

# Aviary at Rutland Ranch Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

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May 6, 2026

Board of Supervisors

Aviary at Rutland Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Aviary at Rutland Ranch Community Development District will hold a Regular Meeting on May 13, 2026 at 5:00 p.m., or as soon thereafter as the matter may be heard, at 6102 162<sup>nd</sup> Avenue E, Parrish, Florida 34219. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment of General Elector to Fill Unexpired Term of Seat 4; *Term Expires November 2028*
  - Administration of Oath of Office to Appointed Supervisor
    - I. Required Ethics Training and Disclosure Filing
      - Sample Form 1 2023/Instructions
    - II. Membership, Obligations and Responsibilities
    - III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and Other Local Public Officers
4. Consider Appointment of General Elector to Fill Unexpired Term of Seat 5; *Term Expires November 2028*
  - Administration of Oath of Office to Appointed Supervisor
5. Consideration of Resolution 2026-01, Electing and Removing Officers of the District, and Providing for an Effective Date
6. Consideration of Resolution 2026-02, 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

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

7. Consideration of Resolution 2026-03, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
8. Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
9. Consideration of Resolution 2026-05, Ratifying Sale of Bonds
10. Consideration of Project Completion Resolutions
  - A. Resolution 2026-06, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer And Declaring Certain Project Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date [SERIES 2019, ASSESSMENT AREA ONE PROJECT]
  - B. Resolution 2026-07, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer And Declaring Certain Project Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date [SERIES 2021, ASSESSMENT AREA TWO PROJECT]
  - C. Resolution 2026-08 Authorizing District Staff to Confirm the Satisfaction of the Release Conditions of the Special Assessment Bonds, Series 2021 (Assessment Area Two Project), and, Upon Satisfaction, Authorizing the Release of the Debt Service Reserve Funds Into the Series 2021 Acquisition and Construction Account; Providing Additional Authorization; and Providing for Severability, Conflicts, and an Effective Date
  - D. Resolution 2026-09, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer And Declaring Certain Project Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date [SERIES 2025, ASSESSMENT AREA ONE PROJECT]
11. Consideration of Resolution 2026-10, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date [Amended Rules of Procedure]
  - A. Rules of Procedure

- 12. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
  
- 13. Ratification Items
  - A. Disclosure Technology Services EMMA® Filing Assistance Software as a Service License Agreement
  - B. Acquisition of Phase IIIB Improvements and Work Product
  - C. Temporary Construction Easement
  
- 14. Acceptance of Unaudited Financial Statements as of June 30, 2025
  
- 15. Approval of August 20, 2025 Public Hearings and Regular Meeting Minutes
  
- 16. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *ZNS Engineering, L.C.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - Property Insurance on Vertical Assets
    - Form 1 Submission and Ethics Training
    - Goals & Objectives Reporting
    - Hardcopy Agendas vs Tablets
    - UPCOMING MEETINGS:
      - May 20, 2026 at 5:00 PM
      - June 17 2026 at 5:00 PM
    - QUORUM CHECK

SEAT 1	STEPHEN CERVEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	A JOHN FALKNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	SCOTT FALKNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ROGER AMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 17. Public Comments

18. Board Members' Comments/Requests

19. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,  


Cindy Cerbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 801 901 3513**

