

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

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

Present:

Martha Schiffer
Megan Germino
Amber Sweeney
Tyler Woody

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Jordan Lansford
Michael Broadus (via telephone)

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 1:33 p.m. Supervisors Schiffer, Germino, Sweeney and Woody were present. Supervisor Greenwood was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

A. Proof/Affidavit of Publication

**B. Consideration of Resolution 2025-10, Adopting a Budget for the Fiscal Year Beginning
October 1, 2025, and Ending September 30, 2026; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-10 and an updated version of the proposed Fiscal Year 2026 budget. All assessments are now on roll, except for a minimal Landowner-contribution of \$922 and Mailed Notices were sent to the owners of the properties that transitioned from off to on roll. It was not necessary to send Mailed Notices to those that were already on roll, as the Landowner contribution will offset any assessment increase. She reviewed the updated 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, 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 2025-10, Adopting a Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-11, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Approving the Form of a Budget Funding Agreement; Providing for Severability; Providing for an Effective Date**

Ms. Suit presented Resolution 2025-11.

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 2025-11, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement

of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Approving the Form of a Budget Funding Agreement; Providing for Severability; Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of FY 2025-2026 Budget Funding Agreement**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Fiscal Year 2025-2026 Budget Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS**Presentation of Audited Financial Statements for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**

Ms. Suit presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-12, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-12, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024, was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that the Chair will need to be authorized to approve the Findings Related to the 2025 Goals and Objectives Reporting.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and

Standards and authorizing the Chair to approve the Findings Related to the 2025 Goals and Objectives Reporting, were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-13, Electing Officer(s) of the District and Providing for an Effective Date [Jordan Lansford]

Ms. Suit presented Resolution 2025-13. This Resolution is to appoint Jordan Lansford as an Assistant Secretary. Prior appointments by the Board remain unchanged by this Resolution.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-13, Electing Officer(s) of the District and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Ratification Items**

- A. Action Security, Inc. Gate Maintenance Service Agreement
 - Affidavit for Anti-Human Trafficking**
- B. Bill of Sale [Magnolia Bay North Phase 2]**
- C. Hughes Exterminators Agreements
 - I. Service Agreements for Commercial Pest Management [North Pool]**
 - II. Pest Control Service Agreement [Magnolia Bay Clubhouse]**
 - Affidavit for Anti-Human Trafficking**
- D. Kastro Lawn Maintenance and Landscaping LLC, Addendum #1 to the Landscape and Irrigation Maintenance Services Agreement**
- E. Royal Palm Commercial Cleaning LLC Cleaning and Supplies Restocking Services Agreement
 - Affidavit for Anti-Human Trafficking**
- F. S & G Pools LLC Pool Maintenance Service Agreement [North & South]**
- G. TLC Diversified, Inc. District Contractor Agreement [Ratify Changes to Knights Trail Agreement Pursuant to Amendment to Interlocal with City of Venice]**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Ratification Items, as listed, were ratified.

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of May 31, 2025**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the
Unaudited Financial Statements as of May 31, 2025, were accepted.**

ELEVENTH ORDER OF BUSINESS

**Approval of April 21, 2025 Regular Meeting
Minutes**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the
April 21, 2025 Regular Meeting Minutes, as presented, were approved.**

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Straley Robin Vericker**
- B. District Engineer: Clearview Land Design, P.L.**

There were no District Counsel or District Engineer reports.

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

- **163 Registered Voters in District as of April 15, 2025**
- **UPCOMING MEETINGS**
 - **August 18, 2025 at 1:30 PM**
 - **September 15, 2025 at 1:30 PM**
 - **QUORUM CHECK**

The August 18, 2025 meeting will be canceled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

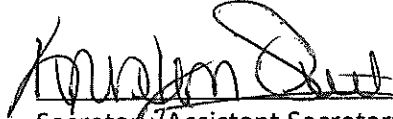
FIFTEENTH ORDER OF BUSINESS


Adjournment

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the
meeting adjourned at 1:53 p.m.**

RUSTIC OAKS CDD

July 21, 2025


Secretary/Assistant Secretary


Chair/Vice Chair