

**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 May 31, 2023, 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.

**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
Craig Wrathell	Wrathell, Hunt and Associates LLC (WHA)
Jere Earlywine (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 6:14 p.m.

Supervisors Steve Cerven, A. John Falkner and Scott Falkner were present. Supervisor Cohn attended via telephone. Supervisor Jeff Cerven was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public were present.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2023-11, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing**

**Severability; and Providing for an Effective Date**

Asked if the CDD should purposely run a deficit to absorb some of the shortfall, Ms. Cerbone recommended establishing three-month's working capital and starting a reserve fund for the 2027 stormwater reporting.

**On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in favor, Resolution 2023-11, Approving the Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 2, 2023 at 5:00 p.m., at 6102 162<sup>nd</sup> Avenue E, Parrish, Florida 34219; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

**On MOTION by Mr. Scott Falkner and seconded by Mr. A. John Falkner, with all Resolution 2023-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, as amended, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2023**

**On MOTION by Mr. Steve Cerven and seconded by Mr. A. John Falkner, with all in favor, the Unaudited Financial Statements as of April 30, 2023, were accepted.**

**SIXTH ORDER OF BUSINESS**

**Approval of April 19, 2023 Regular Meeting Minutes**

**On MOTION by Mr. Steve Cerven and seconded by Mr. Scott Falkner, with all in favor, the April 19, 2023 Regular Meeting Minutes, as presented, were approved.**

**SEVENTH 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***
  - **345 Registered Voters in District as of April 15, 2023**
  - **NEXT MEETING DATE: June 21, 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 6:30 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair