

BABCOCK RANCH

**COMMUNITY INDEPENDENT
SPECIAL DISTRICT**

**LANDOWNERS' MEETING
AGENDA**

NOVEMBER 6, 2018

Babcock Ranch Community Independent Special District

OFFICE OF THE DISTRICT MANAGER

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

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

October 30, 2018

Landowners
Babcock Ranch Community Independent Special District

ATTENDEES:

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

Dear Landowners:

A Landowners' Meeting of the Babcock Ranch Community Independent Special District will be held on Tuesday, November 6, 2018 at 1:00 p.m., at 14750 SR 31, Punta Gorda, Florida 33982. The agenda is as follows:

1. Call to Order/Roll Call
2. Proof of Publication
3. Election of a Chair to Conduct Landowners' Meeting
4. Election of Supervisors [SEATS 1 & 2]
 - A. Nominations
 - B. Casting of Ballots
 - i. Determine Number of Voting Units Represented
 - ii. Determine Number of Voting Units Assigned by Proxy
 - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

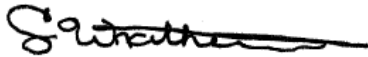
A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each person that the landowner desires to elect to a position on the Governing Board that is open for election for the upcoming term (two (2) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. 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 Governing Board that is open for election for the upcoming term. Two candidates shall be elected for a term of four (4) 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.

Should you have any questions, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", written over a horizontal line.

Craig Wrathell
District Manager

Serial Number
18-00794T

Business Observer

Published Weekly
Port Charlotte, Charlotte County, Florida

COUNTY OF CHARLOTTE

S.S.

STATE OF FLORIDA

Before the undersigned authority personally appeared Adella Roberts who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Port Charlotte, Charlotte County, Florida; that the attached copy of advertisement,

being a Notice of Landowners' Meeting and Election

in the matter of Babcock Ranch Community Independent Special District

in the Court, was published in said newspaper in the

issues of 10/12/2018, 10/19/2018

Affiant further says that the said Business Observer is a newspaper published at Port Charlotte, Charlotte County, Florida, and that said newspaper has heretofore been continuously published and has been entered as periodicals matter at the Post Office in Port Charlotte in said Charlotte County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

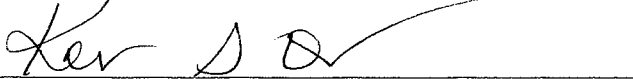
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Adella Roberts

Sworn to and subscribed before me this

19th day of October, 2018 A.D.

by Adella Roberts who is personally known to me.



Notary Public, State of Florida
(SEAL)



Karen S. Ovadia
COMMISSION # GG253700
EXPIRES: August 29, 2022
Bonded Thru Aaron Notary

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

Notice is hereby given to the public and all landowners within Babcock Ranch Community Independent Special District (the "District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 17,787.84 acres located in Charlotte County, and Lee County, Florida, advising that a meeting of landowners will be held for the purpose of electing two (2) persons to the District Governing Board.

DATE: November 6, 2018

TIME: 1:00 p.m.

PLACE: 14750 SR 31

Punta Gorda, Florida 33982

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At such meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Governing Board Member and cast one vote per acre of land, fractional portion thereof, owned by him or her and located within the District. Each person nominated for the position of Governing Board Member. 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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)-571-0010. There may be an occasion where one or more board members will participate by telephone.

Any person requiring special accommodations to participate in this meeting should be asked to contact the District Office at (561) 571-0010, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

District Manager

October 12, 19, 2018

18-00794

Serial Number
18-03615L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

S.S.

STATE OF FLORIDA

Before the undersigned authority personally appeared Adella Roberts who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Fort Myers, Lee County, Florida; that the attached copy of advertisement,

being a Notice of Landowners' Meeting

in the matter of Babcock Ranch Community Independent Special District Nov. 6, 2018

in the Court, was published in said newspaper in the

issues of 10/12/2018, 10/19/2018

Affiant further says that the said Business Observer is a newspaper published at Fort Myers, Lee County, Florida, and that said newspaper has heretofore been continuously published and has been entered as periodicals matter at the Post Office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

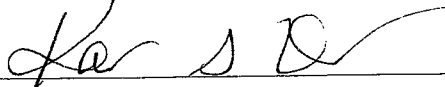
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Adella Roberts

Sworn to and subscribed before me this

19th day of October, 2018 A.D.

by Adella Roberts who is personally known to me.



Notary Public, State of Florida
(SEAL)



Karen S. Ovadia
COMMISSION # GG263700
EXPIRES: August 29, 2022
Bonded Thru Aaron Notary

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TIME: 1:00 p.m.
PLACE: 14750 SR 31

Punta Gorda, Florida 33982

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District Manager
October 12, 19, 2018

18-03615L

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT FOR THE ELECTION OF GOVERNING
BOARD MEMBERS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 6, 2018**

TIME: **1:00 P.M.**

LOCATION: **14750 SR 31
Punta Gorda, Florida 33982**

Pursuant to Chapter 2007-306(5)(2)(b), Laws of Florida, after the Babcock Ranch Community Independent Special 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 Governing 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 is intended to comply with Chapter 2007-306(5)(2), Laws of Florida.

A landowner may vote in person at the Landowner's 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 person that the landowner desires to elect to a position on the Governing Board that is open for election for the upcoming term (two (2) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. 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 Governing Board that is open for election for the upcoming term. Two candidates shall be elected for a term of four (4) 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

**LANDOWNERS MEETING – NOVEMBER 6, 2018
BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
CHARLOTTE AND LEE COUNTIES, FLORIDA**

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 Babcock Ranch Community Independent Special District to be held at 14750 SR 31, Punta Gorda, Florida 33982 on Tuesday, November 6, 2018 at 1:00 p.m. and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their 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 annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner _____
Date

Signature of Landowner, or Landowner Representative

<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 Chapter 2007-306(5)(2)(b), Laws of Florida, 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

**BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT
CHARLOTTE AND LEE COUNTIES, FLORIDA
LANDOWNERS MEETING NOVEMBER 6, 2018**

For Election (2 Governing Board Members): Pursuant to Chapter 2007-306, Laws of Florida, as amended, each candidate (Seats 1 and 2) will receive a four (4) year term, with the term of office for each successful candidate 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 Babcock Ranch Community Independent Special District and described as follows:

Description	Acreage
_____	_____
_____	_____
_____	_____

[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:

Name of Candidate	Number of Votes
1. _____	_____
2. _____	_____

Date

Signed: _____
Printed Name: _____