

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

The Board of Supervisors of the Rye Ranch Community Development District held a Public Hearing and Regular Meeting on March 15, 2023, at 5:00 p.m., at 6102 162nd Avenue E, Parrish, Florida 34219.

Present at the meeting were:

Stephen (Steve) Cerven	Chair
A. John Falkner	Vice Chair
Roy Cohn	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 5:05 p.m. Supervisors Cohn, Steve Cerven, A. John Falkner were present. Supervisors Scott Falkner and Jeff Cerven were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Master Engineer's Report – Pod B Project

Mr. Wrathell presented the Master Engineer's Report for the Pod B Project. This is similar to the Report for the Pod A Project. The Pod B Project anticipates 533 units, with an estimated overall cost of \$38 million.

FOURTH ORDER OF BUSINESS

Presentation of Pod B Master Special Assessment Methodology Report

Mr. Wrathell presented the Pod B Master Special Assessment Methodology Report, which corresponds to the Master Engineer’s Report, and sets forth an anticipated total \$52.3 million maximum par amount of bonds to be issued to fund the Pod B Project.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-09, Declaring Special Assessments; Designating the Nature And Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

On MOTION by Mr. Cohn and seconded by Mr. A. John Falkner, with all in favor, Resolution 2023-09, Declaring Special Assessments; Designating the Nature And Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for April 19, 2023 at 5:00 p.m., at 6102 162nd Avenue E, Parrish, Florida 34219; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2023

On MOTION by Mr. Steve Cerven and seconded by Mr. Cohn, with all in favor, the Unaudited Financial Statements as of January 31, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of February 15, 2023 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Steve Cerven and seconded by Mr. Cohn, with all in favor, the February 15, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

Discussion ensued regarding whether an annual audit will be necessary, given the merger situation.

Mr. Earlywine stated it is a gray area but he thinks it is not necessary.

Ms. Cerbone stated, if the merger is delayed and a Fiscal Year 2023 audit must commence, there will still be time to get it done.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

There was no report.

B. District Engineer [Interim]: *ZNS Engineering, L.C.*

There was no report.

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

- **NEXT MEETING DATE: April 19, 2023 at 5:00 PM**
 - **QUORUM CHECK**

NINTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Steve Cerven and seconded by Mr. A. John Falkner, with all in favor, the meeting adjourned at 5:41 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair