

**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 August 30, 2022, at 5:00 P.M., at 6102 162nd Avenue E, Parrish, Florida 34219.

Present at the meeting were:

Stephen Cerven	Chair
A. John Falkner	Vice Chair
Scott Falkner	Assistant Secretary
Jeff Cerven	Assistant Secretary
Roy Cohn (via telephone)	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Meredith Hammock (via telephone)	KE Law Group, PLLC
Jeb Mulock (via telephone)	District Engineer
Roger Aman (via telephone)	SK Rye Road, LLC
Candice Smith (via telephone)	Kolter Land Group, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 5:16 p.m. Supervisors Stephen Cerven, A. John Falkner, Scott Falkner and Jeff Cerven were present. Supervisor Cohn was present via telephone. The Oath of Office was administered to Mr. Jeff Cerven prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Jeff Cerven *(the following will also be provided in a separate package)*

Mr. Wrathell provided and explained the following items and forms:

- A. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. **Membership, Obligations and Responsibilities**
- C. **Chapter 190, Florida Statutes**
- D. **Financial Disclosure Forms**
 - I. **Form 1: Statement of Financial Interests**
 - II. **Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. **Form 1F: Final Statement of Financial Interests**
- E. **Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-27, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2021/2022; Amending Resolution 2022-18 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell noted that an updated version of the agenda was distributed.

On MOTION by Mr. Steve Cerven seconded by Mr. Scott Falkner, with all in favor, Resolution 2022-27, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2021/2022; Amending Resolution 2022-18 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

- A. **Proof/Affidavit of Publication**
- B. **Consideration of Resolution 2022-28, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date**

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

No members of the public spoke.

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

On MOTION by Mr. Cohen and seconded by Mr. John Falkner, with all in favor, Resolution 2022-28, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2022 Funding Agreement

On MOTION by Mr. Steve Cerven seconded by Mr. John Falkner, with all in favor, the Fiscal Year 2022 Funding Agreement, in substantial form and authorizing the Chair to execute, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-29, Approving Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in favor, Resolution 2022-29, Approving Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for November 2, 2022 at 5:00 p.m., at 6102 162nd Avenue E, Parrish, Florida 34219; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Fiscal Year 2023 Funding Agreement

On MOTION by Mr. Scott Falkner seconded by Mr. John Falkner, with all in favor, the Fiscal Year 2023 Funding Agreement, in substantial form and authorizing the Chair to execute, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-30, Amending Resolution 2022-13 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure, Ratifying Publication of Notice of Such Hearing, and Providing an Effective Date

- A. Rules of Procedure**
- B. Notices [Notice of Rule Development & Notice of Rulemaking]**

On MOTION by Mr. John Falkner and seconded by Mr. Jeff Cerven, with all in favor, 2022-30, Amending Resolution 2022-13 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure to November 2, 2022 at 5:00 p.m., at 6102 162nd Avenue E, Parrish, Florida 34219, Ratifying Publication of Notice of Such Hearing, and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Stormwater Management Needs Analysis Reporting Requirements

Mr. Wrathell stated that a letter was submitted advising the County that the CDD does not currently own or operate a stormwater system.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-31, 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

This item was deferred.

TWELFTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters

A. Bond Financing Team Funding Agreement

On MOTION by Mr. Stephen Cerven and seconded by Mr. Scott Falkner, with all in favor, the Bond Financing Team Funding Agreement, in substantial form and authorizing the Chair to execute, was approved.

B. Engineer's Report

Mr. Mulock presented an updated version of the Engineer's Report for Pod A.

On MOTION by Mr. Steve Cerven and seconded by Mr. John Falkner, with all in favor, the Engineer's Report, in substantial form and authorizing the Chair to work with CDD Staff on modifications, as necessary, was approved.

C. Master Benefit Allocation Methodology Report

Mr. Wrathell presented an updated version of the Methodology Report for Pod A, which was updated to match the updated Engineer's Report.

On MOTION by Mr. Stephen Cerven and seconded by Mr. Scott Falkner, with all in favor, the Master Benefit Allocation Methodology Report, in substantial form and authorizing the Chair to work with CDD Staff on modifications, as necessary, was approved.

D. Resolution 2022-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

On MOTION by Mr. Jeff Falkner and seconded by Mr. Scott Falkner, with all in favor, Resolution 2022-24, Designating a Date, Time, and Location of November 2, 2022 at 5:00 p.m., at 6102 162nd Avenue E, Parrish, Florida 34219 for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

- E. Resolution 2022-25, 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. Stephen Cerven and seconded by Mr. Jeff Cerven, with all in favor, Resolution 2022-25, 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 on November 2, 2022 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, was adopted.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2022

On MOTION by Mr. Stephen Cerven and seconded by Mr. John Falkner, with all in favor, the Unaudited Financial Statements as of July 31, 2022, were accepted.

FOURTEENTH ORDER OF BUSINESS

Approval of Minutes

- A. **March 7, 2022 Landowners' Meeting**
- B. **March 7, 2022 Organizational Meeting**

On MOTION by Mr. Stephen Cerven and seconded by Mr. Jeff Cerven, with all in favor, the March 7, 2022 Landowners' Meeting and March 7, 2022 Organizational Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: *KE Law Group, PLLC.***
There was no report.
- B. **District Engineer [Interim]: *ZNS Engineering, L.C.***
There was no report.
- C. **District Manager: *Wrathell, Hunt and Associates, LLC***
The next meeting will be November 2, 2022.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Jeff Cerven and seconded by Mr. John Falkner, with all in favor, the meeting adjourned at 6:47 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair