

RUSTIC OAKS

**COMMUNITY DEVELOPMENT
DISTRICT**

February 4, 2025

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

January 28, 2025

Board of Supervisors
Rustic Oaks Community Development District

Dear Board Members:

The Board of Supervisors of the Rustic Oaks Community Development District will hold a Regular Meeting on February 4, 2025 at 12:00 p.m., at the EVEN Hotels, 6231 Lake Osprey Drive, Sarasota, Florida 34240. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Jessica Reschke [Seat 2]
4. Consider Appointment of Tyler Woody to Fill Unexpired Term of Seat 2; *Term Expires November 2028*
 - Administration of Oath of Office to Tyler Woody (*the following to be provided in separate package*)
 - 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
5. Consideration of Resolution 2025-06, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of City of Venice First Amendment to Interlocal Agreement
7. Authorization to Amend the District's Contractor Agreement with TLC to Reflect the Changes to the City of Venice Interlocal Agreement

ATTENDEES:

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

8. Ratification of Trimmers Holiday Décor Proposal for 2024 Holiday Decor
9. Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date
10. Acceptance of Unaudited Financial Statements as of December 31, 2024
11. Approval of Minutes
 - A. November 5, 2024 Landowners' Meeting
 - B. November 18, 2024 Public Hearing and Regular Meeting
12. Staff Reports
 - A. District Counsel: *Straley Robin Vericker*
 - B. District Engineer: *Clearview Land Design, P.L.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 17, 2025 at 1:30 PM
 - QUORUM CHECK
13. Board Members' Comments/Requests
14. Public Comments
15. Adjournment

SEAT 1	AIMEE GREENWOOD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	TYLER WOODY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MARTHA SCHIFFER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MEGAN GERMINO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	AMBER SWEENEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

Sincerely,

Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 943 865 3730

RUSTIC OAKS

COMMUNITY DEVELOPMENT DISTRICT

3

NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Rustic Oaks Community Development District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Jessica Reschke

Printed Name

Date: 1/29/25

Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Rustic Oaks Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ personally presented at a duly noticed meeting of the Board of Supervisors, ☒ scanned and electronically transmitted to gillyardd@whhassociates.com or ☐ faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

Signature



RUSTIC OAKS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Rustic Oaks Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective February 4, 2025:

_____	is elected Chair
_____	is elected Vice Chair
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of February 4, 2025:

<u>Jessica Reschke</u>	<u>Assistant Secretary</u>
<u>Clifton Fischer</u>	<u>Assistant Secretary</u>
_____	_____

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 4TH DAY OF FEBRUARY, 2025.

ATTEST:

RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RUSTIC OAKS

COMMUNITY DEVELOPMENT DISTRICT

6

**FIRST AMENDMENT TO INTERLOCAL AGREEMENT
BETWEEN THE CITY OF VENICE
AND
THE RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT**

This First Amendment to Interlocal Agreement (the “**Amendment**”) is entered into as of the ____ day of _____, 20____, by and between the City of Venice, a Florida municipal corporation (the “**City**”) and the Rustic Oaks Community Development District, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, and City of Venice Ordinance 2021-20 (the “**CDD**”).

WHEREAS, on December 12, 2023, the City and the CDD entered into an Interlocal Agreement under which the CDD, through its selected contractor, is to construct a 16” force main in the public right-of-way for Knights Trail Road (hereinafter, the “**Agreement**”); and

WHEREAS, the CDD subsequently completed its procurement process and selected TLC Diversified, Inc., to construct the force main project in accordance with the cost proposal attached hereto as Exhibit “A;” and

WHEREAS, the Agreement provided that the City would make progress payments to the CDD’s selected contractor, on behalf of the CDD, for the construction of the force main; and

WHEREAS, the City and the CDD have subsequently determined it would be more appropriate for Meritage Homes of Florida, Inc., a Florida corporation (the “**Developer**”) to pay the CDD’s contractor on behalf of the CDD for the construction of the force main and for the City to reimburse the CDD for said construction costs.

NOW, THEREFORE, in consideration of the covenants and promises contained herein and in the Agreement, the City and the CDD hereby agree to amend the Agreement as follows:

1. Section 6 of the Agreement shall be replaced in its entirety with the following:

6. Progress Payments. The CDD’s contractor shall submit copies of all Applications for Payment and supporting documentation to both the CDD and the City in accordance with Section 9.3 of the General Conditions of the District Contractor Agreement. When an Application for Payment has been approved by both the CDD and the City, and a Certificate for Payment has been issued, as provided for under Article 9 of the General Conditions of the District Contractor Agreement, the Developer shall make payment to the contractor on behalf of the CDD. The City shall reimburse the CDD for the amount of each Certificate of Payment within thirty (30) days of the CDD’s submittal of a written request for reimbursement to the City, which shall include proof of such payment being made by the Developer to the CDD’s contractor.

2. This Amendment shall become effective upon its execution by both parties.
3. All other terms and conditions of the Agreement unless specifically amended herein shall remain in full force and effect.

IN WITNESS WHEREOF the parties have caused this Amendment to be executed by their duly authorized officials on the dates set forth below.

Attest:

**Rustic Oaks Community Development
District**

Name: _____
Assistant Secretary

Chair of the Board of Supervisors

Attest:

City of Venice, Florida

Kelly Michaels
City Clerk

Nick Pachota
Mayor

Approved as to Form and Legality

Kelly Fernandez
City Attorney

EXHIBIT “A”
DISTRICT CONTRACTOR’S COST PROPOSAL

RUSTIC OAKS

COMMUNITY DEVELOPMENT DISTRICT

**RATIFICATION
ITEM**



2024 Holiday Decor

2024 Holiday Decor

Rustic Oaks CDD c/o Home River Group (Billing)

12906 Tampa Oaks Blvd #100
Temple Terrace, FL 33637
sgastelbondo@homeriver.com
[\(813\) 600-5090](tel:(813)600-5090)

Trimmers Holiday Decor

patrick@trimmershd.com
[\(813\) 545-4782](tel:(813)545-4782)

Magnolia Bay (Site)

Rustic Rd. & Sunny Woods Way
Nokomis, FL 34275

Features

☒ **Entrance Monument Sunny Woods Way** \$0.00
Need power outlet next to sign if want lit garland.

☒ **Monument Garland** \$1,650.00
Install unlit garland and bows on both sides across top of sign

Trimmers Bows
Quantity: 10

Unlit Garland

☒ **Wreath on column** \$990.00
Install 36" wreaths on 6 columns closest to gates

36" Unlit Wreath
Quantity: 6

Trimmers Bows
Quantity: 6

☒ **Entrance on Hawthorne Gln Ave** \$0.00
Need power at sign if wanted lit garland

✓ Monument Garland**\$825.00**

Install garland on top of sign in center island

Trimmers Bows

Unlit Garland

✓ Wreath on column**\$825.00**

Install 36" wreaths on 5 columns by gates

36" Unlit Wreath

Quantity: 5

Trimmers Bows

Quantity: 5

Pricing

Pricing

Subtotal	\$4,290.00
Tax	\$0.00
Total	\$4,290.00
Deposit Amount	\$4,290.00
Due date	Immediately

Terms & Conditions

- Contract will automatically renew unless notification by either party by April 1st following decorating season.
- Please have palms trimmed prior to October 1st.
- Trimmers Holiday Decor retains ownership of all merchandise.
- All lighting will be commercial grade LED lighting.

- Customer is responsible for working power outlets.
- Customer agrees to make sure irrigation is turned OFF during the time the lights are on. This is usually from dusk to dawn. If customer fails to do so, this will trip the breakers. We will not be responsible for lights not working due to irrigation running at this time.
- Customer is responsible for informing any landscapers when the lights are installed so they can avoid damaging lights or cords. We are not responsible for these companies causing damage to the material, and there will be an extra service charge to replace any damaged material.
- Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).
- Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

Service Includes:

- *Installation of Lighting
- *Service calls
- *Take down and storage

-For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.

-For all contracts signed between May 2nd and September 31st, 50% deposit due within 30 days of signed contract and the final 50% payment due December 1st.

-For all contracts signed after October 1st, payment will be due in full prior to installation.

5% late fee for payment received later than 15 days after due date.

RUSTIC OAKS

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2025-04

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE
LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Rustic Oaks Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Sarasota County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The District’s local records office shall be located at: _____

_____.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**RUSTIC OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2024**

**RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS				
Cash	\$ 819,308	\$ -	\$ -	\$ 819,308
Investments				
Revenue	-	427,620	-	427,620
Reserve	-	480,143	-	480,143
Construction	-	-	10,413,246	10,413,246
Due from Landowner	5,312	-	-	5,312
Due from general fund	-	168,627	-	168,627
Prepaid expense	2,700	-	-	2,700
Total assets	<u>\$ 827,320</u>	<u>\$1,076,390</u>	<u>\$10,413,246</u>	<u>\$ 12,316,956</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 1,645	\$ -	\$ -	\$ 1,645
Due to debt service fund	168,627	-	-	168,627
Accrued wages payable	17	-	-	17
Accrued taxes payable	74	-	-	74
Landowner advance	7,228	-	-	7,228
Total liabilities	<u>177,591</u>	<u>-</u>	<u>-</u>	<u>177,591</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	5,312	-	-	5,312
Unearned revenue	32,395	94,273	-	126,668
Total deferred inflows of resources	<u>37,707</u>	<u>94,273</u>	<u>-</u>	<u>131,980</u>
Fund balances:				
Restricted for:				
Debt service	-	982,117	-	982,117
Capital projects	-	-	10,413,246	10,413,246
Assigned				
Repair & replacement	47,900	-	-	47,900
Unassigned	564,122	-	-	564,122
Total fund balances	<u>612,022</u>	<u>982,117</u>	<u>10,413,246</u>	<u>12,007,385</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 827,320</u>	<u>\$1,076,390</u>	<u>\$10,413,246</u>	<u>\$ 12,316,956</u>
Total liabilities and fund balances	<u>\$ 827,320</u>	<u>\$1,076,390</u>	<u>\$10,413,246</u>	<u>\$ 12,316,956</u>

**RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 143,128	\$ 154,452	\$ 516,694	30%
Assessment levy: off-roll	32,395	32,395	64,790	50%
Landowner contribution	-	-	246,743	0%
Total revenues	<u>175,523</u>	<u>186,847</u>	<u>828,227</u>	23%
EXPENDITURES				
Professional & administrative				
Supervisors	646	646	-	N/A
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	3,659	3,659	25,000	15%
Engineering	-	-	15,000	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	250	1,000	25%
EMMA software service	-	2,000	2,000	100%
Trustee	-	-	5,000	0%
DSF accounting	458	1,375	5,500	25%
Telephone	-	33	200	17%
Postage	41	127	500	25%
Printing & binding	42	125	500	25%
Legal advertising	-	1,158	1,500	77%
Annual special district fee	-	175	175	100%
Insurance	-	5,814	6,200	94%
Contingencies/bank charges	-	-	4,000	0%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>8,929</u>	<u>28,067</u>	<u>120,990</u>	23%
Field operations				
Administrative				
Property management	3,480	10,440	41,760	25%
O&M accounting	417	1,250	5,000	25%
Insurance	-	-	30,000	0%
Operating				
Landscape maintenance	-	-	162,000	0%
Landscape replacement/extras	-	-	25,000	0%
Irrigation repair	-	-	6,770	0%
Pond maintenance	-	-	25,000	0%
Monitoring agreement	-	-	21,600	0%
Lights, signs & fences	-	-	5,000	0%
Pressure washing	-	-	25,000	0%
Streets & sidewalks	-	-	2,500	0%
misc. repairs & replacement	-	-	15,000	0%
Access control: monitoring	-	-	40,000	0%
Access control: interent	-	-	2,000	0%
Access control: maintenance	-	-	5,000	0%
Holiday lights	-	-	5,000	0%

**RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
Utilities				
Electricity	-	-	25,000	0%
Electricity: well	-	-	15,000	0%
Streetlights	1,266	3,817	25,000	15%
Amenities: South				
Pool maintenance	-	-	10,000	0%
Amenity center R&M	-	-	3,500	0%
Janitorial	-	-	20,000	0%
Access control/monitoring	-	-	20,000	0%
Gym equipment lease	1,362	4,216	30,000	14%
Gym equipment repair	-	-	2,500	0%
Potable water	-	-	1,500	0%
Telephone: pool/clubhouse	-	-	1,200	0%
Electricity: amenity	-	-	5,000	0%
Internet	-	-	2,000	0%
Alarm monitoring	-	-	5,160	0%
Amenity: North				
Pool maintenance	-	-	15,000	0%
Amenity center R&M	-	-	2,500	0%
Janitorial	-	-	15,000	0%
Access control/monitoring	-	-	20,000	0%
Potable water	-	-	1,500	0%
Telephone: pool/clubhouse	-	-	1,200	0%
Electricity: amenity	-	-	3,500	0%
Internet	-	-	2,000	0%
Total field operations	6,525	19,723	643,190	3%
Other fees & charges				
Tax collector	2,147	2,317	16,147	14%
Total other fees & charges	2,147	2,317	16,147	14%
Total expenditures	17,601	50,107	780,327	6%
Excess/(deficiency) of revenues over/(under) expenditures	157,922	136,740	47,900	
Fund balances - beginning	454,100	475,282	47,900	
Assigned				
Repair & replacement	47,900	47,900	47,900	
Unassigned	454,100	475,282	47,900	
Fund balances - ending	\$ 612,022	\$ 612,022	\$ 95,800	

**RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 166,740	\$ 179,932	\$ 602,004	30%
Assessment levy: off-roll	188,547	188,547	377,095	50%
Interest	2,175	9,162	-	N/A
Total revenues	<u>357,462</u>	<u>377,641</u>	<u>979,099</u>	39%
EXPENDITURES				
Debt service				
Principal	-	-	360,000	0%
Interest	-	301,071	602,143	50%
Total debt service	<u>-</u>	<u>301,071</u>	<u>962,143</u>	31%
Other fees & charges				
Tax collector	2,501	2,699	18,813	14%
Total other fees and charges	<u>2,501</u>	<u>2,699</u>	<u>18,813</u>	14%
Total expenditures	<u>2,501</u>	<u>303,770</u>	<u>980,956</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	354,961	73,871	(1,857)	
Fund balances - beginning	627,156	908,246	837,260	
Fund balances - ending	<u>\$ 982,117</u>	<u>\$ 982,117</u>	<u>\$ 835,403</u>	

**RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022 BONDS
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 36,757	\$ 116,193
Total revenues	<u>36,757</u>	<u>116,193</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	36,757	116,193
Fund balances - beginning	<u>10,376,489</u>	<u>10,297,053</u>
Fund balances - ending	<u><u>\$ 10,413,246</u></u>	<u><u>\$ 10,413,246</u></u>

RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

DRAFT

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

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

Present were:

Jere Earlywine District Counsel/Proxy Holder

AUDIO WAS NOT AVAILABLE

MINUTES TRANSCRIBED FROM MEETING DOCUMENTS

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Earlywine called the meeting to order.

SECOND ORDER OF BUSINESS

Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Earlywine served as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [SEATS 2, 3, 4]

A. Nominations

Mr. Earlywine nominated the following:

Seat 2 Jessica Reschke

Seat 3 Martha Schiffer

36 Seat 4 Megan Germino

37 No other nominations were made.

38 **B. Casting of Ballots**

39 As the designated Proxy Holder for the Landowner, Meritage Hoomes of Florida Inc., Mr.
40 Earlywine is eligible to cast up to 50 votes per Seat.

41 No other Landowners, Landowner representatives or Proxy Holders were present.

42 **I. Determine Number of Voting Units Represented**

43 A total of 50 voting units were represented.

44 **II. Determine Number of Voting Units Assigned by Proxy**

45 All 50 voting units were assigned by proxy to Mr. Earlywine.

46 Mr. Earlywine cast the following votes:

47 Seat 2 Jessica Reschke 50 votes

48 Seat 3 Martha Schiffer 50 votes

49 Seat 4 Megan Germino 49 votes

50 **C. Ballot Tabulation and Results**

51 Mr. Earlywine reported the following ballot tabulation, result and terms length:

52 Seat 2 Jessica Reschke 50 votes 4-year term

53 Seat 3 Martha Schiffer 50 votes 4-year term

54 Seat 4 Megan Germino 49 votes 2-year term

55

56 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

57

58 There were no Landowners' questions or comments.

59

60 **SIXTH ORDER OF BUSINESS**

Adjournment

61

62 The meeting adjourned.

63

64

65

66 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

67

68
69
70
71

Secretary/Assistant Secretary

Chair/Vice Chair

RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

DRAFT

**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	Vice Chair
Megan Germino	Assistant Secretary

Also present:

Kristen Suit	District Manager
Clif Fischer	Wrathell, Hunt and Associates, LLC
Whitney Sousa (via telephone)	District Counsel
Aimee Greenwood	
Amber Sweeney	

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:

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:

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:

John Kakridas	Assistant Secretary
Garth Noble	Chair

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

Craig Wrathell	Secretary
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142 Kristen Suit Assistant Secretary
143 Craig Wrathell Treasurer
144 Jeff Pinder Assistant Treasurer
145

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

149
150
151 **TENTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Amenity
Rules and Rates**

152
153
154 **A. Affidavits of Publication**

- 155 • **Notice of Rule Development**
156 • **Notice of Rulemaking**

157 These items were included for informational purposes.

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

160 Ms. Suit presented Resolution 2025-03 and the Revised Amenity Rules and Rates.
161

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

164
165
166 No affected property owners or members of the public spoke.
167

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

170
171 **On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,**
172 **Resolution 2025-03, Adopting Revised Amenity Rules and Rates; Providing a**
173 **Severability Clause; and Providing an Effective Date, was adopted.**
174
175

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

213 There were no Board Members' comments or requests.

214

215 **SIXTEENTH ORDER OF BUSINESS**

Public Comments

216

217 No members of the public spoke.

218

219 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

220

221 On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,
222 the meeting adjourned at 1:52 p.m.

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224

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

229
230
231
232
233

Secretary/Assistant Secretary

Chair/Vice Chair

RUSTIC OAKS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

RUSTIC OAKS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>EVEN Hotels, 6231 Lake Osprey Drive, Sarasota, Florida 34240</i>		
<i>¹offices of Icard Merrill, 2033 Main Street, Suite 600, Sarasota, Florida 34237</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2024 CANCELED	Regular Meeting	1:30 PM
November 5, 2024 ¹	Landowners' Meeting	12:00 PM
November 18, 2024	Public Hearing and Regular Meeting <i>Amenity Rules and Rates</i>	1:30 PM
December 16, 2024 CANCELED	Regular Meeting	1:30 PM
February 4, 2025	Regular Meeting	12:00 PM
March 17, 2025	Regular Meeting	1:30 PM
April 21, 2025	Regular Meeting	1:30 PM
May 19, 2025	Regular Meeting	1:30 PM
June 16, 2025	Regular Meeting	1:30 PM
July 21, 2025	Regular Meeting	1:30 PM
August 18, 2025	Regular Meeting	1:30 PM
September 15, 2025	Regular Meeting	1:30 PM