

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

The Board of Supervisors of the Rustic Oaks Community Development District held a Regular Meeting on September 15, 2025 at 1:30 p.m., at the EVEN Hotels, 6231 Lake Osprey Drive, Sarasota, Florida 34240.

Present:

Martha Schiffer
Megan Germino
Amber Sweeney
Aimee Greenwood

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Jordan Lansford
Whitney Sousa (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 1:30 p.m. Supervisors Schiffer, Germino, Sweeney and Greenwood were present. Supervisor Woody was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-14, Amending Prior Resolutions Related to the Operations and Maintenance Budget and Assessments for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Recognizing a Delay in Certain Lots Being Developed; Adopting an Amended Operations and Maintenance Budget to Adjust Assessments to Such Lots and Increase the Developer’s Budget Funding Obligations; Revising Certain Operations and Maintenance Assessments; Approving

**a Revised Budget Funding Agreement;
Providing for Severability; Providing for
Conflicts; Providing an Effective Date**

Ms. Suit presented Resolution 2025-14. Upon the Developer notifying the CDD of development delays of certain lots, it was necessary to adopt a revised Fiscal Year 2026 Operations & Maintenance (O&M) budget and adjust the assessments and the Developer budget funding obligations, accordingly.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-14, Amending Prior Resolutions Related to the Operations and Maintenance Budget and Assessments for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Recognizing a Delay in Certain Lots Being Developed; Adopting an Amended Operations and Maintenance Budget to Adjust Assessments to Such Lots and Increase the Developer’s Budget Funding Obligations; Revising Certain Operations and Maintenance Assessments; Approving a Revised Budget Funding Agreement; Providing for Severability; Providing for Conflicts; Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

**Consideration of FY 2025-2026 Revised
Budget Funding Agreement**

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

FIFTH ORDER OF BUSINESS

**Ratification of Fitnessmith Quote #EST9675
for Preventative Maintenance Service**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Fitnessmith Quote #EST9675 for Preventative Maintenance Service, in the amount of \$1,200 annually, equating to four quarterly visits at \$300 per visit, was ratified.

SIXTH ORDER OF BUSINESS

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

Ms. Suit stated that corrections will be made to the General Fund “Insurance” budget line item for expenses belonging to the Field Operations “Insurance” budget line item and the misspelling “Intemet” will be corrected to “Internet” throughout.

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

SEVENTH ORDER OF BUSINESS

Approval of July 21, 2025 Public Hearings and Regular Meeting Minutes

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

EIGHTH 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.

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

There was no report.

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

- **NEXT MEETING DATE**
 - **October 20, 2025 at 1:30 PM**
 - **QUORUM CHECK**

The October 20, 2025 meeting will be canceled.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 1:39 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair