

**MINUTES OF MEETING
AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Aviary at Rutland Ranch Community Development District held a Regular Meeting on June 12, 2024 at 6:00 p.m., or as soon thereafter as the matter may be heard, at 6102 162nd Avenue E, Parrish, Florida 34219.

Present were:

Stephen (Steve) Cerven	Chair
A. John Falkner	Vice Chair
Scott Falkner	Assistant Secretary
Roger Aman	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Jere Earlywine (via telephone)	District Counsel
Sarah Sandy (via telephone)	Kutak Rock LLP
Jeb Mulock (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 6:31 p.m. Supervisors Cerven, Aman, A. John Falkner and Scott Falkner were present. Supervisor Cohn was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-02, Designating a Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

This item was presented following the Tenth Order of Business.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing

Severability; and Providing for an Effective Date

It was noted that assessments for Fiscal Year 2025 are proposed to decrease compared to Fiscal Year 2024. The proposed Fiscal Year 2025 budget will be amended, as applicable, to correct an error in the Fiscal Year and any other necessary changes/amendments/updates.

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 21, 2024 at 5:00 p.m., at 6102 162nd Ave E., Parrish, Florida 34219; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was presented following the Tenth Order of Business.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Manatee County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

On MOTION by Mr. Cerven and seconded by Mr. Scott Falkner, with all in favor, Resolution 2024-05, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Manatee County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Update: Required Ethics Training and Financial Disclosure Filing

- **Sample Form 1 2023/Instructions**

This item was presented following the Tenth Order of Business.

EIGHTH ORDER OF BUSINESS

Update: Financing Items

Mr. Cerven stated that a bond issuance will likely be contemplated in August.

NINTH ORDER OF BUSINESS

Ratification of Acquisition of Phase IIIA Improvements

Ms. Cerbone stated that this document was received too late to be included in the physical agenda. She presented the Acquisition Package that she brought with her.

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the Acquisition of the Phase IIIA Improvements, was ratified.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the County Commission 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

Mr. Cerven discussed the areas to be added to the District through this Boundary Amendment. It was noted that the legal descriptions and a map are needed.

This will be included on the next agenda as a discussion item.

On MOTION by Mr. Cerven and seconded by Mr. Scott Faulkner, with all in favor, Resolution 2024-06, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the County Commission 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 and the Boundary Amendment Funding Agreement, was approved.

Mr. A. John Falkner left the meeting.

- Consideration of Resolution 2024-02, Designating a Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

This item, previously the Third Order of Business, was presented out of order.

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, Resolution 2024-02, Designating a Date, Time and Location of November 5, 2024 at 11:00 a.m., at Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202 for the Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

- Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item, previously the Fifth Order of Business, was presented out of order.

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

- Update: Required Ethics Training and Financial Disclosure Filing

- Sample Form 1 2023/Instructions

This item, previously the Seventh Order of Business, was presented out of order.

This item was discussed during the Northlake Stewardship District meeting, at which the same Board Members were in attendance.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2024

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of November 9, 2023 Regular Meeting Minutes

On MOTION by Mr. Cerven and seconded by Mr. Scott Falkner, with all in favor, the November 9, 2023 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: ZNS Engineering, L.C.

There were no District Counsel or District Engineer reports.

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

- **507 Registered Voters in District as of April 15, 2024**
- **UPCOMING MEETINGS**
 - **July 17, 2024 at 5:00 PM**
 - **August 21, 2024 at 5:00 PM [Adoption of Delegation Resolution]**
 - **September 18, 2024 at 5:00 PM**
- **QUORUM CHECK**

The next meeting will be held on July 17, 2024, unless cancelled.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the meeting adjourned at 6:56 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair