

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

The Board of Supervisors of the Rye Crossing Community Development District held a Regular Meeting on January 28, 2026 at 2:00 p.m., at Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211.

Present:

Christian Cotter
Steven Hart
Pedro Rodriguez

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Thomas
Jere Earlywine (via telephone)
John Simon (via telephone)

District Manager
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 2:00 p.m. Supervisors Cotter, Hart and Rodriguez were present. Supervisors Moulton and Lutz were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Ms. Thomas noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

Ms. Thomas presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; and Providing for Severability and an Effective Date [Seats 1, 2 & 5]

Ms. Thomas presented Resolution 2026-01. Seats 1, 2 and 5, held by Mr. Cotter, Mr. Rodriguez and Ms. Moulton, respectively, will be up for election at the Landowners’ Election.

On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, Resolution 2026-01, Designating a Date, Time and Location of November 3, 2026, at 11:00 a.m., at Home 2 Suites by Hilton Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202, for the Landowners’ Meeting and Election; Providing for Publication; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designating the Location of the Local District Records Office and Providing an Effective Date

On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, Resolution 2026-02, Designating Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211, as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Update: Boundary Amendment

Mr. Earlywine stated the County is still processing the Boundary Amendment. He anticipates it will be presented at the April meeting. This item was deferred.

SEVENTH ORDER OF BUSINESS

Ratification of Acquisition of Phase 3 Improvements

Ms. Thomas presented the documents executed in conjunction with the Acquisition of Phase 3 Improvements.

On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, the acquisition of the Phase 3 Improvements, Letter Agreement for Acquisition of Rye Crossing Phase III Improvements, and associated documents, were ratified.

EIGHTH ORDER OF BUSINESS

Consent Agenda

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

Ms. Thomas stated the auditor’s fee increased to \$6,926. Bulk pricing is being sought but, if unsuccessful, a Request for Proposals (RFP) might need to be published.

B. Approval of August 27, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, the Unaudited Financial Statements as of December 31, 2025, were accepted; and the August 27, 2025 Public Hearings and Regular Meeting Minutes, as presented; were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Atwell, LLC

There were no District Manager or District Engineer reports.

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

- **NEXT MEETING DATE: February 25, 2026 at 2:00 PM**
 - **QUORUM CHECK**

The February 25, 2026 meeting and the March meeting will likely be cancelled. The meeting when the proposed Fiscal Year 2027 budget is presented will likely be in April.

TENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment


On MOTION by Mr. Cotter and seconded by Mr. Hart, with all in favor, the meeting adjourned at 2:09 p.m.

RYE CROSSING CDD

January 28, 2026



Secretary/Assistant Secretary



Chair/Vice Chair