

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

The Board of Supervisors of the Rye Ranch Community Development District held a Public Hearing and Regular Meeting on February 15, 2023, at 5:00 p.m., at 6102 162<sup>nd</sup> Avenue E, Parrish, Florida 34219.

**Present at the meeting were:**

Stephen (Steve) Cerven	Chair
A. John Falkner	Vice Chair
Scott Falkner	Assistant Secretary
Roy Cohn (via telephone)	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Jere Earlywine (via telephone)	District Counsel
Jeb Mulock (via telephone)	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 5:04 p.m. Supervisors Stephen Cerven, Scott Falkner and A. John Falkner were present. Supervisor Cohn was not present at roll call. Supervisor Jeff Cerven was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Merger with Northlake Stewardship District**

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2023-08, Confirming its Intent to Merge with the Northlake Stewardship District; and Providing for Severability and an Effective Date**

**On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in favor, the Public Hearing was closed.**

Supervisor Cohn joined the meeting, via telephone, at approximately 5:06 p.m.

**On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in favor, Resolution 2023-08, Confirming its Intent to Merge with the Northlake Stewardship District; and Providing for Severability and an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Ratification of Engagement with Jere Earlywine at Kutak Rock LLP**

This was necessary because Mr. Earlywine changed firms; his new firm is Kutak Rock LLP.

**On MOTION by Mr. Cohn and seconded by Mr. A. John Falkner, with all in favor, engagement of Jere Earlywine for District Counsel Services and the Kutak Rock Engagement Letter, were ratified.**

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2022**

Discussion ensued regarding whether an annual audit will be necessary, given the situation. Mr. Earlywine stated an opinion from the Auditor General's office is pending.

**On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in favor, the Unaudited Financial Statements as of December 31, 2022, were accepted.**

SIXTH ORDER OF BUSINESS

Approval of December 8, 2022 Regular Meeting Minutes

On MOTION by Mr. Steve Cerven and seconded by Mr. A. John Falkner, with all in favor, the December 8, 2022 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

Mr. Earlywine discussed the next steps in the merger process and noted that work on updated supplemental master reports, etc., for Pods A and B, is underway.

B. District Engineer [Interim]: *ZNS Engineering, L.C.*

Mr. Mulock stated his firm responded to the Request for Qualifications (RFQ) for District Engineering Services.

Discussion ensued regarding timing of the bond issuance and merger.

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

- NEXT MEETING DATE: March 15, 2023 at 5:00 PM
  - QUORUM CHECK

EIGHTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in favor, the meeting adjourned at 5:25 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair