

**HUNTER'S RIDGE  
COMMUNITY DEVELOPMENT  
DISTRICT NO. 1**

**LANDOWNERS' MEETING  
AGENDA**

**November 1, 2016**

# Hunter's Ridge Community Development District No. 1

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

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

October 24, 2016

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

Landowners

Hunter's Ridge Community Development District No. 1

Dear Landowners:

A Landowners' Meeting of the Hunter's Ridge Community Development District No. 1 will be held on **Tuesday, November 1, 2016 at 2:00 p.m.**, Huntington Village, 6 Huntington Place, Ormond Beach, Florida 32174. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of a Chairperson to Conduct Landowners' Meeting
4. Election of Supervisors [SEATS 3, 4 & 5]
  - 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

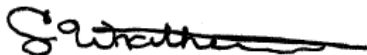
A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him/her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term [three seats on the Board will be up for election]. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. **Please note that a particular 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.**

The first step is to elect a Chairperson for the meeting, who may be any person present at the meeting. The Chairperson shall conduct the nominations and the voting. If the Chairperson is a landowner or proxy holder of a landowner, he/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 of Supervisors that is open for election for the upcoming term. The two candidates receiving the highest number of votes shall be elected for a term of four years, and the remaining candidate receiving the next largest number of votes shall be elected for a term of two years. The term of office for each successful candidate shall commence upon election. The members of the first board elected by landowners shall serve their respective four-year or two-year terms; however, the next election by landowners shall be held on the first Tuesday in November. Thereafter, there shall be an election of supervisors for the District every two years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

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 contact me directly at (561) 719-8675.

Sincerely,



Craig A. Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND  
BY TELEPHONE:**

**Call-in number: 1-888-354-0094  
Conference ID: 4220290**

**THE NEWS-JOURNAL**

Published Daily and Sunday  
Daytona Beach, Volusia County, Florida

**State of Florida,  
County of Volusia**

Before the undersigned authority personally appeared

**Jennifer Lynch**

who, on oath says that she is .....

**LEGAL COORDINATOR**

of The News-Journal, a daily and Sunday newspaper,  
published at Daytona Beach in Volusia County, Florida; the  
attached copy of advertisement, being a  
.....

**PUBLIC NOTICE**

**L 2215936**

in the Court,  
was published in said newspaper in the issues.....

**OCTOBER 6, 13, 2016**

Affiant further says that The News-Journal is a newspaper  
published at Daytona Beach, in said Volusia County, Florida,  
and that the said newspaper has heretofore been continuously  
published in said Volusia County, Florida, each day and  
Sunday and has been entered as second-class mail matter at  
the post office in Daytona Beach, in said Volusia 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 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 the said newspaper

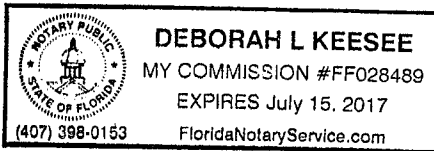
.....  
*Jennifer Lynch*  
.....

Sworn to and subscribed before me

This 13<sup>TH</sup> of **OCTOBER**

A.D. 2016

.....  
*Deborah L Keesee*  
.....



**HUNTER'S RIDGE COMMUNITY  
DEVELOPMENT DISTRICT NO. 1**

**NOTICE OF LANDOWNERS' MEETING**

Notice is hereby given to the public and  
all landowners within Hunter's Ridge  
Community Development District No. 1 in  
Flagler County, Florida advising that a  
meeting of landowners will be held for  
the purpose of electing three (3) people  
to the District Board of Supervisors.

DATE: November 1, 2016

TIME: 2:00 P.M.

PLACE: Huntington Village  
6 Huntington Place  
Ormond Beach, Florida 32174

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,  
(561) 571-0010. 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  
nominated for 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 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 District Manager.

There may be an occasion where one or  
more supervisors will participate by  
telephone. At the above location there  
will be present a speaker telephone so  
that any interested person can attend the  
meeting and be fully informed of the  
discussions taking place either in person  
or by telephone communication.

Pursuant to provisions of the Americans  
with Disabilities Act, any person  
requiring special accommodations to  
participate in this meeting is asked to  
contact the District Office at (561) 571-  
0010, at least 48 hours before the  
meeting. 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

Hunter's Ridge CDD No. 1

L2215936, Oct. 6, 13, 2016 2t.

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE  
HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
FOR THE ELECTION OF SUPERVISORS**

**DATE OF LANDOWNERS' MEETING:**      **November 1, 2016**

**TIME:**      **2:00 P.M.**

**LOCATION:**      Huntington Village  
6 Huntington Place  
Ormond Beach, Florida 32174

Pursuant to Chapter 190, Florida Statutes, 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 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 Section 190.006(2)(b), Florida Statutes, as amended by Chapter 2004-353, Laws of Florida.

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 Board of Supervisors that is open for election for the upcoming term [three seats on the Board will be up for election]. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. **Please note that a particular 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 Chairperson for the meeting, who may be any person present at the meeting. The Chairperson shall conduct the nominations and the voting. If the Chairperson is a landowner or proxy holder of a landowner, he/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 of Supervisors that is open for election for the upcoming term. The two candidates receiving the highest number of votes shall be elected for a term of four years, and the remaining candidate receiving the next largest number of votes shall be elected for a term of two years. The term of office for each successful candidate shall commence upon election. The members of the first board elected by landowners shall serve their respective four year or two year terms; however, the next election by landowners shall be held on the first Tuesday in November. Thereafter, there shall be an election of supervisors for the District every two years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

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.

**OFFICIAL LANDOWNER PROXY**  
**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**  
**FLAGLER COUNTY, FLORIDA**  
**LANDOWNERS' MEETING**  
**November 1, 2016**

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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 Hunter's Ridge Community Development District No. 1 to be held at Huntington Village, 6 Huntington Place, Ormond Beach, Florida 32174, on November 1, 2016 at 2:00 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 Board of Supervisors. 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  
*(or, if applicable, authorized representative of Landowner)*

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Landowner, or Landowner Representative

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

(must attach street address, tax parcel ID number, or Legal description)

**Total Number of Authorized Votes:** \_\_\_\_\_

\* Pursuant to section 190.006(2)(b), Florida Statutes (2007), a fraction of an acre is treated as one acre entitling the landowner to one vote with respect thereto.

**Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two 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.). If more than one parcel, each must be listed or described.**

**OFFICIAL LANDOWNER BALLOT**

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1**

**FLAGLER COUNTY, FLORIDA**

**LANDOWNERS' MEETING**

**November 1, 2016**

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**For Interval Elections (3 Supervisors):** The two candidates receiving the most votes will each serve a four-year term; the remaining candidate will serve a two-year term.

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 Hunter's Ridge Community Development District No. 1 and described as follows:

**Parcel 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 (S)**

**NUMBER OF VOTES**

1. _____	_____
2. _____	_____
3. _____	_____

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_