

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

The Board of Supervisors of the Rye Crossing Community Development District held a Regular Meeting on March 27, 2024 as soon after at 2:00 p.m., as the matter may be heard, at Home2 Suites by Hilton - Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202.

Present at the meeting were:

Christian Cotter
Steve Hart
Ted Gadoury

Chair
Vice Chair
Assistant Secretary

Also present:

Daniel Rom
Kristen Thomas
Jere Earlywine (via telephone)
Jeremy Fireline (via telephone)
Christine Sifonte
Mary Moulton

District Manager
Wrathell, Hunt and Associates LLC
District Counsel
District Engineer
Supervisor-appointee
Supervisor-appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:02 p.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 of Christine Sifonte
to Fill Unexpired Term of Seat 3; Term
Expires November 2024**

Mr. Cotter nominated Ms. Christine Sifonte to fill Seat 3.

No other nominations were made.

On MOTION by Mr. Cotter and seconded by Mr. Gadoury, with all in favor, the appointment of Christine Sifonte to Seat 3, was approved.

- **Administration of Oath of Office (the following will also be provided in a separate package)**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Sifonte. Ms. Sifonte is familiar with the following items:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligation and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

**Acceptance of Resignation of Ted Gadoury
[Seat 5]**

Mr. Rom presented Mr. Ted Gadoury's letter of resignation.

On MOTION by Mr. Cotter and seconded by Ms. Sifonte, with all in favor, the Resignation of Mr. Ted Gadoury, dated March 27, 2024, was accepted.

FIFTH ORDER OF BUSINESS

**Consider Appointment of Mary Moulton to
Fill Unexpired Term of Seat 5; Term Expires
November 2024**

Mr. Cotter nominated Ms. Mary Moulton to fill Seat 5. No other nominations were made.

On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, the appointment of Mary Moulton to Seat 5, was approved.

- **Administration of Oath of Office**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Moulton. Mr. Rom provided Ms. Moulton with a new Supervisor packet.

SIXTH ORDER OF BUSINESS

Acceptance of Drew Bartok Appointment Declination [Seat 2]

Mr. Rom stated that Mr. Bartok was previously appointed but the Oath of Office was not administered. Mr. Bartok emailed declining the appointment.

On MOTION by Mr. Cotter and seconded by Ms. Sifonte, with all in favor, Mr. Drew Bartok's notice of declining appointment to Seat 2, was accepted.

SEVENTH ORDER OF BUSINESS

Consider Appointment of Pedro Rodriguez to Fill Unexpired Term of Seat 2; Term Expires November 2026

- **Administration of Oath of Office**

This item was deferred.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Appointing and Removing Officers of the District and Providing for an Effective Date

Mr. Rom presented Resolution 2024-01. The following slate was nominated:

Chair	Christian Cotter
Vice Chair	Steve Hart
Assistant Secretary	Mary Moulton
Assistant Secretary	Christine Sifonte

No other nominations were made.

This Resolution removes the following from the Board:

Assistant Secretary	Ted Gadoury
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Assistant Secretary

Drew Bartok

Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer, and Assistant Secretary Daniel Rom, remain unaffected by this Resolution.

On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, Resolution 2024-01, Appointing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, 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 2024-02 and read the title.

On MOTION by Mr. Cotter and seconded by Ms. Sifonte, with all in favor, Resolution 2024-02, Designating a Date, Time, and Location of May 22, 2024 at 2:00 p.m., at Home2 Suites by Hilton - Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202, 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.

TENTH ORDER OF BUSINESS

Presentation of Engineer's Report

Mr. Earlywine stated the Engineer's Report is the same as the one previously prepared and presented, except that it will be expanded to include the boundary amendment parcel. Mr. Fireline reviewed the Engineer's Report and noted minor items to be revised, including data related to the stormwater management system, the utilities and conservation mitigation.

Mr. Earlywine recommended approval in substantial form.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Engineer's Report dated October 13, 2022, in substantial form, was approved.

Mr. Earlywine asked for the status of the utility infrastructure and phases. Mr. Fireline stated construction is underway; the contractor is working on utility installation and most of the stormwater has been installed. Substantial completion is anticipated within the next 30 days.

ELEVENTH ORDER OF BUSINESS

Presentation of Master Special Assessment Methodology Report

Mr. Rom presented the Master Special Assessment Methodology Report dated October 13, 2022. The Report encompasses the boundary amendment area and matches the same description of acreage, units and Capital Improvement Plan (CIP) in terms of the infrastructure and total dollar amounts as the Engineer's Report.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Master Special Assessment Methodology Report dated October 13, 2022, in substantial form, was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, 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 2024-03 and read the title.

On MOTION by Mr. Cotter and seconded by Ms. Sifonte, with all in favor, Resolution 2024-03, 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 for May 22, 2024 at 2:00 p.m., at Home2 Suites by Hilton - Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202; Providing for Publication of This Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Declaring the District's Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System; Ratifying the Issuance of a Letter and Affidavit Regarding the District's Acceptance of Responsibility for the Stormwater Management System; Providing an Effective Date

Mr. Rom presented Resolution 2024-04 and read the title.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-04, Declaring the District's Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System; Ratifying the Issuance of a Letter and Affidavit Regarding the District's Acceptance of Responsibility for the Stormwater Management System; Providing an Effective Date, was adopted.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating a Date, Time and Location for

Landowners' Meeting; Providing for Publication, Providing for an Effective Date

Mr. Rom presented Resolution 2024-05. Seats 3, 4 and 5, currently held by Ms. Sifonte, Mr. Hart and Ms. Moulton, respectively, will be up for election.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-05, Designating November 5, 2024 at 11:00 a.m., at Home2 Suites by Hilton - Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202, as the Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

FIFTEENTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Mr. Rom presented Resolution 2024-06.

On MOTION by Mr. Cotter and seconded by Ms. Sifonte, with all in favor, Resolution 2024-06, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431, as the Primary Administrative Office and the Principal Headquarters of the District shall be located in Manatee County, Florida, and Providing an Effective Date, was adopted.

SIXTEENTH ORDER OF BUSINESS

Consideration of Resolution 2024-07, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

SEVENTEENTH ORDER OF BUSINESS

Ratification Items

Mr. Rom presented the following:

- A. Atwell, LLC Agreement for Engineering Services**

- B. Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Atwell, LLC Agreement for Engineering Services and the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement, were ratified.

EIGHTEENTH ORDER OF BUSINESS

Consent Agenda

- A. Acceptance of Unaudited Financial Statements as of February 29, 2024
 B. Approval of August 23, 2023 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Cotter and seconded by Ms. Sifonte, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted, and the August 23, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINETEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP
 B. District Engineer: Atwell, LLC
 There were no reports from District Counsel or the District Engineering.
 C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: TBD**

The next meeting will be held on May 22, 2024 at 2:00 p.m.

TWENTIETH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWENTY-FIRST ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTY-SECOND ORDER OF BUSINESS


Adjournment

On MOTION by Mr. Cotter and seconded by Ms. Sifonte, with all in favor, the meeting adjourned at 2:19 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair
