

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

The Board of Supervisors of the Hyde Park Community Development District 1 held a Special Meeting on March 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.

Present:

Rob Woods
Ben Gibbs
Carl Thrushman
Clifford Olson
Steve Wojcechowskyj

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Shane Willis
Greg Urbancic
John Baker
John McKay (via telephone)

District Manager
Operations Manager
District Counsel
District Engineer
Neal Communities

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:06 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 2026-08, Supplementing Resolution No. 2026-06 which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied

Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting the Supplemental Report for Phases 3A and 4 to the Hyde Park Community Development District 1 Amended and Restated Master District Engineer's Report Prepared by Bowman Consulting Group, Ltd., Inc. and Dated February 27, 2026; Approving and Adopting the Hyde Park Community Development District 1 Final Supplemental Special Assessment Methodology Report for Phase 3A and 4 Prepared by Wrathell, Hunt & Associates, LLC Dated March 26, 2026, which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Hyde Park Community Development District 1 Special Assessment Bonds, Series 2026; Providing for the Update of the District's Assessment Records; and Providing for Severability, Conflicts, and an Effective Date

Exhibit A: Supplemental Engineer's Report for Phases 3A and 4

- A. Exhibit B: Final Supplemental Special Assessment Methodology Report for Phases 3A and 4**

Mr. Adams presented Resolution 2026-08 and reviewed the Exhibits. The Reports will be approved as part of Resolution 2026-08; he recommended approval of the Reports be in substantial form.

On MOTION by Mr. Gibbs and seconded by Mr. Thrushman, with all in favor, Resolution 2026-08, Supplementing Resolution No. 2026-06 which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting the Supplemental Report for Phases 3A and 4 to the Hyde Park Community Development District 1 Amended and Restated Master District Engineer's Report Prepared by Bowman Consulting Group, Ltd., Inc. and Dated February 27, 2026, in substantial form; Approving and Adopting the Hyde Park

Community Development District 1 Final Supplemental Special Assessment Methodology Report for Phase 3A and 4 Prepared by Wrathell, Hunt & Associates, LLC Dated March 26, 2026, which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Hyde Park Community Development District 1 Special Assessment Bonds, Series 2026,, in substantial form; Providing for the Update of the District’s Assessment Records; and Providing for Severability, Conflicts, and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Ancillary Financing Documents

Mr. Urbancic presented the following, which are standard in form:

- A. Collateral Assignment**
- B. Completion Agreement**
- C. Declaration of Consent**
- D. True-Up Agreement**
- E. Acquisition Agreement**
- F. Notice of Special Assessments**
- G. Lien of Record**

On MOTION by Mr. Woods and seconded by Mr. Wojcechowskyj, with all in favor, the Collateral Assignment, Completion Agreement, Declaration of Consent, True-Up Agreement, Acquisition Agreement, Notice of Special Assessments, and Lien of Record, were approved.

FIFTH ORDER OF BUSINESS

Approval of Minutes

- A. January 16, 2026 Regular Meeting**

On MOTION by Mr. Olson and seconded by Mr. Wojcechowskyj, with all in the January 16, 2026 Regular Meeting Minutes, as presented, were approved.

- B. February 27, 2026 Public Hearings and Regular Meeting**

On MOTION by Mr. Wojcechowskyj and seconded by Mr. Woods, with all in the January 16, 2026 Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

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

B. District Engineer: Hole Montes, Inc.

There were no District Counsel of District Engineer reports.

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

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**
- **NEXT MEETING DATE: April 10, 2026 at 10:00 AM**
 - **QUORUM CHECK**

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Mr. Wojcechowskyj and seconded by Mr. Thrushman, with all in favor, the meeting adjourned at 10:06 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair