

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

The Board of Supervisors of the Rustic Oaks Community Development District held a Special Meeting on July 23, 2024 at 12:00 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
Vivek Babbar (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 12:00 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 2024-07,
Authorizing an Eminent Domain Action on
Property Outside the District; Approving
the Form of a Funding Agreement;
Authorizing the Engagement of Necessary
Consultants; Providing Further
Authorization; Providing for Severability;
and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-07 and read the title.

Mr. Babbar stated that this Resolution is administrative, in nature. It authorized engagement of the necessary professionals to undertake the eminent domain action. He recommended approval in substantial form in case any changes are necessary.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-07, in substantial form, Authorizing an Eminent Domain Action on Property Outside the District; Approving the Form of a Funding Agreement; Authorizing the Engagement of Necessary Consultants; Providing Further Authorization; Providing for Severability; and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Engagement of Special Counsel, Hill, Ward & Henderson, P.A. for District Representation in Eminent Domain Action

Ms. Suit discussed engagement of Special Counsel, Hill, Ward & Henderson, P.A. for District Representation in the Eminent Domain Action.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, engagement of Special Counsel, Hill, Ward & Henderson, P.A. for District Representation in Eminent Domain Action, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-08, Determining the Necessity for Acquisition of all Necessary Real Property Interests Within Rustic Oaks and Ranch Road Extensions by the power of Eminent Domain

Ms. Suit presented Resolution 2024-08.

Mr. Babbar stated that this Resolution includes all the findings necessary to proceed with the action and, since the lands are located outside the boundaries of the CDD, the CDD must obtain consent from the local governmental entity in order to move forward.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2024-08, in substantial form pending any necessary changes to the legal prior to the City Council Meeting, Determining the Necessity for Acquisition of all Necessary Real Property Interests Within Rustic Oaks and Ranch Road Extensions by the power of Eminent Domain, was adopted.

SIXTH 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.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as June 30, 2024

Discussion ensued regarding whether the plat issues are resolved so that the CDD can proceed with getting some items turned over to the CDD.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as June 30, 2024, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of May 20, 2024 Regular Meeting Minutes

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the May 20, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH 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 bids for the off-site force main upgrade, which will have some benefit to the CDD, are expected next week.

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

- **4 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: August 19, 2024 at 1:30 PM [Adoption of FY2025 Budget]**
 - **QUORUM CHECK**

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS


Adjournment

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 12:09 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair