

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

The Board of Supervisors of the Rye Crossing Community Development District held a Regular Meeting on April 23, 2025 at 2:00 p.m., or as soon thereafter as the matter could be heard, at Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211.

Present:

Christian Cotter
Steven Hart
Mary Moulton

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Thomas
Jere Earlywine
Hal Lutz

District Manager
District Counsel
D.R. Horton

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 2:13 p.m. The Oath of Office was administered to Steven Hart and Mary Moulton before the meeting.

Supervisors Cotter, Hart and Moulton were present. Supervisors Rodriguez and Sifonte were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors (Steven Hart - Seat 4, Mary Moulton - Seat 5) (the following to be provided under separate cover)

This item was addressed during the First Order of Business. Mr. Hart and Ms. Moulton are familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**
- B. Board Membership, Obligations and Responsibilities**
- C. Guide to the 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 Office**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-01. The results of the Landowners' Election were as follows:

Seat 3	Christine Sifonte	24 votes	4-year term
Seat 4	Steven Hart	24 votes	4-year term
Seat 5	Mary Moulton	23 votes	2-year term

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Christine Sifonte's Notice of Intent to Decline Election/Appointment to Board

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Christine Sifonte's Notice of Intent to Decline Election/Appointment to the Board, was accepted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 3 of the Board of Supervisors Pursuant to Section

**190.006(2)(b), Florida Statutes; and
Providing an Effective Date**

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-02, Declaring a Vacancy in Seat 3 of the Board of Supervisors Pursuant to Section 190.006(2)(b), Florida Statutes; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Consider Appointment of Hal Lutz to Fill
Unexpired Term of Seat 3; Term Expires
November 2028**

Mr. Cotter nominated Hal Lutz to fill Seat3. No other nominations were made.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the appointment of Hal Lutz to fill Seat 3, was approved.

- **Administration of Oath of Office**

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Hal Lutz. Mr. Lutz is familiar with the items behind the Third Order of Business.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

Ms. Thomas presented Resolution 2025-03. She reviewed the proposed Fiscal Year 2026 budget, highlighting any line-item increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 27, 2025 at 2:00 p.m., at the Star Farms Amenity Center, 18360 Star Farms Loop,

Lakewood Ranch, Florida 34211; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-04. The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATES: Insert November 26, 2025 and December 24, 2025

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Manatee County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date

A. Consideration of Boundary Amendment Funding Agreement (2025)

Ms. Thomas presented Resolution 2025-05, and the 2025 Boundary Amendment Funding Agreement. This item is related to a strip of land that Forestar wants to sell.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-05, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Manatee County, Florida, Amending the District's Boundaries, and Authorizing Such

Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, was adopted.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Boundary Amendment Funding Agreement (2025), was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Ratifying, Confirming and Approving the Sale of the Rye Crossing Community Development District Capital Improvement Revenue Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Ms. Thomas presented Resolution 2025-06. This Resolution ratifies actions taken in relation to the sale of the bonds.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2025-06, Ratifying, Confirming and Approving the Sale of the Rye Crossing Community Development District Capital Improvement Revenue Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-07. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other

governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Acquisition of Phase 3 and 4 Improvements (Discuss Timing)

Mr. Earlywine stated that work on the acquisition and related documents is underway.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, acquisition of the Phase 3 and 4 Improvements and authorizing execution, was approved.

FOURTEENTH ORDER OF BUSINESS

Ratification of Manatee County Interlocal Agreement and Easement Regarding Stormwater Improvements

Mr. Earlywine stated this is an Easement Agreement wherein the County is granting the CDD an easement over some property for maintenance purposes related to the stormwater system.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Manatee County Interlocal Agreement and Easement Regarding Stormwater Improvements, was ratified.

FIFTEENTH ORDER OF BUSINESS

Consent Agenda

A. Acceptance of Unaudited Financial Statements as of March 31, 2025

The date of the Unaudited Financial Statements in the agenda is as of March 31, 2025, not September 30, 2024, as stated in the above heading.

B. Approval of Minutes

I. August 28, 2024 Public Hearing and Regular Meeting

II. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted and the August 28, 2024 Public Hearing and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, as presented, were approved.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that work on the Boundary Amendment will be underway.

B. District Engineer: Atwell, LLC

There was no report.

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

- **NEXT MEETING DATE: May 28, 2025 at 2:00 PM**

- **QUORUM CHECK**

The next meeting will be on May 28, 2025, unless canceled.

SEVENTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 2:23 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair