

**MINUTES OF MEETING  
ESPLANADE AT WELLEN PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Esplanade at Wellen Park Community Development District was held on Tuesday, October 14, 2025 at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232. It began at 2:00 p.m. and was presided over by Mr. John Wollard, Chairperson, and James P. Ward as Secretary.

**Present and constituting a quorum:**

|                 |                     |
|-----------------|---------------------|
| John Wollard    | Chairperson         |
| Ron Schwied     | Vice Chairperson    |
| Eric van Schaik | Assistant Secretary |

**Absent:**

|                 |                     |
|-----------------|---------------------|
| Adam Dirkhising | Assistant Secretary |
| Brian Hughes    | Assistant Secretary |

**Also present were:**

|                |                   |
|----------------|-------------------|
| James P. Ward  | District Manager  |
| Jere Earlywine | District Attorney |

**Audience:**

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. James Ward called the meeting to order at approximately 2:00 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Dirkhising and Supervisor Hughes, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**August 19, 2025 - Regular Meeting**

Mr. Ward asked if there were any corrections, additions, or deletions for the minutes; hearing none, he called for a motion.

|                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the August 19, 2025 Regular Meeting Minutes were approved.</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------|

**THIRD ORDER OF BUSINESS****PUBLIC HEARING****CONSIDERATION OF IMPOSITION OF DEBT ASSESSMENTS**

Mr. Ward stated this was the public hearing for the final action of the Board with respect to special assessments for the District. He explained the public hearing process.

**a) Public Comment and Testimony**

Mr. Ward called for a motion to open the public hearing.

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the public hearing was opened.**

Mr. Ward: This is the final step in the public hearing process that will allow the Board to levy the assessments pursuant to Chapter 170 and Chapter 190 of the Florida Statutes with respect to the capital assessments for the entire District itself. Attached to the Resolution are two reports. The first report is your Master Engineer's Report prepared by Atwell Engineering LLC, and then second is your Master Special Assessment Methodology which I prepared for you. The Master Engineer's Report is intended to identify two basic concepts. The one concept is the estimated number of units that are to be constructed within the District pursuant to the Engineer's Report. That number is 877 units. That number may change as we develop the property, but that is the total number of units, and the mix of units is more specifically identified in the Engineer's Report. The second part of it is the type of infrastructure that will be constructed within the District. It is the typical types of infrastructure that you see that we build for CDDs which include conservation areas, reclaimed water, hardscape, landscape irrigation facilities, entry features, undergrounding of electrical conduit, roadways, utilities, stormwater facilities, offsite improvements, and then contingencies and professional fees. The total estimated cost of the Engineer's Report is \$83,039,560 dollars. The second report is the Master Special Assessment Methodology which I've prepared for you. Essentially, all this report does is take the estimated total number of units, and types of units, and the total costs, and we spread that cost across all the land use plan, and we come up with equivalent residential units which means that is how we allocate the cost of the improvements to the various units. Essentially, this methodology is based on the average front footage of the home or condo. We have separated them by 40 to 49 foot lots, or 50 to 59 foot lots, etc. and we allocate an equivalent residential unit. We add to the \$83 million dollars the cost of financing which includes your capitalized interest, debt service, reserve, cost of underwriters, etc. We are very conservative in the use of these numbers at this point. So, of your \$83 million dollars in capital construction we anticipate the total cost of the project being \$98,365,000 dollars. That generates assessment rates anywhere between \$5,400 dollars a unit a year upwards to \$16,000 dollars a unit a year. Don't be scared by those numbers; generally speaking, we will never issue bonds in that high of an amount just based upon the market conditions, but these are the maximum numbers you could levy over the life of the bonds themselves.

Mr. Ward asked if there were any members of the public present on audio or video with any questions with respect to the imposition of the debt assessments; there were none. He noted there were no members of the public present in person. He called for a motion to close the public hearing.

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the public hearing was closed.**

**b) Board Comment and Consideration**

Mr. Ward asked if there were any Board comments; there were none.

**c) Consideration of Resolution 2026-1, Making Certain Findings; Authorizing A Capital Improvement Plan; Adopting An Engineer's Report; Providing An Estimated Cost Of Improvements; Adopting And Assessment Report; Equalizing, Approving, Confirming And Levying Debt Assessments; Addressing The Finalization Of Special Assessments; Addressing The Payment Of Debt Assessments And The Method Of Collection; Providing For The Allocation Of Debt Assessments And True-Up Payments; Addressing Government Property; And Transfers Of Property To Units Of Local, State And Federal Government; Authorizing An Assessment; And Providing For Severability, Conflicts And An Effective Date**

Mr. Ward called for a motion.

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2026-1 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

*Mr. Earlywine: We've got our bond validation hearing on November 5, 2025. It's an electronic hearing. We will need Jim to attend with the Engineer. Anyone else is welcome to join too. It should be a quick one. Our field period would expire mid-December, which should put us in a good position to issue bonds by January.*

Mr. Ward asked for a calendar invite for this meeting.

Mr. Earlywine indicated he would send out a calendar invite.

**II. District Engineer**

No report.

**III. District Manager****a) Special District Reporting: Goals and Objectives for Fiscal Year 2026**

Mr. Ward reminded the Board to complete the ethics training requirement before the end of the calendar year. He stated he would send out an email with information in this regard. He reported the Board needed to adopt goals and objectives for fiscal year 2026. He noted the goals and objectives were the same as in the prior year except he was removing the requirement for the engineer to perform an annual inspection as it was not needed. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the goals and objectives for fiscal year 2026 were adopted.**

**FIFTH ORDER OF BUSINESS****Supervisor's Requests**

Mr. Ward asked if there were any Supervisor's requests; there were none.

**SIXTH ORDER OF BUSINESS****Audience Comments**

Mr. Ward noted there were no members of the public present.

**SEVENTH ORDER OF BUSINESS****Adjournment**

Mr. Ward adjourned the meeting at approximately 2:10 p.m.

**On MOTION made by Ron Schweid, seconded by John Wollard, and with all in favor, the meeting was adjourned.**

Esplanade at Wellen Park Community  
Development District



James P. Ward, Secretary



[John Wollard \(Jan 13, 2026 14:05:08 EST\)](#)

John Wollard, Chairperson

# EWP - Minutes 10/14/25

Final Audit Report

2026-01-19

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Created:        | 2026-01-13                                         |
| By:             | Trisha O'Brien (trishaobrien@jpwardassociates.com) |
| Status:         | Signed                                             |
| Transaction ID: | CBJCHBCAABAAon4JcukFn2ZNPRYpMIHQEE4gzQPvr83        |

## "EWP - Minutes 10/14/25" History

-  Document created by Trisha O'Brien (trishaobrien@jpwardassociates.com)  
2026-01-13 - 6:21:34 PM GMT
-  Document emailed to John Wollard (jwollard@taylormorrison.com) for signature  
2026-01-13 - 6:21:39 PM GMT
-  Document emailed to James Ward (jimward@jpwardassociates.com) for signature  
2026-01-13 - 6:21:40 PM GMT
-  Email viewed by James Ward (jimward@jpwardassociates.com)  
2026-01-13 - 6:22:16 PM GMT
-  Email viewed by John Wollard (jwollard@taylormorrison.com)  
2026-01-13 - 7:04:36 PM GMT
-  Document e-signed by John Wollard (jwollard@taylormorrison.com)  
Signature Date: 2026-01-13 - 7:05:08 PM GMT - Time Source: server
-  Email viewed by James Ward (jimward@jpwardassociates.com)  
2026-01-19 - 3:55:54 PM GMT
-  Document e-signed by James Ward (jimward@jpwardassociates.com)  
Signature Date: 2026-01-19 - 3:59:15 PM GMT - Time Source: server
-  Agreement completed.  
2026-01-19 - 3:59:15 PM GMT