

**MINUTES OF MEETING  
HYDE PARK  
COMMUNITY DEVELOPMENT DISTRICT 1**

The Board of Supervisors of the Hyde Park Community Development District 1 held a Public Hearing and Regular Meeting on August 8, 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  
Ben Gibbs  
Carl Thrushman  
Clifford Olson

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Chuck Adams  
Shane Willis  
Greg Urbancic  
Terry Cole (via telephone)  
John Baker (via telephone)  
John McKay  
Maritza Stonebraker (via telephone)

District Manager  
Operations Manager  
District Counsel  
District Engineer  
Hole Montes, Inc.  
Neal Communities  
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 Woods, Gibbs, Thrushman and Olson were present. Supervisor Wojcechowskyj was absent.

**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,  
2024, Prepared by Berger, Toombs, Elam,  
Grains & Frank**

Ms. Stonebraker presented the Audited Financial Report for the Fiscal Year Ending September 30, 2024. There were no findings, recommendations, deficiencies on internal control or instances of noncompliance; it was a clean audit. The Financial Statements are fairly stated and in accordance with U.S. Generally Accepted Accounting Principles (GAAP).

**A. Consideration of Resolution 2025-09, Hereby Accepting the Audited Financial Report  
for the Fiscal Year Ended September 30, 2024**

**On MOTION by Mr. Olson and seconded by Mr. Woods, with all in favor,  
Resolution 2025-09, Hereby Accepting the Audited Financial Report for the  
Fiscal Year Ended September 30, 2024, was adopted.**

**FOURTH ORDER OF BUSINESS****Public Hearing on Adoption of Fiscal Year  
2025/2026 Budget****A. Proof/Affidavit of Publication****B. Consideration of Resolution 2025-10, Relating to the Annual Appropriations and  
Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending  
September 30, 2026; Authorizing Budget Amendments; and Providing an Effective  
Date**

Mr. Adams presented Resolution 2025-10. He reviewed the proposed Fiscal Year 2026 budget, which is the same as the version presented at the May meeting. He reviewed the Assessment Summary Table on Page 11, which depicts assessment levels slightly below the Fiscal Year 2025 assessments.

**Mr. Adams opened the Public Hearing.**

No affected property owners or members of the public spoke.

**Mr. Adams closed the Public Hearing.**

**On MOTION by Mr. Gibbs and seconded by Mr. Thrushman, with all in favor,  
Resolution 2025-10, Relating to the Annual Appropriations and Adopting the  
Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September**

**30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-11, Providing for Funding for the FY 2025-26 Adopted Budget(s); Levying and Imposing Non-Ad Valorem Operation and Maintenance Special Assessments; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-11. This is the Assessment Levying Resolution that takes into consideration the budget that was just adopted and the assessment levels contained therein and directs Staff to prepare a lien roll and transmit the lien roll to the Tax Collector for placement of the assessments on the property tax bill. It sets forth a schedule for any off-roll collections via direct billing.

**On MOTION by Mr. Woods and seconded by Mr. Gibbs, with all in favor, Resolution 2025-11, Providing for Funding for the FY 2025-26 Adopted Budget(s); Levying and Imposing Non-Ad Valorem Operation and Maintenance Special Assessments; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve

the findings related to the 2025 Goals and Objectives, to meet the September 30, 2025 filing deadline to the State and the December 1, 2025 deadline for posting on the CDD website.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Olson and seconded by Mr. Thrushman, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve and sign off on the findings related to the 2025 Goals and Objectives Reporting, was approved.

**SEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of June 30, 2025**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2025.

The financials were accepted.

**EIGHTH ORDER OF BUSINESS****Approval of May 9, 2025 Regular Meeting Minutes**

On MOTION by Mr. Woods and seconded by Mr. Olson, with all in favor, the May 9, 2025 Regular Meeting Minutes, as presented, were approved.

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

Mr. Urbancic stated the County's comments to the recently submitted revised Boundary Amendment petition, if any, are pending. The County is obligated to respond within 30 days, which is next week.

**B. District Engineer: Hole Montes, Inc.**

Mr. Cole stated that the revisions addressing the County's comments are in review with the County; he expects a response shortly. John Baker, who is attending via telephone, will be the CDD's new District Engineer, as Mr. Cole is retiring in about a year. He and Mr. Baker will be attending future meetings in person.

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

- **195 Registered Voters as of April 15, 2025**

Mr. Adams stated, once the CDD reaches six years of existence and there are 250 registered voters residing within the boundaries of the District, certain Board Seats will transition to being elected via General Election.

- **NEXT MEETING DATE: September 12, 2025 at 10:00 AM**

- **QUORUM CHECK**

The next meeting will be on September 12, 2025, unless canceled.

**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**

<p><b>On MOTION by Mr. Thrushman and seconded by Mr. Woods, with all in favor, the meeting adjourned at 10:16 a.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair