

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

The Board of Supervisors of the Rustic Oaks Community Development District held a Regular Meeting on May 20, 2024 at 1:30 p.m., at the EVEN Hotels, 6231 Lake Osprey Drive, Sarasota, Florida 34240.

Present were:

Martha Schiffer
Megan Germino
John Kakridas

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Whitney Sousa (via telephone)
Jordan Schrader (via telephone)

District Manager
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 1:30 p.m.

Supervisors Schiffer, Germino and Kakridas were present. Supervisors Noble and Reschke were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-04, Approving a Proposed Operation and Maintenance Budget for Fiscal Year 2024/2025; Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting, and Publication Requirements; and Providing an Effective Date

Ms. Suit presented Resolution 2024-04. She reviewed the proposed Fiscal Year 2025 budget, highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-04, Approving a Proposed Operation and Maintenance Budget for Fiscal Year 2024/2025; Setting a Public Hearing Thereon Pursuant to Florida Law on August 19, 2024 at 1:30 p.m., at the EVEN Hotels, 6231 Lake Osprey Drive, Sarasota, Florida 34240; Addressing Transmittal, Posting, and Publication Requirements; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Ms. Suit presented Resolution 2024-05. The following changes were made to the Fiscal Year 2025 Meeting Schedule:

DATE: Delete January and February 2025 meetings

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Ratifying the Actions of the District Manager in Redesignating the Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

Ms. Suit presented Resolution 2024-06.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-06, Ratifying the Actions of the District Manager in Redesignating the Time and Location to November 5, 2024 at 12:00 p.m., at 2033 Main Street, Suite 600, Sarasota, Florida 34237, for the Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as March 31, 2024

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as March 31, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of February 19, 2024 Regular Meeting Minutes

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the February 19, 2024 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Straley Robin Vericker

There was no report.

B. District Engineer: Clearview Land Design, P.L.

Mr. Schrader stated that Meritage facilitated an Agreement between the CDD and the City of Venice for an off-site force main upgrade, which will have some benefit to the CDD. The City already has Kimley-Horn as the Engineer of Record. The City is prepared to proceed with the construction project but the City cannot be the management arm or the procurement entity as fast as the CDD; therefore, the plan is for the CDD to operate like a management company for the project, publicly bid the project set forth in the Kimley-Horn plans and oversee the construction. He thinks that, while the City will pay for the work, the contract will be between the CDD and the contractor hired to perform the work.

Mr. Schrader stated that the next steps, in the short-term, will be for the CDD to go out to public bid for the improvements; the construction documents consist of Kimley-Horn's plans. It will need to be determined how the CDD can retain Kimley-Horn as the Engineer of Record. He noted that Kimley-Horn will need to be included in the bidding process to respond to questions as they arise. During construction, Kimley-Horn will oversee and be the Inspecting Engineer of the project.

Ms. Sousa stated that she is familiar with this type of arrangement.

Mr. Schrader stated that Kimley-Horn will be the Engineer of Record for this project, not Clearview; Clearview will only be the CDD's in-house Engineer following along with the activities of the project.

Mr. Schrader noted that this improvement is not part of the Capital Improvement Plan (CIP) and asked if it will be necessary to amend the CIP. Ms. Sousa will research it.

<p>On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, directing District Counsel and the District Engineer to engage Kimley-Horn as Engineer of Record for the specified project and appointing Supervisor Noble as the CDD's point person to proceed with a Request for Proposals/Bids for the force main project, on behalf of the City of Venice, was approved.</p>
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C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: June 17, 2024 at 1:30 PM**
 - **QUORUM CHECK**

The June 17, 2024 and July 15, 2024 meetings will probably be cancelled. The next meeting will likely be on August 19, 2024.

Discussion ensued regarding a plat matter and the CDD acquiring it so the CDD can start paying the landscaping.

Ms. Sousa stated that the Agreement related to this is drafted but the CDD needs to acquire the landscape first; the documents are drafted and she believes signoff by Meritage's Counsel is pending. Once the property is transferred, the Agreement can proceed.

ELEVENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.


TWELFTH ORDER OF BUSINESS**Public Comments**

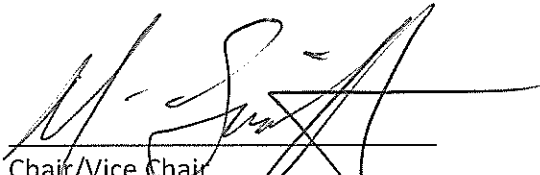
No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 1:54 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair