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 May 9, 2025 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:

Rob Woods	Chair
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

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

Mr. Adams called the meeting to order at 10:00 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and**

Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2025-05. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Olson and seconded by Mr. Gibbs, with all in favor, Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 8, 2025 at 10:00 a.m., at Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building, 4001 Tamiami Trail N., Suite 300, Naples, Florida 34103; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-06.

On MOTION by Mr. Woods and seconded by Mr. Gibbs, with all in favor, Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-07. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Wojcechowskyj and seconded by Mr. Woods, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2025.

The financials were accepted.

SEVENTH ORDER OF BUSINESS **Approval of December 13, 2024 Regular Meeting Minutes**

On MOTION by Mr. Thrushman and seconded by Mr. Gibbs, with all in favor, the December 13, 2024 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

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

Mr. Urbancic discussed the required four hours of ethics training by December 31, 2025. He indicated that the Boundary Amendment request was submitted but, due to contractual obligations of the Developer, it has become necessary to remove a portion from what was submitted. He reviewed an exhibit of the area and the area that needs to be removed. An amended Boundary Amendment request and a new Resolution must be submitted. He suggested approving a Resolution to be prepared that authorizes Staff to pursue the modified boundary.

On MOTION by Mr. Wojcechowskyj and seconded by Mr. Woods, with all in favor, authorizing amendment of the Boundary Amendment request, including authorizing Staff to prepare and submit the modified/amended Boundary Amendment request and an accompanying Resolution, was approved.

B. District Engineer: Hole Montes, Inc.

Mr. Cole reported the following:

➢ Work is underway revising sketches and legal descriptions related to the changes discussed by Mr. Urbancic.

➢ Invoices totaling around $9 million were received from Neal Communities; approximately $4.8 million will be funded from the bond Construction Fund. The pay draw will be sent within a few weeks.

➢ He will retire in about a year and, as such, he is beginning to transition his projects; a new Engineer will attend the next meeting.

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

- **UPCOMING MEETING DATES**
  - ➢ **June 13, 2025 at 10:00 AM**
  - ➢ **July 11, 2025 at 10:00 AM [Regular Meeting]**
  - ○ **QUORUM CHECK**

The next meeting will be on June 13, 2025, unless canceled.

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. Gibbs and seconded by Mr. Olson, with all in favor, the meeting adjourned at 10:13 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair