

RUSTIC OAKS

**COMMUNITY DEVELOPMENT
DISTRICT**

November 5, 2024

LANDOWNERS' MEETING AGENDA

Rustic Oaks Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

October 29, 2024

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Landowner(s)
Rustic Oaks Community Development District

Dear Board Members:

A Landowners' Meeting of the Rustic Oaks Community Development District will be held on November 5, 2024 at 12:00 p.m., at the offices of Icard Merrill, 2033 Main Street, Suite 600, Sarasota, Florida 34237. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors [Seats 2, 3, 4]
 - A. Nominations
 - B. Casting of Ballots
 - Determine Number of Voting Units Represented
 - Determine Number of Voting Units Assigned by Proxy
 - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (three (3) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. **Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof;** therefore, two

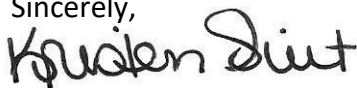
(2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

The first step is to elect a Chair for the meeting, who may be any person present at the meeting. The Chair shall conduct the nominations and the voting. If the Chair is a landowner or proxy holder of a landowner, he/she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidate elected shall serve for a two (2)-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,

A handwritten signature in black ink that reads "Kristen Suit". The signature is written in a cursive, flowing style.

Kristen Suit
District Manager

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Rustic Oaks Community Development
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Herald-Tribune, published in Sarasota County, Florida; with circulation in Sarasota, Manatee and Charlotte Counties; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Sarasota, Manatee and Charlotte Counties, Florida, or in a newspaper by print in the issues of, on:

10/14/2024, 10/21/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/21/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$447.50
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of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Rustic Oaks Community Development District (the "District") in Sarasota County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 5, 2024

TIME: 12:00 p.m.

PLACE: offices of Icard Merrill
2033 Main Street, Suite 600
Sarasota, Florida 34237

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be on occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Pub: Oct. 14, 21, 2024; #10664235

KAITLYN FELTY
Notary Public
State of Wisconsin

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: **12:00 p.m.**

LOCATION: **Icard Merrill
2033 Main Street, Suite 600
Sarasota, Florida 34237**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT CITY OF VENICE, SARASOTA COUNTY, FLORIDA LANDOWNERS' MEETING – NOVEMBER 5, 2024

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Rustic Oaks Community Development District to be held at 12:00 p.m., on November 5, 2024, at Icard Merrill, 2033 Main Street, Suite 600, Sarasota, Florida 34237 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT
CITY OF VENICE, SARASOTA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Rustic Oaks Community Development District and described as follows:

Description

Acreage

_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
2		
3		
4		

Date: _____

Signed: _____

Printed Name: _____

Parcel Number	Owner	Address	City	State	ZIP Code	Acres	Units	Votes
0364050209	BAKER MARK CHRISTOPHER	542 SUN CHASER DR	NOKOMIS	FL	34275		1	
0364040014	BATH WILLIAM	125 HOLLY BANK AVE	NOKOMIS	FL	34275		1	
0364040301	DEVERA BLAISE JOSEPH	177 HOLLY BANK AVE	NOKOMIS	FL	34275		1	
0364050129	JEAN GRETCHEN ANN	100 SEAGRASS ISLE	NOKOMIS	FL	34275-3790		1	
0364040011	JONES HEIDI	137 HOLLY BANK AVE	NOKOMIS	FL	34275-3783		1	
0364040045	KERFIN TIMOTHY J	144 HOLLY BANK AVE	NOKOMIS	FL	34275		1	
0364040200	KRAIVEC JOHN JOSEPH III	363 64TH AVENUE CIR E	BRADENTON	FL	34203-7655		1	
0364040042	LI JUAN (TTEE)	132 HOLLY BANK AVE	NOKOMIS	FL	34275-3782		1	
0364050205	LI JUAN (TTEE)	66 ALBERT TER	WALNUT CREEK	CA	94596		1	
0364040044	MARINELLI MICHAEL V	140 HOLLY BANK AVE	NOKOMIS	FL	34275		1	
0364040005	MEYER MARY ELIZABETH	161 HOLLY BANK AVE	NOKOMIS	FL	34275		1	
0364040013	MONTES VICTOR DANIEL MONTANEZ	129 HOLLY BANK AVE	NOKOMIS	FL	34275-3783		1	
0364040199	NASEER RAJAA	164 WHITELAND BND	NOKOMIS	FL	34275-3873		1	
0364040006	NEWTON KARL GREGORY	157 HOLLY BANK AVE	NOKOMIS	FL	34275-3783		1	
0364040036	NKHBA LLC	110900 CANDLEWOOD CT	MARSHFIELD	WI	54449-4280		1	
0364040192	PITMAN JAMES FRANKLIN III	192 WHITELAND BND	NOKOMIS	FL	34275-3873		1	
0364040007	POTERALSKI MARIUSZ PAWEL	153 HOLLY BANK AVE	NOKOMIS	FL	34275		1	
0364040020	PUJOLS-RUIZ HELSIN	101 HOLLY BANK AVE	NOKOMIS	FL	34275-3783		1	
0364040008	RUSSELL CHARLES WILLIAM	149 HOLLY BANK AVE	NOKOMIS	FL	34275		1	
0364050124	SANKARANARAYANAN NARENDRAN CHINNARAJ	120 SEAGRASS ISLE	NOKOMIS	FL	34275-3790		1	
0364050121	SERENA ROBERT KENNETH	132 SEAGRASS ISLE	NOKOMIS	FL	34275-3790		1	
0364040004	SIDDIQUE USMAN	165 HOLLY BANK AVE	NOKOMIS	FL	34275		1	
0364050206	SINGER JASON ROBERT	554 SUN CHASER DR	NOKOMIS	FL	34275		1	
0364040009	TAYLOR LAUREN CHRISTINE	145 HOLLY BANK AVE	NOKOMIS	FL	34275		1	
0364050127	TSOPELAS ANGELA KIM	18 WINDSOR AVE	LYNN	MA	01902-1129		1	
0364040038	VUKIC SHELBY ELIZABETH	116 HOLLY BANK AVE	NOKOMIS	FL	34275-3782		1	
Total							26	26
0361001001	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	19.14		
0361001002	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	29.46		
0361001004	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	0.05		
0361060155	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255		1	
0361060156	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255		1	
0361060157	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255		1	
0361060158	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255		1	
0361100001	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255		1	

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[illegible]

[illegible]

0364120170	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364120171	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364120172	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130134	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130135	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130136	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130137	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130138	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130139	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130140	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130141	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130142	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130143	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130173	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130174	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130175	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130176	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130177	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130178	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130179	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130180	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130181	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130182	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130183	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130184	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130185	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130186	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130187	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
0364130188	AG EHC II MULTI STATE 1 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE	AZ	85255	1
					Total	141.115 142 283.12
						284

0361060124	MERITAGE HOMES OF FLORIDA INC	18655 N CLARET DR STE 400	SCOTTSDALE	AZ	85255-6739	1
0361060125	MERITAGE HOMES OF FLORIDA INC	18655 N CLARET DR STE 400	SCOTTSDALE	AZ	85255-6739	1
0361060126	MERITAGE HOMES OF FLORIDA INC	18655 N CLARET DR STE 400	SCOTTSDALE	AZ	85255-6739	1
0361060127	MERITAGE HOMES OF FLORIDA INC	18655 N CLARET DR STE 400	SCOTTSDALE	AZ	85255-6739	1

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Total	571
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