

**MINUTES OF MEETING
RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Rustic Oaks Community Development District was held on August 2, 2021, at 2:30 p.m., at the Comfort Suites Sarasota – Siesta Key, 5690 Honoré Avenue, Sarasota, Florida 34233.

Present at the meeting were:

Matt O'Brien	Chair
Chad O'Brien	Vice Chair
Mark O'Brien	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
John Vericker (via telephone)	District Counsel
Jordan Schrader (via telephone)	District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 2:32 p.m. The initial Board Members on the petition to create the CDD were Mr. Matt O'Brien, Mr. Chad O'Brien, Mr. Mark O'Brien, Mr. Patrick O'Brien and Ms. Julie Klein. Supervisors Matt O'Brien, Chad O'Brien and Mark O'Brien were present, in person. Supervisors Patrick O'Brien and Klein were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Initial Board of Supervisors *(the following will also be provided in a separate package)*

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Matt O’Brien, Mr. Chad O’Brien and Mr. Mark O’Brien. He briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-01,
Designating Certain Officers of the District,
and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-01. The following change was made to Resolution 2021-01:

Section 4, “Craig Wrathell”: Change “Assistant Treasurer” to “Treasurer”

Mr. Matt O’Brien nominated the following slate of officers:

Matt O’Brien	Chair
Chad O’Brien	Vice Chair
Craig Wrathell	Secretary
Mark O’Brien	Assistant Secretary
Julie Klein	Assistant Secretary
Patrick O’Brien	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

On MOTION by Mr. Matt O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-01, as amended, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-02, Designating a Date, Time and Location for the Landowners' Meeting of the District, and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-02.

On MOTION by Mr. Chad O'Brien and seconded by Mr. Mark O'Brien, with all in favor, Resolution 2021-02, Designating a Date, Time and Location of September 13, 2021 at 2:30 p.m., at the Comfort Suites Sarasota – Siesta Key, 5690 Honoré Avenue, Sarasota, Florida 34233, for the Landowners' Meeting of the District, and Providing an Effective Date, was adopted.

ORGANIZATIONAL MATTERS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Matters:

- A. Resolution 2021-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
- Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2021-03. He called attention to the Fee Schedule on Page 15 of the Agreement; the proposed fee is \$2,000 per month until bonds are issued.

On MOTION by Mr. Chad O'Brien and seconded by Mr. Mark O'Brien, with all in favor, Resolution 2021-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2021-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: *Straley Robin Vericker***

Mr. Wrathell presented Resolution 2021-04. He called attention to the legal fees in the second paragraph of the Engagement Letter. Discussion ensued regarding bond costs and the CDD budget.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-04, Appointing Straley Robin Vericker as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2021-05, Designating a Registered Agent and Registered Office of the District; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-05.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-05, Designating Wrathell, Hunt and Associates, LLC, as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District; and Providing for an Effective Date, was adopted.

D. Resolution 2021-06, Appointing and Fixing the Compensation of the Interim District Engineer for the District, and Providing for an Effective Date

- **Interim Engineering Services Agreement: *Clearview Land Design, P.L.***

Mr. Wrathell presented Resolution 2021-06.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-06, Appointing and Fixing the Compensation for Clearview Land Design, P.L., as Interim District Engineer for the District, and Providing for an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for District Engineering Services.

On MOTION by Mr. Chad O'Brien and seconded by Mr. Mark O'Brien, with all in favor, the Request for Qualifications for District Engineering Services and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board declined Board Member compensation.

On MOTION by Mr. Chad O'Brien and seconded by Mr. Mark O'Brien, with all in favor, declining Board Member compensation for meeting attendance, was approved.

G. Resolution 2021-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred to the next meeting.

H. Resolution 2021-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Wrathell presented Resolution 2021-08. This Resolution sets forth the support and legal defense of Board Members and Staff, specifically related to their actions carrying out CDD activities. A Board Member asked about the limits of the insurance. Mr. Wrathell stated, because the CDD has sovereign immunity protection, it enables Staff to obtain a policy of \$1 million at an affordable premium price. Discussion ensued regarding what actions fall under the sovereign immunity protections, the insurance carrier and potential lawsuits.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

On MOTION by Mr. Chad O'Brien and seconded by Mr. Mark O'Brien, with all in favor, authorizing Staff to obtain General Liability and Public Officers' insurance and authorizing the Chair to execute, was approved.

- I. **Resolution 2021-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-09.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. **Resolution 2021-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2021-10. WHA would serve as the Records Management Liaison Officer and records would be kept in perpetuity.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-10, Providing for the Appointment of Wrathell, Hunt and Associates, LLC, as the Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. **Resolution 2021-11, Granting the Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms**

of Such Authorization; Providing for a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-11. This grants the Chair, or the Vice Chair in the absence of the Chair, authority to work with the District Engineer, District Counsel and Staff and to execute certain documents, between meetings, to avoid construction delays.

On MOTION by Mr. Mark O’Brien and seconded by Mr. Chad O’Brien, with all in favor, Resolution 2021-11, Granting the Chair and Vice Chair, in the absence of the Chair, the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing for a Severability Clause; and Providing an Effective Date, was adopted.

L. Resolution 2021-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-12.

On MOTION by Mr. Mark O’Brien and seconded by Mr. Chad O’Brien, with all in favor, Resolution 2021-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the District and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

- **Designation of Board of Supervisors as Audit Committee**

Mr. Wrathell presented the RFP For Annual Audit Services.

On MOTION by Mr. Mark O’Brien and seconded by Mr. Chad O’Brien, with all in favor, authorizing the District Manager to advertise the Request for Proposals for Annual Auditing Services, designating the Board of Supervisors as the Audit Selection Committee and approving the ranking criteria, was approved.

N. Strange Zone, Inc., Quotation #M21-1008 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal for website creation and annual maintenance, hosting, domain registration and SSL certificates.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, the Strange Zone, Inc., Quotation #M21-1008 for District Website Services, Design, Maintenance and Domain, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Wrathell stated Management engaged ADA Site Compliance (ADASC) to bring the CDD website into compliance with the Americans with Disabilities Act (ADA) requirements for websites and affix an ADA Site Compliance seal on the homepage. The cost is \$210 per year.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 per year, was approved.

P. Resolution 2021-13, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date.

I. Rules of Procedure

The Rules of Procedure were included for informational purposes.

II. Notices

- **Notice of Rule Development**
- **Notice of Rulemaking**

The Notices were included for informational purposes.

Mr. Wrathell presented Resolution 2021-13.

On MOTION by Mr. Mark O’Brien and seconded by Mr. Chad O’Brien, with all in favor, Resolution 2021-13, To Designate October 11, 2021 at 2:30 p.m., at the Comfort Suites Sarasota – Siesta Key, 5690 Honoré Avenue, Sarasota, Florida 34233, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- Q. Resolution 2021-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date**

This item was deferred.

- R. Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-15. In the event of an emergency or natural disaster, the CDD may request assistance from other local governments.

On MOTION by Mr. Chad O’Brien and seconded by Mr. Mark O’Brien, with all in favor, Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

BANKING MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

- A. Resolution 2021-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Mr. Wrathell presented Resolution 2020-16. Management recommended SunTrust Truist Bank as the Qualified Public Depository for the District’s accounts.

On MOTION by Mr. Mark O’Brien and seconded by Mr. Chad O’Brien, with all in favor, Resolution 2021-16, Designating SunTrust Truist Bank as Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2021-17, Directing the District Manager to Establish a Local Bank Account for the District and Appoint Signors on the Account; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2020-17. The Chair, Treasurer and Assistant Treasurer would be authorized signors. Funding requests should be sent to Mr. Matt O’Brien.

On MOTION by Mr. Mark O’Brien and seconded by Mr. Chad O’Brien, with all in favor, Resolution 2021-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing for an Effective Date, was adopted.

BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

A. Resolution 2021-18, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-18. He reviewed the proposed Fiscal Year 2021 budget.

On MOTION by Mr. Chad O’Brien and seconded by Mr. Mark O’Brien, with all in favor, Resolution 2021-18, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law for October 11, 2021 at 2:30 p.m., at the Comfort Suites Sarasota – Siesta Key, 5690 Honoré Avenue, Sarasota, Florida 34233; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2020/2021 Budget Funding Agreement

Mr. Wrathell presented the Fiscal Year 2020/2021 Budget Funding Agreement. The Developer would provide funding on an as-needed basis.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, the Fiscal Year 2020/2021 Budget Funding Agreement, in substantial form, was approved.

- C. Resolution 2021-19, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2020-19. He reviewed the proposed Fiscal Year 2022 budget. Asked about the bond Underwriting costs, Mr. Wrathell stated, since the bonds have not yet been issued, the underwriting costs are not added onto the financials. When bonds are issued, a Debt Service Fund would be created, which will show the Underwriters' discount, the costs of issuance, additional cash and capitalized interest.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-19, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for October 11, 2021 at 2:30 p.m., at the Comfort Suites Sarasota – Siesta Key, 5690 Honoré Avenue, Sarasota, Florida 34233; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

- D. Fiscal Year 2021/2022 Budget Funding Agreement**

Mr. Wrathell presented the Fiscal Year 2021/2022 Budget Funding Agreement.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, the Fiscal Year 2020/2021 Budget Funding Agreement, in substantial form, was approved.

- E. Resolution 2021-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Mr. Wrathell presented Resolution 2021-20.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

- F. Resolution 2021-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-21.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- G. Resolution 2021-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-22.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- H. Resolution 2021-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-23.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

I. Resolution 2021-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Mr. Wrathell presented Resolution 2021-24. The District Manager already has internal controls in place as part of the annual audit process.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing for an Effective Date, was adopted.

BOND FINANCING RELATED MATTERS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement between the Rustic Oaks CDD and Jen Tampa 1, LLC.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, the Bond Financing Team Funding Agreement between the Rustic Oaks CDD and Jen Tampa 1, LLC, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: *FMSbonds, Inc.*

Mr. Wrathell presented the FMSbonds Engagement Letter for Underwriter Services and for G-17 Disclosure. The 2% Underwriter’s fee would be paid out of the proceeds of the bonds.

On MOTION by Mr. Mark O’Brien and seconded by Mr. Chad O’Brien, with all in favor, the FMSbonds Engagement Letter for Underwriter Services and G-17 Disclosure, in an amount not-to-exceed the Underwriter’s fee of 2% of the par amount of the bonds issued, was approved.

II. Bond Counsel: *Nabors, Giblin & Nickerson, P.A.*

Mr. Wrathell presented the Bond Counsel Agreement between the Rustic Oaks CDD and Nabors, Giblin & Nickerson, P.A. Ms. Wilhelm discussed the bond issuance fees.

On MOTION by Mr. Mark O’Brien and seconded by Mr. Chad O’Brien, with all in favor, the Nabors, Giblin & Nickerson, P.A., Bond Counsel Agreement, was approved.

III. Trustee, Paying Agent and Registrar: *U.S. Bank, N.A.*

Mr. Wrathell presented the U.S. Bank, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Mark O’Brien and seconded by Mr. Chad O’Brien, with all in favor, the US Bank Engagement Letter, with Fee Schedule, to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2021-25, 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. Wrathell presented Resolution 2021-25 and read the title.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-25, Designating September 13, 2021 at 2:30 p.m., at the Comfort Suites Sarasota – Siesta Key, 5690 Honoré Avenue, Sarasota, Florida 34233, a the Date, Time, and Location for 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.

D. Presentation of Report of District Engineer

Mr. Schrader gave a brief overview of the updated Master Engineer's Report.

Mr. Wrathell asked if the Master costs, south parcel and north parcel specific costs total \$39,263,400. Mr. Schrader replied affirmatively. Asked if the Engineer's Report and the Methodology Report should be approved in substantial form, Mr. Vericker replied affirmatively.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, the Master Engineer's Report, dated July 28, 2021, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report and noted the pertinent information in each section. He discussed the infrastructure and financing programs, Lienability Tests, True-Up Mechanism and the Appendix Tables on pages 13 through 17.

The Methodology Report would be updated to match the total Capital Improvement Plan (CIP) cost of \$39,263,400 reflected in the July 28, 2021 Master Engineer's Report.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, the Master Special Assessment Methodology Report, dated July 15, 2021, in substantial form, was approved.

F. Resolution 2021-26, Declaring Non-Ad Valorem Special Assessments; Indicating the Location, Nature and Estimated Cost of the Public Improvements Which Cost is to be

Defrayed in Whole or in Part by Such Debt Assessments; Providing the Portion of the Estimated Cost of the Public Improvements to be Defrayed in Whole or in Part by Such Debt Assessments; Providing the Manner in Which Such Debt Assessments Shall be Made; Providing when Such Debt Assessments Shall be Made; Designating Lands upon Which Such Debt Assessments Shall be Levied; Providing for an Assessment Plat; Authorizing the Preparation of a Preliminary Assessment Roll; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-26 and read the title.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-26, Declaring Non-Ad Valorem Special Assessments; Indicating the Location, Nature and Estimated Cost of the Public Improvements Which Cost is to be Defrayed in Whole or in Part by Such Debt Assessments; Providing the Portion of the Estimated Cost of the Public Improvements to be Defrayed in Whole or in Part by Such Debt Assessments; Providing the Manner in Which Such Debt Assessments Shall be Made; Providing when Such Debt Assessments Shall be Made; Designating Lands upon Which Such Debt Assessments Shall be Levied; Providing for an Assessment Plat; Authorizing the Preparation of a Preliminary Assessment Roll; and Providing for an Effective Date, was adopted.

- G. Resolution 2021-27, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Non-Ad Valorem Special Assessments on Certain Property Within the District Generally Described as Rustic Oaks Community Development District in Accordance with Chapters 170, 190 and 197 Florida Statutes**

Mr. Wrathell presented Resolution 2021-27 and read the title.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-27, Setting a Public Hearing for September 13, 2021 at 2:30 p.m., at the Comfort Suites Sarasota – Siesta Key, 5690 Honoré Avenue, Sarasota, Florida 34233, for the Purpose of Hearing Public Comment on Imposing Non-Ad Valorem Special Assessments on Certain Property Within the District Generally Described as Rustic Oaks Community Development District in Accordance with Chapters 170, 190 and 197 Florida Statutes, was adopted.

H. Resolution 2021-28, Authorizing the Issuance of Not to Exceed \$47,245,000 Rustic Oaks Community Development District Capital Improvement Revenue Bonds, In One or More Series; Approving the Form of a Master Trust Indenture, Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-28 and read the title. Ms. Wilhelm recommended approval, in substantial form.

Ms. Wilhelm stated that Resolution 2021-28 accomplishes the following:

- Approves the form of Master Trust Indenture.
- Appoints a Trustee, Registrar and Paying Agent.
- Gives a brief description of the bonds.
- Approves the Capital Improvement Program.
- Authorizes commencement of the bond validation proceedings.
- Authorizes the Chair or Vice Chair to execute documents with respect to the validation.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien, with all in favor, Resolution 2021-28, Authorizing the Issuance of Not to Exceed \$47,245,000 Rustic Oaks Community Development District Capital Improvement Revenue Bonds, In One or More Series; Approving the Form of a Master Trust Indenture, Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, in substantial form and subject to insertion of the new not to exceed issuance amount based on the updated amounts in the Master Engineer's Report and Methodology Reports, was adopted.

Mr. Vericker asked if the filing fees and legal advertising fees for the bond validation hearing could be charged to Management. Mr. Wrathell replied affirmatively and stated a reimbursement request would be transmitted to Mr. Matt O'Brien.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Straley Robin Vericker*

There was nothing additional to report.

B. District Engineer (Interim): *Clearview Land Design, P.L.*

Mr. Schrader asked when the RFQ for Engineering Services would be advertised. Mr. Wrathell stated in a few weeks, he would ask his office to provide a more accurate time period.

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

There was no report.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Mark O'Brien and seconded by Mr. Chad O'Brien t, with all in favor, the meeting adjourned at 4:41 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair