIL-PHASE ONE, FOR A DISTANCE OF 2557.67 FEET; THENCE RUN N00°50'30"W ALONG SAID WEST LINE OF SAID SKYSAIL-PHASE ONE, FOR A DISTANCE OF 2707.71 FEET, TO THE POINT OF BEGINNING.

CONTAINING 461.62 ACRES, MORE OR LESS.

NOT A SURVEY

DRAWN BY: JNH	DATE: 4/20/2023	 950 Encors Way Naples, FL 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION HYDE PARK - CDD BOUNDARY	DRAWING NO. H-2289
SHEET 5	OF SHEET 7			PROJECT NO. 2020.007
SEC-TWN-RGE: 16-48-28				FILE NAME CDD - SL NEW.dwg

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LESS AND EXCEPT :

COMMENCE AT THE SOUTHEAST CORNER OF TRACT FD-1, SKYSAIL-PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 40-58 OF THE PUBLIC RECORDS OF COLLIER COUNTY FLORIDA, THENCE RUN S89°44'02"W FOR A DISTANCE OF 903.58 FEET; THENCE RUN N00°15'53"W FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE RUN N00°15'53"W FOR A DISTANCE OF 216.00 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF N45°15'53"W, FOR AN ARC LENGTH OF 39.27 FEET; THENCE RUN S89°44'07"W FOR A DISTANCE OF 8.00 FEET; THENCE RUN N00°15'53"W FOR A DISTANCE OF 50.00 FEET; THENCE RUN N89°44'07"E FOR A DISTANCE OF 8.00 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF N44°44'07"E, FOR AN ARC LENGTH OF 39.27 FEET; THENCE RUN N00°15'53"W FOR A DISTANCE OF 171.26 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 559.99 FEET, THROUGH A CENTRAL ANGLE OF 11°33'32" AND BEING SUBTENDED BY A CHORD OF 112.78 FEET AT A BEARING OF N06°02'39"W, FOR AN ARC LENGTH OF 112.97 FEET, TO A POINT OF COMPOUND CURVATURE TO THE LEFT; HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 95°21'45" AND BEING SUBTENDED BY A CHORD OF 36.97 FEET AT A BEARING OF N59°30'17"W, FOR AN ARC LENGTH OF 41.61 FEET; THENCE RUN S72°48'50"W FOR A DISTANCE OF 3.25 FEET; THENCE RUN N15°01'28"W FOR A DISTANCE OF 10.03 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 103.00 FEET, THROUGH A CENTRAL ANGLE OF 22°04'39" AND BEING SUBTENDED BY A CHORD OF 39.44 FEET AT A BEARING OF N26°36'18"W, FOR AN ARC LENGTH OF 39.69 FEET; THENCE RUN N37°38'38"W FOR A DISTANCE OF 1.46 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 101°32'13" AND BEING SUBTENDED BY A CHORD OF 38.73 FEET AT A BEARING OF N13°07'29"E, FOR AN ARC LENGTH OF 44.30 FEET; THENCE RUN N37°38'38"W FOR A DISTANCE OF 56.98 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 167.00 FEET, THROUGH A CENTRAL ANGLE OF 06°21'39" AND BEING SUBTENDED BY A CHORD OF 18.53 FEET AT A BEARING OF N34°27'49"W, FOR AN ARC LENGTH OF 18.54 FEET, TO A POINT OF REVERSE CURVATURE TO THE LEFT; HAVING A RADIUS OF 533.00 FEET, THROUGH A CENTRAL ANGLE OF 04°07'55" AND BEING SUBTENDED BY A CHORD OF 38.43 FEET AT A BEARING OF N33°20'57"W, FOR AN ARC LENGTH OF 38.44 FEET; THENCE RUN N35°24'55"W FOR A DISTANCE OF 13.34 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 167.00 FEET, THROUGH A CENTRAL ANGLE OF 15°19'54" AND BEING SUBTENDED BY A CHORD OF 44.55 FEET AT A BEARING OF N27°44'58"W, FOR AN ARC LENGTH OF 44.69 FEET; THENCE RUN N20°05'01"W FOR A DISTANCE OF 61.74 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 133.00 FEET, THROUGH A CENTRAL ANGLE OF 15°19'54" AND BEING SUBTENDED BY A CHORD OF 35.48 FEET AT A BEARING OF N27°44'57"W, FOR AN ARC LENGTH OF 35.59 FEET; THENCE RUN N35°24'55"W FOR A DISTANCE OF 231.01 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 778.24 FEET, THROUGH A CENTRAL ANGLE OF 14°44'36" AND BEING SUBTENDED BY A CHORD OF 199.70 FEET AT A BEARING OF S64°53'46"W, FOR AN ARC LENGTH OF 200.26 FEET; THENCE RUN S72°15'47"W FOR A DISTANCE OF 80.78 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 1101.00 FEET, THROUGH A CENTRAL ANGLE OF 08°09'38" AND BEING SUBTENDED BY A CHORD OF 156.68 FEET AT A BEARING OF S76°20'36"W, FOR AN ARC LENGTH OF 156.81 FEET, TO A POINT OF COMPOUND CURVATURE TO THE RIGHT; HAVING A RADIUS OF 1101.00 FEET, THROUGH A CENTRAL ANGLE OF 16°48'10" AND BEING SUBTENDED BY A CHORD OF 321.73 FEET AT A BEARING OF S88°49'30"W, FOR AN ARC LENGTH OF 322.88 FEET; THENCE RUN N82°46'25"W FOR A DISTANCE OF 59.92 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT; HAVING A RADIUS OF 2122.00 FEET, THROUGH A CENTRAL ANGLE OF 04°23'58" AND BEING SUBTENDED BY A CHORD OF 162.89 FEET AT A BEARING OF N84°58'23"W, FOR AN ARC LENGTH OF 162.93 FEET; THENCE RUN S89°26'14"W FOR A DISTANCE OF 22.87 FEET; THENCE RUN S00°33'46"E FOR A DISTANCE OF 679.93 FEET, TO THE BEGINNING OF

NOT A SURVEY

DRAWN BY: JNH	DATE: 4/20/2023	 950 Encore Way Naples, FL 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION HYDE PARK - CDD BOUNDARY	DRAWING NO. H-2289
SHEET # 6	OF SHEET 7			PROJECT NO. 2020.007
SEC-TWN-RGE: 16-48-28				FILE NAME CDD - SL NEW.dwg

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LESS & EXCEPT CONTINUED:

A TANGENTIAL CIRCULAR CURVE TO THE RIGHT; HAVING A RADIUS OF 235.00 FEET, THROUGH A CENTRAL ANGLE OF 90°17'54" AND BEING SUBTENDED BY A CHORD OF 333.20 FEET AT A BEARING OF S44°35'11"W, FOR AN ARC LENGTH OF 370.36 FEET; THENCE RUN S89°44'08"W FOR A DISTANCE OF 111.40 FEET; THENCE RUN S00°15'52"E FOR A DISTANCE OF 80.08; THENCE RUN S89°44'02"W FOR A DISTANCE OF 1642.49 FEET TO THE POINT OF BEGINNING.

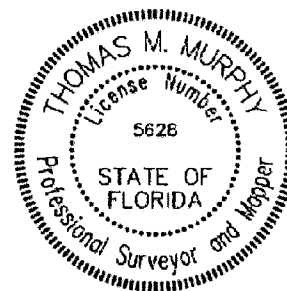
CONTAINING 29.96 ACRES, MORE OR LESS.

NET AREA 431.96 ACRES, MORE OR LESS.

BEARINGS REFER TO THE NORTH LINE OF SKYSAIL-PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 40-58 OF THE PUBLIC RECORDS OF COLLIER COUNTY FLORIDA, AS BEING N89°35'06"E.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

Digitally signed by
Tom Murphy
Date: 2023.04.25
11:12:45-04'00'
BY THOMAS M. MURPHY LS5628
STATE OF FLORIDA



NOT A SURVEY

DRAWN BY: JNH	DATE: 4/20/2023		950 Encore Way Naples, FL 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION HYDE PARK - CDD BOUNDARY	DRAWING NO. H-2289
SHEET # 7	OF SHEET 7				PROJECT NO. 2020.007
SEC-TWN-RGE: 16-48-28					FILE NAME CDD - SL NEW.dwg

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

4

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Hyde Park Community Development District 1 ("**District**") prior to June 15, 2024, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

WHEREAS, the Board has considered the Proposed Budget, and desires to set the required public hearing thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: 10:00 A.M.

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

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Collier County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF MAY, 2024.

ATTEST:

**HYDE PARK COMMUNITY
DEVELOPMENT DISTRICT 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2024/2025 Proposed Budget

Exhibit A: FY 2024/2025 Proposed Budget

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
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Assessment Summary	7

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual thru 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 107,693				\$ 113,610
Allowable discounts (4%)	(4,308)				(4,544)
Assessment levy: on-roll - net	103,385	\$ 29,451	\$ 324	\$ 29,775	109,066
Assessment levy: off-roll	63,058	100,488	33,496	133,984	71,533
Total revenues	166,443	129,939	33,820	163,759	180,599
EXPENDITURES					
Professional & administrative					
Supervisors	12,000	2,584	4,000	6,584	12,800
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	5,148	9,852	15,000	15,000
Engineering	7,500	301	3,000	3,301	7,500
Audit	3,500	-	5,500	5,500	11,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	2,000
Trustee	4,000	-	4,000	4,000	8,000
Telephone	200	100	100	200	200
Postage	1,000	103	500	603	1,000
Printing & binding	1,000	500	500	1,000	1,000
Legal advertising	2,500	1,756	1,250	3,006	2,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,590	-	5,590	6,150
Contingencies/bank charges	750	407	343	750	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Property appraiser	1,615	-	465	465	1,704
Tax collector	2,154	588	32	620	2,272
Total professional and administrative	107,559	41,752	55,707	97,459	121,716
Field operations					
Field management	2,000	1,000	1,000	2,000	2,000
Lake maintenance	51,880	39,766	15,000	54,766	51,880
Contingencies	5,000	-	2,000	2,000	5,000
Total field operations	58,880	40,766	18,000	58,766	58,880
Total expenditures	166,439	82,518	73,707	156,225	180,596
Net increase/(decrease) of fund balance	4	47,421	(39,887)	7,534	3
Fund balance - beginning (unaudited)	28	67,068	114,489	67,068	74,602
Fund balance - ending (projected)	\$ 32	\$ 114,489	\$ 74,602	\$ 74,602	\$ 74,605

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,800
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
Wrathell, Hunt and Associates, LLC (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	11,000
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	2,000
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	8,000
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	6,150
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	1,704
Tax collector	2,272
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>\$ 180,596</u></u>

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual thru 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll	\$ 532,108				\$ 532,108
Allowable discounts (4%)	(21,284)				(21,284)
Net assessment levy - on-roll	510,824	\$ 142,779	\$ 1,571	\$ 144,350	510,824
Assessment levy: off-roll	-	264,835	88,278	353,113	-
Interest	-	9,748	-	9,748	-
Total revenues	510,824	417,362	89,849	507,211	510,824
EXPENDITURES					
Debt service					
Principal	165,000	-	165,000	165,000	170,000
Interest	328,805	164,402	164,403	328,805	323,443
Property appraiser	7,982	-	2,255	2,255	7,982
Tax collector	10,642	2,853	154	3,007	10,642
Total expenditures	512,429	167,255	331,812	499,067	512,067
Excess/(deficiency) of revenues over/(under) expenditures	(1,605)	250,107	(241,963)	8,144	(1,243)
Beginning fund balance (unaudited)	415,225	422,187	672,294	422,187	430,331
Ending fund balance (projected)	<u>\$ 413,620</u>	<u>\$ 672,294</u>	<u>\$ 430,331</u>	<u>\$ 430,331</u>	<u>429,088</u>
Use of fund balance:					
Debt service reserve account balance (required)					(246,100)
Interest expense - November 1, 2025					(158,959)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 24,029</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	8,285,000.00		5,607,030.00	13,892,030.00	

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments

<u>Phase 1</u>					
		FY 2025 O&M	FY 2025 DS	FY 2025 Total	FY 2024 Total
		Assessment	Assessment	Assessment	Assessment
<u>Product Type</u>	<u>Units</u>	<u>per Unit</u>	<u>per Unit</u>	<u>per Unit</u>	<u>per Unit</u>
SF 33'	68	\$ 454.44	\$ 1,765.85	\$ 2,220.29	\$ 2,196.62
SF 40'	98	454.44	2,140.42	2,594.86	2,571.19
SF 45'	84	454.44	2,407.97	2,862.41	2,838.74
Total	250				

Off-Roll Assessments

<u>Future Phase</u>					
		FY 2025 O&M	FY 2025 DS	FY 2025 Total	FY 2024 Total
		Assessment	Assessment	Assessment	Assessment
<u>Product Type</u>	<u>Units</u>	<u>per Unit</u>	<u>per Unit</u>	<u>per Unit</u>	<u>per Unit</u>
SF 33'	105	\$ 184.84	\$ -	\$ 184.84	\$ 162.94
SF 40'	178	184.84	-	184.84	162.94
SF 45'	104	184.84	-	184.84	162.94
Total	387				

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

5

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the 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*, and situated within Collier County, Florida; and

WHEREAS, the Board of Supervisors of the District (“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 the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Collier County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 10th day of May, 2024.

ATTEST:

**HYDE PARK COMMUNITY DEVELOPMENT
DISTRICT 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building 4001 Tamiami Trail N., Suite 300, Naples, Florida 34103</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2024	Regular Meeting	10:00 AM
November 5, 2024	Landowners' Meeting	10:00 AM
November 8, 2024	Regular Meeting	10:00 AM
December 13, 2024	Regular Meeting	10:00 AM
January 10, 2025	Regular Meeting	10:00 AM
February 14, 2025	Regular Meeting	10:00 AM
March 14, 2025	Regular Meeting	10:00 AM
April 11, 2025	Regular Meeting	10:00 AM
May 9, 2025	Regular Meeting	10:00 AM
June 13, 2025	Regular Meeting	10:00 AM
July 11, 2025	Regular Meeting	10:00 AM
August 8, 2025	Regular Meeting	10:00 AM
September 12, 2025	Regular Meeting	10:00 AM

HYDE PARK

COMMUNITY DEVELOPMENT DISTRICT 1

UNAUDITED FINANCIAL STATEMENTS

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2024**

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2024**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS				
Cash	\$ 126,528	\$ -	\$ -	\$ 126,528
Investments				
Revenue	-	420,247	-	420,247
Reserve	-	246,100	-	246,100
Construction	-	-	153,432	153,432
Due from general fund	-	5,947	-	5,947
Due from Landowner	1,028	-	-	1,028
Total assets	<u>\$ 127,556</u>	<u>\$ 672,294</u>	<u>\$ 153,432</u>	<u>\$ 953,282</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to debt service fund	5,947	-	-	5,947
Tax payable	92	-	-	92
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>12,039</u>	<u>-</u>	<u>-</u>	<u>12,039</u>
DEFERRED INFLOWS OF RESOURCES				
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	-	672,294	-	672,294
Capital projects	-	-	153,432	153,432
Unassigned	114,489	-	-	114,489
Total fund balances	<u>114,489</u>	<u>672,294</u>	<u>153,432</u>	<u>940,215</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 127,556</u>	<u>\$ 672,294</u>	<u>\$ 153,432</u>	<u>\$ 953,282</u>

**HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 445	\$ 29,451	\$ 103,385	28%
Assessment levy: off-roll	-	100,488	63,058	159%
Total revenues	<u>445</u>	<u>129,939</u>	<u>166,443</u>	78%
EXPENDITURES				
Professional & administrative				
Supervisors	-	2,584	12,000	22%
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	3,418	5,148	15,000	34%
Engineering	301	301	7,500	4%
Audit	-	-	3,500	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	-	4,000	0%
Telephone	17	100	200	50%
Postage	20	103	1,000	10%
Printing & binding	83	500	1,000	50%
Legal advertising	-	1,756	2,500	70%
Annual special district fee	-	175	175	100%
Insurance	-	5,590	5,500	102%
Contingencies/bank charges	4	407	750	54%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>7,926</u>	<u>41,164</u>	<u>103,790</u>	40%
Field operations				
Field management	167	1,000	2,000	50%
Lake maintenance	5,358	39,766	51,880	77%
Contingencies	-	-	5,000	0%
Total field operations	<u>5,525</u>	<u>40,766</u>	<u>58,880</u>	69%
Other fees & charges				
Property appraiser	-	-	1,615	0%
Tax collector	9	588	2,154	27%
Total other fees & charges	<u>9</u>	<u>588</u>	<u>3,769</u>	16%
Total expenditures	<u>13,460</u>	<u>82,518</u>	<u>166,439</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	(13,015)	47,421	4	
Fund balances - beginning	<u>127,504</u>	<u>67,068</u>	<u>28</u>	
Fund balances - ending	<u>\$ 114,489</u>	<u>\$ 114,489</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 MARCH 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 2,155	\$ 142,779	\$ 510,824	28%
Assessment levy: off-roll	-	264,835	-	N/A
Interest	2,473	9,748	-	N/A
Total revenues	<u>4,628</u>	<u>417,362</u>	<u>510,824</u>	82%
EXPENDITURES				
Debt Service				
Interest	-	164,402	328,805	50%
Total debt service	<u>-</u>	<u>164,402</u>	<u>493,805</u>	33%
Other fees & charges				
Tax collector	43	2,853	10,642	27%
Property appraiser	-	-	7,982	0%
Total other fees and charges	<u>43</u>	<u>2,853</u>	<u>18,624</u>	15%
Total expenditures	<u>43</u>	<u>167,255</u>	<u>512,429</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	4,585	250,107	(1,605)	
Fund balances - beginning	667,709	422,187	415,225	
Fund balances - ending	<u>\$ 672,294</u>	<u>\$ 672,294</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 MARCH 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 636	\$ 4,347
Total revenues	<u>636</u>	<u>4,347</u>
EXPENDITURES		
Construction costs	<u>-</u>	<u>11,550</u>
Total expenditures	<u>-</u>	<u>11,550</u>
Excess/(deficiency) of revenues over/(under) expenditures	636	(7,203)
Net change in fund balances	636	(7,203)
Fund balances - beginning	152,796	160,635
Fund balances - ending	<u>\$ 153,432</u>	<u>\$ 153,432</u>

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 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.

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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 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>offices of Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida 34103</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2023 CANCELED	Regular Meeting	10:00 AM
November 10, 2023 CANCELED	Regular Meeting	10:00 AM
December 8, 2023	Regular Meeting	10:00 AM
January 12, 2024 CANCELED	Regular Meeting	10:00 AM
February 9, 2024	Regular Meeting	10:00 AM
March 8, 2024 CANCELED	Regular Meeting	10:00 AM
April 12, 2024 CANCELED	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