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 13, 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:

Ben Gibbs	Vice Chair
Carl Thrushman	Assistant Secretary
Clifford Olson	Assistant Secretary
Steve Wojcechowskyj	Assistant Secretary

Also present:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Terry Cole	District Engineer
John McKay	Neal Communities
Rob Woods	Neal Communities/Supervisor-Appointee

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:12 a.m. Supervisors Gibbs, Thrushman, Wojcechowskyj and Olson were present. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Newly Elected Supervisors [Steve Wojcechowskyj - Seat 3, Carl Thrushman - Seat 4, Clifford Olson - Seat 5] (the following to be provided in a separate package)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Wojcechowskyj, Mr. Carl Thrushman, and Mr. Clifford Olson.

All are familiar with the following:

A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-01. The results were as follows:

Seat 3	Steve Wojcechowskyj	716 votes	4-year Term
Seat 4	Carl Thrushman	716 votes	4-year Term
Seat 5	Clifford Olson	600 votes	2-year Term

On MOTION by Mr. Olson and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consider Appointment of Rob Woods to Fill Unexpired Term of Seat 1; Term Expires November 2026**

Mr. Wojcechowskyj nominated Mr. Rob Woods to fill Seat 1. No other nominations were made.

On MOTION by Mr. Wojcechowskyj and seconded by Mr. Thrushman, with all in favor, the appointment of Mr. Rob Woods to fill Seat 1, was approved.

- **Administration of Oath of Office**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Rob Woods. Mr. Woods is familiar with the items in the Third Order of Business.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-02. Mr. Gibbs nominated the following slate:

Rob Woods	Chair
Ben Gibbs	Vice Chair
Steven Wojcechowskyj	Assistant Secretary
Carl Thrushman	Assistant Secretary
Clifford Olson	Assistant Secretary

No other nominations were made. This Resolution removes the following from the Board:

Matthew Lavish	Chair

The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Gibbs and seconded by Mr. Olson, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Presentation of Audited Financial Report for the Fiscal Year Ending September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Mr. Adams presented the Audited Financial Report for the Fiscal Year Ending September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

On MOTION by Mr. Olson and seconded by Mr. Thrushman, with all in favor, Resolution 2025-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Authorizing the Filing of a Petition with the Board of County Commissioners of Collier County, Florida for a Modification of the District's Boundaries and the Jurisdiction of the District Through Expansion; Providing for Certain Requirements Implementing Section 190.046(1), Florida Statutes; Providing for Severability, Conflicts and an Effective Date**

A. Boundary Amendment Funding Agreement

Mr. Urbancic presented Resolution 2025-04 and the Boundary Amendment Funding Agreement. The Boundary Amendment is necessary because the Developer wants to add 115.8 acres to the CDD. After expansion, the CDD will have total acreage of 547.76 acres.

On MOTION by Mr. Thrushman and seconded by Mr. Wojcechowskyj, with all in favor, Resolution 2025-04, Authorizing the Filing of a Petition with the Board of County Commissioners of Collier County, Florida for a Modification of the District's Boundaries and the Jurisdiction of the District Through Expansion; Providing for Certain Requirements Implementing Section 190.046(1), Florida Statutes; Providing for Severability, Conflicts and an Effective Date, was adopted.

MOTION by Mr. Gibbs and seconded by Mr. Thrushman, with all in favor, the Boundary Amendment Funding Agreement and authorizing the Chair to execute, was approved.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of October 31, 2024**

Mr. Adams presented the Unaudited Financial Statements as of October 31, 2024.

The financials were accepted.

TENTH ORDER OF BUSINESS **Approval of Minutes**

A. August 9, 2024 Public Hearings and Regular Meeting

On MOTION by Mr. Olson and seconded by Mr. Wojcechowskyj, with all in favor, the August 9, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Wojcechowskyj and seconded by Mr. Gibbs, with all in favor, the November 5, 2024 Landowners' Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS Staff Reports

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

Mr. Urbancic discussed the required four hours of ethics training.

B. District Engineer: Hole Montes, Inc.

Mr. Cole stated that work on the expansion documents is underway. A few invoices to be drawn from the Construction Fund are in progress.

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

- **UPCOMING MEETING DATES**
  - ➢ **January 10, 2025 at 10:00 AM [Regular Meeting]**
  - ➢ **February 14, 2025 at 10:00 AM [Regular Meeting]**
  - ○ **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Gibbs and seconded by Mr. Olson, with all in favor, the meeting adjourned at 10:24 a.m.

HYDE PARK CDD 1 **December 13, 2024**

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Secretary/Assistant Secretary

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Chair/Vice Chair