

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

The Board of Supervisors of the Rustic Oaks Community Development District held a Regular Meeting on April 21, 2025 at 1:30 p.m., at the EVEN Hotel, 6231 Lake Osprey Drive, Sarasota, Florida 34240.

Present:

Martha Schiffer
Megan Germino
Aimee Greenwood
Amber Sweeney
Tyler Woody

Chair
Vice Chair
Assistant Secretary
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 1:31 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-07,
Approving a Proposed Operation and
Maintenance Budget for Fiscal Year
2025/2026; Setting a Public Hearing
Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting, and
Publication Requirements; and Providing
an Effective Date**

Ms. Suit presented Resolution 2025-07. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-07, Approving a Proposed Operation and Maintenance Budget for Fiscal Year 2025/2026; Setting a Public Hearing Thereon Pursuant to Florida Law for July 21, 2025 at 1:30 p.m., at the EVEN Hotel, 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 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Suit presented Resolution 2024-08.

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete January and February 2026 meetings

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SIXTH 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.

SEVENTH ORDER OF BUSINESS**Ratification Items**

Ms. Suit presented the following:

A. Solitude Lake Management, LLC Agreements**I. Aquatic Services Agreement****II. Wetland Buffer Maintenance Services Agreement****B. Bills of Sale****I. Magnolia Bay South Phase 2 - Wastewater Collection System****II. Magnolia Bay South Phase 2 - Water Distribution System****C. Kastro Lawn Maintenance and Landscaping LLC, Landscape and Irrigation Maintenance Services Agreement****D. Envera Services Agreement (Virtual Guard Services) ***

***Note: In accordance with Section 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier and extend longer. This item is not in the agenda package as it is exempt from disclosure under Florida's public records laws.**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Solitude Lake Management, LLC Agreements for Aquatic Services Agreement and Wetland Buffer Maintenance Services Agreement; Bills of Sale for Magnolia Bay South Phase 2 - Wastewater Collection System and Magnolia Bay South Phase 2 - Water Distribution System; Kastro Lawn Maintenance and Landscaping LLC, Landscape and Irrigation Maintenance Services Agreement; and Envera Services Agreement for Virtual Guard Services, were ratified.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of February 28, 2025**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

NINTH ORDER OF BUSINESS**Approval of February 4, 2025 Special
Meeting Minutes**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the February 4, 2025 Special Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Straley Robin Vericker**

Ms. Sousa reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

Regarding the status of the Bills of Sale, Ms. Sousa stated that she needs the supporting financial information reflecting what was paid. Ms. Suit asked Ms. Sousa to contact Mr. Mark Evans and Mr. Ryan Snyder, both at Meritage, who can provide the necessary information.

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

There was no report.

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

- **NEXT MEETING DATE: May 19, 2025 at 1:30 PM**
 - **QUORUM CHECK**

The May 19, 2025 meeting will be canceled.

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

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

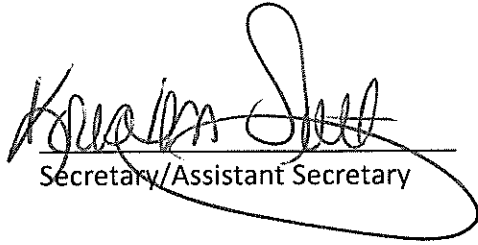
No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 1:40 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair