

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

The Board of Supervisors of the Rye Crossing Community Development District held a Regular Meeting on October 12, 2022 at 10:00 a.m., at the Country Inn & Suites by Radisson, 5610 Manor Hill Lane, Bradenton, Florida 34203.

Present at the meeting were:

Christian Cotter	Chair
Andre Carmack	Assistant Secretary
Ted Gadoury	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Jere Earlywine (via telephone)	District Counsel
Kyle Clawson (via telephone)	District Engineer
John Barnott	Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:05 a.m. Supervisors Cotter, Carmack and Gadoury were present. Supervisors Moulton and Holsinger were not present. The Oath of Office was administered to Mr. Gadoury 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 Ted Gadoury (*the following will be provided in a separate package*)

Mr. Gadoury was already familiar with the following items:

- 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

Acceptance of Resignation of Jake Holsinger, Seat 4; Term Expires November 2024

Mr. Rom presented Mr. Holsinger’s resignation letter.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the resignation of Mr. Jake Holsinger from Seat 4, was accepted.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4

- **Administration of Oath of Office to Newly Appointed Supervisor**

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2023-01. Mr. Cotter nominated the following slate:

Chair	Christian Cotter
Vice Chair	Mary Moulton
Secretary	Craig Wrathell
Assistant Secretary	Andre Carmack
Assistant Secretary	Ted Gadoury
Assistant Secretary	_____
Assistant Secretary	Daniel Rom

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Items

- A. Resolution 2023-02, 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**

Mr. Rom presented Resolution 2023-02 and read the title.

- B. Presentation of Engineer’s Report**

Mr. Clawson presented the Engineer’s Report, dated October 12, 2022. The Report was given to CDD Staff, and he addressed a few minor clarifications in the Report and then provided Mr. Rom with the signed Report. There were no questions from the Board or Staff.

- C. Presentation of Master Special Assessment Methodology Report**

Mr. Rom presented the Master Special Assessment Methodology Report and noted the following:

- This Report presents the projections for financing the CDD's Capital Improvement Plan (CIP) described in the Engineer’s Report dated October 13, 2022 and the method for the allocation of special benefits and the apportionment of special assessment debt.
- The CDD currently consists of approximately 39.651 +/- acres. After a planned boundary amendment, it will total 191.97 +/- acres.
- The current Development Plan anticipates 450 residential units; development is anticipated to be in one or more phases over a multi-year period.
- The total CIP costs are anticipated to be \$25,970,000.
- The anticipated par amount of bonds to be issued is \$35,865,00 to finance the \$25,970,00 in CIP costs.

Mr. Rom discussed the term of the bond issuances, the 24-month capital interest period, how assessments will be levied initially and once properties are sold, the True-Up mechanism, anticipated phases and product types anticipated in each phase, Equivalent

Residential Unit (ERU) weightings, benefit allocation and apportionment and anticipated annual debt service payment per unit.

- D. Resolution 2023-03, 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**

Mr. Rom presented Resolution 2023-03 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, Resolution 2023-02, Designating a Date, Time, and Location of December 12, 2022 at 10:00 a.m., at the Country Inn & Suites by Radisson, 5610 Manor Hill Lane, Bradenton, Florida 34203 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 and Resolution 2023-03, 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 December 12, 2022 at 10:00 a.m., at the Country Inn & Suites by Radisson, 5610 Manor Hill Lane, Bradenton, Florida 34203; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, were adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

NINTH ORDER OF BUSINESS

Update: Boundary Amendment

Mr. Earlywine stated the Boundary Amendment was filed in August.

TENTH ORDER OF BUSINESS

Consent Agenda

Mr. Rom presented the following:

- A. Acceptance of Unaudited Financial Statements as of August 31, 2022**
- B. Approval of August 24, 2022 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Cotter and seconded by Mr. Carmack, with all in favor, the Unaudited Financial Statements as of August 31, 2022, were accepted and the August 24, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *KE Law Group, PLLC***

There was no report.

- B. District Engineer (Interim): *Atwell, LLC***

There was no report.

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

- **NEXT MEETING DATE: October 26, 2022 at 10:00 AM**
 - **QUORUM CHECK**

The October and November meetings would be cancelled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Carmack and seconded by Mr. Gadoury, with all in favor, the meeting adjourned at 10:26 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair