

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

The Board of Supervisors of the Aviary at Rutland Ranch Community Development District held Public Hearings and a Regular Meeting on August 20, 2025 at 5:00 p.m., or as soon thereafter as the matter may be heard, at 6102 162nd Avenue E, Parrish, Florida 34219.

Present:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 6:05 p.m. Supervisors Cerven, Scott Falkner, A. John Falkner and Holdover Supervisor Aman were present. One Seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consider Appointment of General Elector to Fill Unexpired Term of Seat 4; Term Expires November 2028

- **Administration of Oath of Office to Appointed Supervisor**

This item was deferred.

FOURTH ORDER OF BUSINESS

Consider Appointment of General Elector to Fill Unexpired Term of Seat 5; Term Expires November 2028

- **Administration of Oath of Office to Appointed Supervisor**

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Electing and Removing Officers of the District, and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. **Proof/Affidavit of Publication**
- B. **Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date [FY 2026 APPROPRIATION RESOLUTION]**

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

No affected property owners or members of the public spoke.

On MOTION by Mr. Aman and seconded by Mr. Cerven, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2025-11. She reviewed the proposed Fiscal Year 2026 budget. This version of the proposed Fiscal Year 2026 budget contains the numbers she received from the Bond Underwriter for the Series 2025 bond issuance; the final numbers are pending. Mr. Cerven stated that the bond closing will be on September 4, 2025

On MOTION by Mr. A. John Falkner and seconded by Mr. Cerven, with all in favor, Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2025-12, Providing for Funding for the Fiscal Year 2025/2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date [ANNUAL ASSESSMENT RESOLUTION]**

Ms. Cerbone presented Resolution 2025-12.

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

No affected property owners or members of the public spoke.

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Scott Falkner and seconded by Mr. Cerven, with all in favor, Resolution 2025-12, Providing for Funding for the Fiscal Year 2025/2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Statements for the Fiscal Year Ended September 30, 2024, Prepared by

DiBartolomeo, McBee, Hartley & Barnes,
P.A.

Ms. Cerbone presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-13 Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, Resolution 2025-16, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

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

The following change was made to the Fiscal Year 2026 Goals and Objectives:

Section 2: Remove entire section.

Ms. Cerbone noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

• Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

On MOTION by Mr. Cerven and seconded by Mr. Scott Falkner, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, as amended, and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

TENTH ORDER OF BUSINESS

Consideration of Project Completion Resolutions

Discussion ensued regarding the completion process, conveyances status of the completions and the following Resolutions:

- A. **Resolution 2025-14, 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]**

This item was deferred.

- B. **Resolution 2025-15, 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]**

This item was deferred.

- C. **Resolution 2025-16, 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**

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of June 18, 2025 Regular Meeting Minutes

On MOTION by Mr. Cerven and seconded by Mr. Scott Falkner, with all in favor, the June 18, 2025 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

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**
- **Goals & Objectives Reporting**
- **Hardcopy Agendas vs Tablets**
- **UPCOMING MEETINGS: September 17, 2025 at 5:00 PM**
 - **QUORUM CHECK**

The September 17, 2025 meeting will be cancelled.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS


Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cerven and seconded by Mr. A. John Falkner, with all in favor, the meeting adjourned at 6:30 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair