

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

The Board of Supervisors of the Rye Crossing Community Development District held Public Hearings and a Regular Meeting on August 23, 2023 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
Steve Hart	Vice Chair
Ted Gadoury	Assistant Secretary

**Also present were:**

Daniel Rom	District Manager
Jere Earlywine (via telephone)	District Counsel
Kyle Clawson (via telephone)	District Engineer
Cheryl Taylor	Access Management

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 10:16 a.m. Supervisors Cotter, Hart and Gadoury were present. Two seats were vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired  
Terms of the Following Seats**

- **Seat 2; Term Expires November 2026**

Mr. Cotter nominated Mr. Drew Bartok to fill Seat 2.

No other nominations were made.

<p><b>On MOTION by Mr. Cotter and seconded by Mr. Gadoury, with all in favor, the appointment of Mr. Drew Bartok to Seat 2, term expires November 2026, was approved.</b></p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

▪ Administration of Oath of Office

This item was deferred.

• Seat 3; Term Expires November 2024

▪ Administration of Oath of Office

No nominations were made.

A. Consideration of Resolution 2023-10, Designating Certain Officers of the District and Providing for an Effective Date

Mr. Rom presented Resolution 2023-10. Mr. Cotter nominated the following slate:

Chair	Christian Cotter
Vice Chair	Steve Hart
Assistant Secretary	Ted Gadoury
Assistant Secretary	Drew Bartok
Assistant Secretary	Vacant
Assistant Secretary	Daniel Rom

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

**On MOTION by Mr. Cotter and seconded by Mr. Gadoury, with all in favor, Resolution 2022-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2023/2024 Budget**

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2023-15, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented Resolution 2023-15. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. The Fiscal Year 2024 assessments

will be a combination of on-roll and off-roll. A second bond issuance is anticipated in Fiscal Year 2024.

**On MOTION by Mr. Cotter and seconded by Mr. Gadoury, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Cotter and seconded by Mr. Gadoury, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Cotter and seconded by Mr. Gadoury, with all in favor, Resolution 2023-15, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law**

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2023-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2023-16, which allows the CDD to collect the on-roll assessments utilizing the services of the Property Appraiser and Tax Collector and sets forth a direct-bill schedule for off-roll assessments.

**On MOTION by Mr. Cotter and seconded by Mr. Gadoury with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Cotter and seconded by Mr. Gadoury, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Cotter and seconded by Mr. Gadoury, with all in favor, Resolution 2023-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-17, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

Mr. Rom presented Resolution 2023-17.

**On MOTION by Mr. Cotter and seconded by Mr. Gadoury, with all in favor, Resolution 2023-17, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Acceptance of Unaudited Financial Statements as of July 31, 2023**
- B. Approval of April 26, 2023 Regular Meeting Minutes**

**On MOTION by Mr. Cotter and seconded by Mr. Gadoury, with all in favor, the Unaudited Financial Statements as of July 31, 2023, were accepted, and the April 26, 2023 Regular Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated approximately \$70,000 will be released from the first bond when the first 115 units are platted and developed. He requested an update on the status of the units. The question was deferred to the District Engineer or Mr. John Barnott.

Mr. Earlywine stated the Boundary Amendment became effective February 2, 2023; the next step will be putting an assessment lien in place for the next bond issuance.

**B. District Engineer: Atwell, LLC**

Mr. Clawson stated Phase 2 construction is currently underway. The surveyor has a draft plat ready for review, which will be distributed to Mr. Rom and Mr. Earlywine for review before submittal to the County. At this time, the remainder of the project is in the permitting phase; no permits have been received from the Engineer to date.

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

- **NEXT MEETING DATE: September 27, 2023 at 10:00 AM**

The meeting scheduled for September 27, 2023 was cancelled. The next meeting will be held on October 25, 2023.

**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 Mr. Cotter and seconded by Mr. Gadoury, with all in favor, the meeting adjourned at 10:27 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



---

Secretary/Assistant Secretary

---



---

Chair/Vice Chair