

**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 January 16, 2026 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
Shane Willis	Operations Manager
Greg Urbancic	District Counsel
Terry Cole (via telephone)	District Engineer
Sete Zare (via telephone)	MBS Capital Markets
Kendall Hahn (via telephone)	MBS Capital Markets
John McKay	Neal Communities
Pam Curran	Neal Communities
Dan Ciesielski	Neal Communities
David Mabuscus	Member of the public

**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****Presentation of Amended Master Engineer's Report**

Mr. Cole referenced a previously distributed handout and stated the Amended and Restated Master Engineer's Report includes edits from Mr. Urbancic and other team members. He stated that the District boundaries were recently amended and expanded. The amended exhibits will show the amended boundaries, which include the Phases 4 and 6 cross exteriors. The amended District is 547.1 acres and does not include a future civic area tract. 1,143 residential units are estimated within the District. The total Capital Improvement Plan (CIP) costs are \$64,655,681.

**On MOTION by Mr. Woods and seconded by Mr. Olson, with all in favor, the Amended Master Engineer's Report, in substantial form, was approved.**

**FOURTH ORDER OF BUSINESS****Presentation of Amended Master Special Assessment Methodology Report**

Mr. Adams referenced a recently distributed handout of the Amended Master Special Assessment Methodology Report. This is to establish the maximum assessment levels on the new phases coming in, based upon the revised Master Engineer's Report. He reviewed the pertinent information and discussed the revised financing plan for Phases 3, 4 and 6; the types of bonds proposed; benefit allocation; True-Up mechanism; lienability test; and the Appendix Tables. He noted the following:

- The total number of residential units is 1,143; of that number, 458 have already been developed as part of Phases 1 and 2, and 685 remain to be developed as Phases 3, 4, and 6.
- The revised total CIP costs are estimated at \$64,655,681.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$87,085,000 to finance Project costs of \$64,655,681.

**On MOTION by Mr. Olson and seconded by Mr. Woods, with all in favor, the Amended Master Special Assessment Methodology Report, in substantial form, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Adams presented Resolution 2026-01.

**On MOTION by Mr. Gibbs and seconded by Mr. Thrushman, with all in favor, Resolution 2026-01, Designating February 27, 2026 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, as the Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Improvements Which Cost is to Be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to Be Defrayed in Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Made; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said**

**Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date**

Mr. Urbancic presented Resolution 2026-02, which accomplishes the following:

- Incorporates the Amended and Restated Engineer’s and Master Methodology Reports.
- Notices the establishment of the preliminary assessment roll.
- Declares the assessments, at the maximum level, on the Assessment Area which will defray approximately \$49,943,773.32.
- Authorizes the public hearing.
- Affirms that the Phase 1 and Phase 2 assessments are already set and will not be altered in any way.

**On MOTION by Mr. Wojcechowskyj and seconded by Mr. Thrushman, with all in favor, Resolution 2026-02, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Improvements Which Cost is to Be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to Be Defrayed in Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Made; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03, Setting a Public Hearing To Be Held on February 27, 2026 at 10:00 a.m. at the Offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail N., Suite 300, Naples, FL 34103, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Hyde Park Community Development**

**District 1 In Accordance with Chapters 170, 190 And 197, Florida Statutes; Providing for Conflicts, Providing for Severability and Providing an Effective Date**

Mr. Urbancic presented Resolution 2026-03.

**On MOTION by Mr. Wojcechowskyj and seconded by Mr. Thrushman, with all in favor, Resolution 2026-03, Setting a Public Hearing To Be Held on February 27, 2026 at 10:00 a.m. at the Offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail N., Suite 300, Naples, FL 34103, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Hyde Park Community Development District 1 In Accordance with Chapters 170, 190 And 197, Florida Statutes; Providing for Conflicts, Providing for Severability and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of MBS Capital Markets, LLC Supplement to Investment Banking Agreement**

Ms. Hahn stated the MBS Capital Markets, LLC (MBS) Supplement to Investment Banking Agreement affirms that the District has engaged MBS as the Underwriter for the Series 2026 bonds, which are anticipated to include a portion of Phase 3 and all of Phase 4. This is a standard form of Agreement, which acts as a supplemental to the original IBA Agreement that the District entered into in March 2021.

**On MOTION by Mr. Olson and seconded by Mr. Wojcechowskyj, with all in favor, the MBS Capital Markets, LLC Supplement to Investment Banking Agreement, was approved.**

**NINTH ORDER OF BUSINESS**

**Ratification of Notice of Establishment for Amended Boundaries**

Mr. Urbancic presented the Notice of Establishment for Amended Boundaries.

**On MOTION by Mr. Wojcechowskyj and seconded by Mr. Thrushman, with all in favor, the Notice of Establishment for Amended Boundaries, was ratified.**

**TENTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification:  
Performance Measures/Standards &  
Annual Reporting Form**

**A. October 1, 2024 - September 30, 2025 [Posted]**

Mr. Adams noted that the 2025 Goals and Objectives Reporting was completed.

**On MOTION by Mr. Olson and seconded by Mr. Thrushman, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.**

**B. October 1, 2025 - September 30, 2026**

Mr. Adams presented the Goals and Objectives Reporting for the Fiscal Year 2026 Performance Measures and Standards.

**On MOTION by Mr. Wojcechowskyj and seconded by Mr. Woods, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04,  
Designating a Date, Time and Location for  
Landowners' Meeting and Election;  
Providing for Publication, Providing for  
Severability and an Effective Date [Seats 1,  
2 & 5]**

Mr. Adams presented Resolution 2026-04. Seats 1, 2 and 5, currently held by Supervisors Woods, Gibbs and Olson, respectively, will be up for election at the Landowners' Election.

**On MOTION by Mr. Wojcechowskyj and seconded by Mr. Gibbs, with all in favor, Resolution 2026-04, Designating November 13, 2026 at 10:00 a.m., at the Offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail N., Suite 300, Naples, FL 34103, as the Date, Time and Location for the Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.**

**TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of November 30, 2025**

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

The financials were accepted.

**THIRTEENTH ORDER OF BUSINESS**

**Approval of August 8, 2025 Public Hearing and Regular Meeting Minutes**

**On MOTION by Mr. Wojcechowskyj and seconded by Mr. Olson, with all in favor, the August 8, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Urbancic stated a Legislative Session recently started and he is monitoring legislation and will keep the Board updated on anything that will impact the District.

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

There was no report.

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

- **NEXT MEETING DATE: February 27, 2026 at 10:00 AM**
  - **QUORUM CHECK**

The next meeting will be on February 27, 2026, unless canceled.

**FIFTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SIXTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Thrushman and seconded by Mr. Wojcechowskyj, with all in favor, the meeting adjourned at 10:29 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice-Chair