



Rizzetta & Company

Rookery Community Development District

**Board of Supervisors'
Meeting
June 09, 2026**

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

www.rookerycdd.org

ROOKERY COMMUNITY DEVELOPMENT DISTRICT

City of Green Cove Springs City Hall
321 Walnut Street
Green Cove Springs, FL 32043

Board of Supervisors	Bob Porter John Gislason Anthony Sharp Mark Dearing Greg Matovina	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Danielle Wasilewski Lesley Gallagher	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	Glen Wieger	Live Oak Engineering, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

ROOKERY COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.rookerycdd.org

**Board of Supervisors
Rookery Community
Development District**

June 02, 2026

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Rookery Community Development District will be held on **June 9, 2026 at 2:00 p.m.** at the City of Green Cove Springs City Hall, 321 Walnut Street, Green Cove Springs, FL 32043.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors’ Regular Meeting held May 12, 2026Tab 1
 - B. Ratification of Operation and Maintenance Expenditures for April 2026Tab 2
- 4. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape - BrightView Landscape Report..... Tab 3
 - D. Amenity Manager
 - E. District ManagerTab 4
 - 1.) Pond Maintenance - Florida Waterways
- 5. Business Items**
 - A. Consideration of Resolution 2026-07; Conducting Landowner Election Tab 5
- 6. Supervisor Requests and Audience Comments**
- 7. Adjournment**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at 904-436-6270.

Sincerely,
Danielle Wasilewski
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**ROOKERY
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of Rookery Community Development District was held on **May 12, 2026 at 2:00 p.m.** at City of Green Cove Springs City Hall, 321 Walnut Street, Green Cove Springs, FL 32043.

Present and constituting a quorum:

Bob Porter	Board Member, Chairman
Mark Dearing	Board Member, Assistant Secretary
Anthony Sharp	Board Member, Assistant Secretary

Also present were:

Danielle Wasilewski	District Manager, Rizzetta & Company, Inc.
Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock
Tony Shiver	Amenity Manager, First Coast CMS
Royce Peaden	BrightView Landscape, Account Manager

Audience members were present.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Porter opened the Board of Supervisors' meeting at 2:00 p.m.

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS ON AGENDA ITEMS

There were no audience comments.

Mr. Porter gave an update on the amenity center and water capacity inspection from the City of Green Cove Springs.

THIRD ORDER OF BUSINESS

**CONSIDERATION OF THE MINUTES OF THE
BOARD OF SUPERVISORS' MEETING HELD
April 14, 2026**

On a motion by Mr. Dearing, seconded by Mr. Sharp, with all in favor, the Board approved the Minutes of Supervisors' meeting held April 14, 2026, for Rookery Community Development District.

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FOURTH ORDER OF BUSINESS

**RATIFICATION OF OPERATION AND
MAINTENANCE EXPENDITURES FOR
FEBRUARY 2026**

On a motion by Mr. Dearing, seconded by Mr. Sharp, with all in favor, the Board ratified the Operations and Maintenance Expenditures for March 2026 in the amount of \$8,065.26, for Rookery Community Development District.

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FIFTH ORDER OF BUSINESS

**RATIFICATION OF AMENITY CENTER
ELECTRIC METER**

On a motion by Mr. Dearing, seconded by Mr. Sharp, with all in favor, the Board ratified the acceptance of the Amenity Center electric Meter, for Rookery Community Development District.

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SIXTH ORDER OF BUSINESS

STAFF REPORTS

A. DISTRICT COUNSEL

Ms. Buchanan did not have a report but was available for any questions.

B. DISTRICT ENGINEER

Not requested to attend.

C. LANDSCAPE – BRIGHTVIEW

Mr. Peaden gave an update on enhancement plants and maintenance to new areas started Friday last week.

1. PRE-AUTHORIZED HURRICANE LETTER

Mr. Peaden recommended a not to exceed amount of \$5,000.00, based on the limit number of trees and plants that could potentially block the roadways.

On a motion by Mr. Dearing, seconded by Mr. Sharp, with all in favor, the Board approved BrightView's Pre-Authorization Hurricane Letter in the amount not to exceed \$5,000.00, for Rookery Community Development District.

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D. AMENITY MANAGER – FIRST COAST CMS

Mr. Shiver gave an update on the playground expansion per developer and started building access card system. Brief discussion of future Pitch & Putt amenity.

E. DISTRICT MANAGER

1. POND MAINTENANCE REPORT – FLORIDA WATERWAYS

Ms. Wasilewski stated there were no concerns with the ponds and would update the Board on approved Flock treatment.

BUSINESS ITEMS

SEVENTH ORDER OF BUSINESS

CONSIDERATION OF AMENITY SUPPLIES & SET UP QUOTES

Mr. Shiver gave an estimated number to purchase supplies for staff to get the Amenity Center operational once it is ready. The Board gave First Coast CMS approval to proceed with necessary purchases.

Moved to Business Item C, Consideration of Resolution 2026-05; Setting Public Hearing on Revised Rules of Procedure

EIGHTH ORDER OF BUSINESS

CONSIDERATION OF RESOLUTION 2026-05; SETTING PUBLIC HEARING ON REVISED RULES OF PROCEDURE

Ms. Porter gave an overview of the Rules of Procedure and Ms. Buchanan confirmed the revisions.

On a motion by Mr. Dearing, seconded by Mr. Sharp, with all in favor, the Board adopted Resolution 2026-05; Setting Public Hearing date of August 11, 2026 at 2:00 pm located at 321 Walnut Street, Green Cove Springs, FL 32043 for Revised Rules of Procedure, for Rookery Community Development District.

Moved to Business Item B, Consideration of BrightView's Renewal Proposal

NINTH ORDER OF BUSINESS

CONSIDERATION OF BRIGHTVIEW'S RENEWAL PROPOSAL

Ms. Wasilewski summarized the current contract and addendums reflecting no increase to the initial agreement.

On a motion by Mr. Dearing, seconded by Mr. Sharp, with all in favor, the Board approved BrightView's renewal proposal in the annual amount of \$103,310.00, for Rookery Community Development District.

TENTH ORDER OF BUSINESS

PRESENTATION OF FISCAL YEAR 2026/2027 PROPOSED BUDGET AND SETTING PUBLIC HEARING

Ms. Wasilewski gave an overview of the overall operations and maintenance expenditures

125
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highlighting anticipated increases with the amenity center set up and additional facilities open.
Mr. Porter stated a portion of the budget is developer funded.

On a motion by Mr. Dearing, seconded by Mr. Sharp, with all in favor, the Board adopted Resolution 2026-06; Approving Proposed Budget FY26/27 and Setting Public Hearing on August 11, 2026 at 2:00 pm located at 321 Walnut Street, Green Cove Springs, FL 32043, for Rookery Community Development District.

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ELEVENTH ORDER OF BUSINESS

SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

No Supervisor requests.

An audience member commented on future playground shading and Amenity Center opening date.

An audience member stated the streetlights on the bridge are not operational and reported fire hydrants with water coming out. Mr. Porter explained why the fire hydrants are required to run water.

Discussion on CDD payments, reserve funds, staffing once Amenity Center is open, and roadway cleaning.

TENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Dearing, seconded by Mr. Sharp, with all in favor, the Board adjourned the meeting at 2:22 pm, for Rookery Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

ROOKERY COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · St. Augustine, Florida 32084
MAILING ADDRESS · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.rookerycdd.org

Operation and Maintenance Expenditures
April 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$31,608.60**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Rookery Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthony K. Sharp	300110	AS031026-651	Board of Supervisors Meeting 03/10/26	\$ 200.00
Anthony K. Sharp	300119	AS041426-651	Board of Supervisors Meeting 04/14/26	\$ 200.00
BrightView Landscape Services, Inc.	300105	9688080	Landscape Maintenance 03/26	\$ 2,980.00
BrightView Landscape Services, Inc.	300105	9721591	Landscape Maintenance 04/26	\$ 2,980.00
BrightView Landscape Services, Inc.	300123	9751392	Landscape Replacement 04/26	\$ 2,915.64
BrightView Landscape Services, Inc.	300123	9751411	Landscape Replacement 04/26	\$ 4,261.97
City of Green Cove Springs	20260415-5	2800010-033126	Electric Services 03/26	\$ 150.31
City of Green Cove Springs	20260415-2	2800030-033126	Electric Services 03/26	\$ 875.34
City of Green Cove Springs	20260415-4	2800035-033126	Water Services 03/26	\$ 493.32
City of Green Cove Springs	20260415-3	2800040-033126	Electric Services 03/26	\$ 395.93
City of Green Cove Springs	20260415-1	2800070-033126	Electric Services 03/26	\$ 98.91
Clay County Utility Authority	20260416-4	A00111233-040626	Water Services 03/26	\$ 227.27

Rookery Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clay County Utility Authority	20260416-2	A00111235-040626	Water Services 03/26	\$ 253.70
Clay County Utility Authority	20260416-6	A00111240-040626	Water Services 03/26	\$ 130.43
Clay County Utility Authority	20260416-1	A00113300-040626	Water Services 03/26	\$ 337.79
Clay County Utility Authority	20260416-3	A00114270-040626	Water Services 03/26	\$ 272.79
Clay County Utility Authority	20260416-5	A00114272-040626	Water Services 03/26	\$ 640.48
Clay County Utility Authority	20260416-7	A00114836-040626	Water Services 03/26	\$ 152.70
Clay Today	300124	2025-306993	Legal Advertising 11/25	\$ 68.85
Clay Today	300106	2026-312857	Legal Advertising 02/26	\$ 67.50
Clay Today	300114	2026-314235	Legal Advertising 04/26	\$ 67.50
Clay Today	300124	2026-314805	Legal Advertising 04/26	\$ 67.50
Florida Waterways, Inc.	300107	204098	Aquatic Maintenance 03/26	\$ 475.00
Florida Waterways, Inc.	300115	204249	Aquatic Maintenance 04/26	\$ 815.00
Innovative Fountain Services	300125	2030801	Foutain Maintenance & Repair 04/26	\$ 886.11

Rookery Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
John Gislason	300111	JG031026-651	Board of Supervisors Meeting 03/10/26	\$ 200.00
John Gislason	300120	JG041426-651	Board of Supervisors Meeting 04/14/26	\$ 200.00
Kutak Rock, LLP	300116	3728610	Legal Services 02/26	\$ 4,130.43
Mark Dearing	300112	MD031026-651	Board of Supervisors Meeting 03/10/26	\$ 200.00
Mark Dearing	300121	MD041426-651	Board of Supervisors Meeting 04/14/26	\$ 200.00
Office Dynamics	300108	00042131	CDD Book Copies 03/26	\$ 22.60
Office Dynamics	300117	00042359	CDD Book Copies 04/26	\$ 27.36
Rizzetta & Company, Inc.	300109	INV0000108101	Accounting Services 04/26	\$ 4,676.67
Robert Porter	300113	BP031026-651	Board of Supervisors Meeting 03/10/26	\$ 200.00
Robert Porter	300122	BP041426-651	Board of Supervisors Meeting 04/14/26	\$ 200.00
School Now	300118	INV-SN-1395	Website Compliance & Management 04/26	<u>\$ 1,537.50</u>
Report Total				<u>\$ 31,608.60</u>

Tab 3



Quality Site Assessment

Prepared for: Rookery CDD

General Information

DATE: Friday, May 29, 2026
NEXT QSA DATE: Friday, Jun 05, 2026
CLIENT ATTENDEES:
BRIGHTVIEW ATTENDEES: Royce Peaden

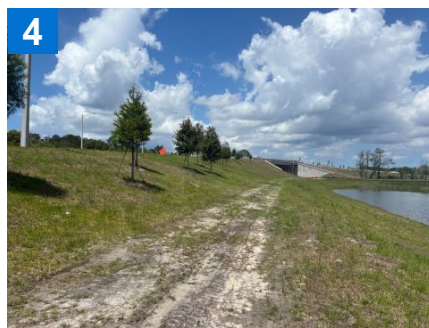
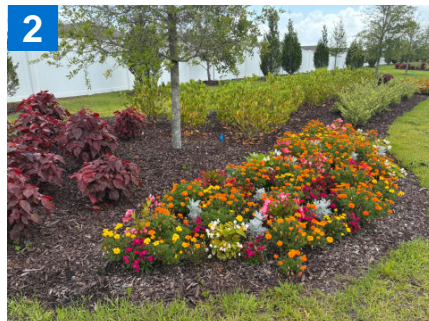
Customer Focus Areas

Entrance, Dog Park, Road Frontage, Lake behind Models

Quality you can count on.

7 Seven Standards of Excellence	1  Site Cleanliness	2  Weed Free	3  Green Turf
	4  Crisp Edges	5  Spectacular Flowers	6  Uniformly Mulched Beds

Maintenance Items



1 Annuals and plant material at main sign at Phase 1 entrance thriving

2 Annuals along Pearce doing well; beds clean and weed free

3 Turf areas throughout property are being maintained and edged nicely. Tree rings need to be edged and cleaned.

4 We will be demoing a robotic mower to service the steep slopes of the flyover embankments

Maintenance Items



5 17 entrance annuals performing well. Islands are being saturated with irrigation at this time. Crew member is working to remove invasive torpedograss. Reducing water will help to slow the spread.

6 One dead Sabal noted at 17 entrance

7 One dead Date palm noted at amenity center parking.

8 Beds at roundabout clean and weed free

QUALITY SITE ASSESSMENT

Rookery CDD

Maintenance Items



- 9** Bermuda turf has weeds present + crack weeds at roundabout. Once contract is finalized we will get treatment scheduled.
- 10** One dead Oak noted at Amenity parking
- 11** One dead Crape Myrtle noted at entrance to amenity center.
- 12** Dead coonties noted at backside of Amenity center.

Maintenance Items



13 Dead Sabal noted by dumpster area near Amenity.

14 Beds clean and weed free around Amenity Center

15 Perimeter Anise plantings are struggling at Amenity Center.

16 One dead Sabal noted near Amenity restrooms

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

Upcoming Meetings: July 14, 2026, August 11, 2026 & Sept. 8, 2026

All meetings are held at 2:00 pm - City of Green Cove Springs City Hall

Elections: Landowner Election – to be held November 3, 2026

Form 1: Filing due by July 1st

District
Manager's
Report

June 2

2026

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Rizzetta & Company

Current electric and water meters for Rookery:

CCUA:

- 1511 Pearce – irrigation
- 1576 Pearce – irrigation
- 4199 Audobon – irrigation
- 1624 Pearce – irrigation
- 1726 Pearce – irrigation
- 1757 Pearce – irrigation
- 1759 Pearce – roundabout water feature

Green Cove Springs Electric:

- 1513 Pearce – Entry sign (Includes 28 streetlights)
- 4326 Palm Warbler – Lighting at mailboxes and playground
- 2071 Pearce Blvd (Shopping Area Entry Sign)
- 1753 Pearce Blvd (Roundabout)
- 1725 Pearce Blvd (Amenity Center)

Green Cove Springs Utility- Water

- 2066 Pearce – US 17 Potable Water at Entry
- 4322 Palm Warbler Road – Potable Irrigation (Dog Park)

We are continuing to work on obtaining values for property that will need to be added to the District's insurance policy once the amenity center is turned over. Board previously provided authorization to work with the Chairman between meetings if needed to add property.

In the process of facility set up, including internet services, dumpster service, staffing, pet waste, fountain maintenance, pool chemicals, and landscape to additional areas.



Customer Service Report

Customer: Rookery
 Field Biologist: Brandon Sixto
 FDACS License: CM500281

Date of Visit: 5/30/2026
 Weather: 89 °F High
50% ☁

Waterway and Ditch Treatments

Site	1	2	3	4	5	6	7	8							
Algae															
Submersed Weeds															
Shoreline Grasses & Brush															
Floating Weeds															
Phosphorus Binder		X	X	X	X										
Pond Dye															
Inspection															
Debris Removal	X					X	X	X							
Dissolved Oxygen															

Comments: Ponds were treated for debris and algae.

Carp Program
 Carp Observed
 Barriers Inspected

Flow
 None
 Slight
 Visible

Water Clarity
 < 1' 2-4'
 1-2' >4'

Water Levels
 High
 Normal
 Low

Fish/Wildlife Observations

- | | | | | |
|-----------------------------------|------------------------------------|------------------------------------|---|--|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input checked="" type="checkbox"/> Alligator | |
| <input type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|-----------------------------------|---|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input checked="" type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spadderdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



Customer Service Report

Customer: Rookery
Field Biologist: Brandon Sixto
FDACS License: CM500281

Date of Visit: 5/30/2026
Weather: 89 °F High
50% ☁️



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Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.



Customer Service Report

Customer: Rookery
Field Biologist: Brandon Sixto
FDACS License: CM500281

Date of Visit: 5/30/2026
Weather: 89 °F High
50% ☁



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Did you know? The coreopsis is Florida's official state wildflower. It occurs in a variety of colors ranging from yellow to pink.

Tab 5

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ROOKERY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Rookery Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Clay County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("Board") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November, established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ROOKERY COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Robert Porter	2028
2	John Gislason	2028
3	Mark Dearing	2026
4	Anthony Sharp	2026
5	Greg Matovina	2026

This year, Seat 3, currently held by Mark Dearing, Seat 4, currently held by Anthony Sharp, and Seat 5, currently held by Greg Matovina, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on November 3, 2026, from ____:____ __.m. to ____:____ __.m., and located at _____.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and

election have been announced by the Board at its June 9, 2026 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at _____, or at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (904) 436-6270.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 9TH DAY OF JUNE, 2026.

**ROOKERY COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE ROOKERY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Rookery Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 566.02 acres, generally located north of First Coast Expressway, west of US 17, east of CR 15A and south of Green Cove Avenue in Green Cove Springs, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2026
TIME: _____:_____.M. to _____:_____.M.
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (904) 436-6270 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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Danielle Wasilewski
District Manager
Run Date(s): _____ & _____, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
ROOKERY COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **TUESDAY, NOVEMBER 3, 2026**

TIME: ____:____ __.M. to ____:____ __.M.

LOCATION: _____

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**ROOKERY COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Rookery Community Development District to be held at _____, on November 3, 2026, at ____: ____ .m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
ROOKERY COMMUNITY DEVELOPMENT DISTRICT
CLAY COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 3, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Rookery Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
5		

Date: _____

Signed: _____

Printed Name: _____