

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

The Board of Supervisors of the Rustic Oaks Community Development District held a Public Hearing and Regular Meeting on November 18, 2024 at 1:30 p.m., at the EVEN Hotels, 6231 Lake Osprey Drive, Sarasota, Florida 34240.

Present were:

Martha Schiffer
Megan Germino

Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Clif Fischer
Whitney Sousa (via telephone)
Aimee Greenwood
Amber Sweeney

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 1:34 p.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors (Jessica Reschke - Seat 2, Martha Schiffer - Seat 3, Megan Germino - Seat 4) (the following to be provided under a separate cover)

Ms. Suit, a Notary of the State of Florida, and duly authorized, administered the Oath of Office to Ms. Jessica Reschke, Ms. Martha Schiffer and Ms. Megan Germino. All are already familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Office Proof/Affidavit of Publication**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Suit presented Resolution 2025-01. The results of the Landowners' election were as follows:

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|--------|-----------------|----------|-------------|
| Seat 2 | Jessica Reschke | 50 votes | 4-year term |
| Seat 3 | Martha Schiffer | 50 votes | 4-year term |
| Seat 4 | Megan Germino | 49 votes | 2-year term |

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Resignation of John Kakridas [Seat 5]; Term Expires November 2026

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the resignation of John Kakridas from Seat 5, was accepted.

SIXTH ORDER OF BUSINESS**Consider Appointment of Amber Sweeney
to Fill Unexpired Term of Seat 5**

Ms. Schiffer nominated Ms. Amber Sweeney to fill Seat 5.

No other nominations were made.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the appointment of Ms. Amber Sweeney to fill Seat 5, was approved.

- **Administration of Oath of Office**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Amber Sweeney.

SEVENTH ORDER OF BUSINESS**Acceptance of Resignation of Garth Noble
[Seat 1]; Term Expires November 2026**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the resignation of Garth Noble from Seat 1, was accepted.

- **Consideration of Resolution 2025-05, Amending Resolution 2024-11 to Reset the Public Hearing Regarding the Rules Relating to Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date**

This item was an addition to the agenda.

Ms. Suit presented Resolution 2025-05.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-05, Amending Resolution 2024-11 to Reset the Public Hearing Regarding the Rules Relating to Amenity Rules and Rates to November 18, 2024, at 1:30 p.m. at the EVEN Hotels, 6231 Lake Osprey Drive, Sarasota, Florida 34240; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Consider Appointment of Aimee Greenwood to Fill Unexpired Term of Seat 1**

Ms. Schiffer nominated Ms. Aimee Greenwood to fill Seat 1.

No other nominations were made.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the appointment of Ms. Aimee Greenwood to fill Seat 1, was approved.

- **Administration of Oath of Office**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Aimee Greenwood.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-02.

Ms. Schiffer nominated the following:

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|-----------------|---------------------|
| Martha Schiffer | Chair |
| Megan Germino | Vice Chair |
| Jessica Reschke | Assistant Secretary |
| Aimee Greenwood | Assistant Secretary |
| Amber Sweeney | Assistant Secretary |
| Clifton Fischer | Assistant Secretary |

No other nominations were made.

This Resolution removes the following from the Board:

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|---------------|---------------------|
| John Kakridas | Assistant Secretary |
| Garth Noble | Chair |

The following prior appointments by the Board remain unaffected by this Resolution:

| | |
|----------------|-----------|
| Craig Wrathell | Secretary |
|----------------|-----------|

Kristen Suit

Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Public Hearing on Adoption of Amenity Rules and Rates

A. Affidavits of Publication

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

These items were included for informational purposes.

B. Consideration of Resolution 2025-03, Adopting Revised Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-03 and the Revised Amenity Rules and Rates.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-03, Adopting Revised Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

This item was deferred until the Amenity facilities are completed.

TWELFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of September 30, 2024**

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

THIRTEENTH ORDER OF BUSINESS

**Approval of August 19, 2024 Public
Hearings and Regular Meeting Minutes**

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

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Straley Robin Vericker

Ms. Sousa stated that the Deed is being circulated for signature and putting the CDD's assets in the CDD's name is underway.

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

There was no report.

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

- **NEXT MEETING DATE: December 16, 2024 at 1:30 PM**

- **QUORUM CHECK**

The December 16, 2024 meeting will be cancelled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

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| <p>On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 1:52 p.m.</p> |
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair