

**MINUTES OF MEETING
RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Rye Ranch Community Development District held Multiple Public Hearings and Regular Meeting on November 2, 2022, at 5:00 P.M., at 6102 162nd Avenue E, Parrish, Florida 34219.

Present at the meeting were:

Stephen Cerven	Chair
Scott Falkner	Assistant Secretary
Roy Cohn	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine	District Counsel
Jeb Mulock (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 5:04 p.m. Supervisors Stephen Cerven, Scott Falkner and Roy Cohn were present. Supervisors Jeff Cerven and John Falkner were 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
2022/2023 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2023-01, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Wrathell presented the updated version of the proposed Fiscal Year 2023 budget where revenue contributions were broken down by Landowner, as directed at the last meeting.

On MOTION by Mr. Stephen Cerven and seconded by Mr. Scott Falkner, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Stephen Cerven and seconded by Mr. Scott Falkner, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Stephen Cerven and seconded by Mr. Scott Falkner, with all in favor, Resolution 2023-01, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.35, Florida Statutes

- A. Affidavits of Publication**
- B. Consideration of Resolution 2023-02, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Stephen Cerven and seconded by Mr. Scott Falkner, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Cohn and seconded by Mr. Stephen Cerven, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Stephen Cerven and seconded by Mr. Cohn, with all in favor, Resolution 2023-02, Adopting Rules of Procedure as amended to incorporate the same changes that were made to the Aviary at Rutland Ranch CDD Rules; Providing a Severability Clause; and Providing an Effective Date, in substantial form, subject to final Chair and Staff review, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2023-03, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Rye Ranch Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Stephen Cerven and seconded by Mr. Scott Falkner, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Stephen Cerven and seconded by Mr. Cohn, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Stephen Cerven and seconded by Mr. Scott Falkner, with all in favor, Resolution 2023-03, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Rye Ranch Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements [Pod A Project]

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

For the record, Mr. Stephen Cerven stated that Rye Ranch LLC received a mailed notice but does not own any land in Pod A. Mr. Wrathell stated it was sent because they were listed on the Property Appraiser’s rolls at the time of mailing; one was also sent to SK Rye Road LLC.

C. Master Engineer’s Report *(for informational purposes)*

D. Master Special Assessment Methodology Report *(for informational purposes)*

The Reports, dated November 2, 2022 and August 30, 2022, respectively, apply to Pod A only.

As requested, the Exhibit A Legal Description in the Engineer’s Report will be inserted before the Boundary Survey in the Methodology Report as it is a larger font and easier to read.

Mr. Wrathell referred to Table 2 in the Engineer’s Report and asked Mr. Mulock if the Capital Improvement Plan (CIP) totaled \$98,796,000. Mr. Mulock replied affirmatively.

On MOTION by Mr. Stephen Cerven and seconded by Mr. Cohn, with all in favor, the Public Hearing was opened.

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

No members of the public spoke.

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right*

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

On MOTION by Mr. Stephen Cerven and seconded by Mr. Cohn, with all in favor, the Public Hearing was closed.

- E. Consideration of Resolution 2023-04, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date**

The following change was made to Resolution 2023-04:

Page 7, Item 9c, Line 1: Change “community” to “project”

On MOTION by Mr. Stephen Cerven and seconded by Mr. Scott Falkner, with all in favor, Resolution 2023-04, as amended, and authorizing the Chair or Vice Chair to execute, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Designating Cindy Cerbone as Assistant Secretary of the District, and Providing for an Effective Date

On MOTION by Mr. Stephen J. Cerven and seconded by Mr. Scott Falkner, with all in favor, Resolution 2023-05, Designating Cindy Cerbone as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

The next meeting was scheduled for December 8, 2022.

This item was deferred.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2022

On MOTION by Mr. Stephen Cerven and seconded by Mr. Cohn, with all in favor, the Unaudited Financial Statements as of September 30 2022, as amended subject to reviewing the funding request and determining the debt service costs coded to Rye Ranch, LLC should be recoded to Kolter, were accepted.

TENTH ORDER OF BUSINESS

Approval of April 30, 2022 Public Hearing and Regular Meeting Minutes

The following change was made:

Line 234: Change “approved” to “accepted”

As requested, Ms. Cerbone will ensure the executed voting conflict Forms 8B were attached to the March 7, 2022 meeting minutes.

On MOTION by Mr. Stephen Cerven and seconded by Mr. Cohn, with all in favor, the April 30, 2022 Public Hearing and Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: *KE Law Group, PLLC.***
- B. **District Engineer [Interim]: *ZNS Engineering, L.C.***
- C. **District Manager: *Wrathell, Hunt and Associates, LLC***

Mr. Cohn’s last name in the quorum check table will be corrected.

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting was scheduled for December 8, 2022.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

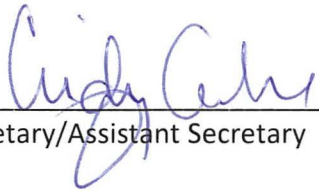
There were no Board Members’ comments or requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Stephen J. Cerven and seconded by Mr. Scott Falkner, with all in favor, the meeting adjourned at 5:53 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair