

**TOMOKA TOWN CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

**LANDOWNER'S MEETING
AGENDA**

August 3, 2015

Tomoka Town Center Community Development District

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

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

July 27, 2015

ATTENDEES:

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

Landowner(s)

Tomoka Town Center Community Development District

Dear Landowner(s):

The Landowner's Meeting of the Tomoka Town Center Community Development District will be held on **Monday, August 3, 2015 at 11:00 a.m., at Consolidated-Tomoka Land Co., 1530 Cornerstone Boulevard, Daytona Beach, Florida 32117.** The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit of Publication
3. Election of a Chair to Conduct Landowner's Meeting
4. Election of Supervisors [**All Seats**]
 - 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. Landowner's Questions/Comments
6. Adjournment

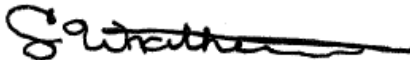
A landowner may vote in person at the Landowner's Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, 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 (five (5) 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 (1) vote with respect thereto. **Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof; therefore, two (2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.**

The first step is to elect a Chair for the meeting, who may be any person present at the meeting. The Chair shall conduct the nominations and the voting. If the Chair 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 (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidates elected shall serve for a two (2)-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) 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 (1) 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 (1) 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 and/or concerns, please do not hesitate to contact me directly at 561-719-8675.

Sincerely,



Craig A. Wrathell
District Manager

TO ATTEND BY TELEPHONE:

Call-in number: 1-888-354-0094
Conference ID: 2144145

THE NEWS-JOURNAL

Published Daily and Sunday
Daytona Beach, Volusia County, Florida

**State of Florida,
County of Volusia**

Before the undersigned authority personally appeared

Cynthia Anderson

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
.....

NOTICE OF MEETING

L 214679

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

JULY 6, 13, 2015

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

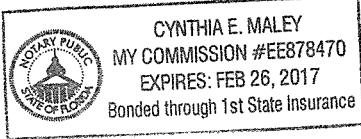
.....*Cynthia Anderson*.....

Sworn to and subscribed before me

This **13TH** of **JULY**

A.D. 2015

Cynthia E. Maley



TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF LANDOWNER'S MEETING
Notice is hereby given to the public and all landowners within Tomoka Town Center Community Development District in Volusia County, Florida advising that a meeting of landowners will be held for the purpose of electing five (5) people to the District Board of Supervisors.
DATE: August 3, 2015
TIME: 11:00 A.M.
PLACE: Consolidated-Tomoka Land Co. 1530 Cornerstone Boulevard Daytona Beach, Florida 32117
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, during normal business hours. At said meeting, each landowner or his/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/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 landowner's meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting. The landowner's 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. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least forty-eight (48) hours prior to the meeting. 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 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
Tomoka Town Center CDD
L2144679, Jul. 6, 13, 2015. 2t

The Daytona Beach
News-Journal

Daytona Beach News-Journal
The Sunday News-Journal
Southeast Volusia Edition
West Volusia Edition
News-Journal Focus
Flagler/Palm Coast News-Tribune
Volusia Review

<i>Advertiser / Client Name</i>		<i>Billing Date</i>	
TOMOKA TOWN CENTER COMM DIST		7/13/2015	
<i>Customer Account #</i>		<i>Total Amount Due</i>	
5615710010TOMO		\$ 0.00	
<i>Customer Type</i>		<i>Terms of Payment</i>	<i>Page</i>
Cash Legal		Upon Receipt	1
Invoice Number : I02144679-07062015			

Advertising Invoice

TOMOKA TOWN CENTER COMM DIST
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FL 33431

Daytona News-Journal

P O Box 919423
Orlando, FL 32891-9423
Phone (866)470-7133

Amount Paid : \$ _____ . _____ Check # : _____ Amount to Pay : **\$ 0.00**

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

Start Date	Ad# - Trans#	Pub	Description	P. O. Number	Times	Size/Charge	Amount
7/6/2015	0002144679	NJ	NOTICE OF MEETING	DAPHNE GILLYARD	2	1.00 x 76Lines	\$664.97
7/13/2015	0002144679						(\$664.97)
Amount to Pay :							\$0.00

JUL 17 2015

The Daytona Beach
News-Journal

Daytona News-Journal

P O Box 919423
Orlando, FL 32891-9423
Phone (866)470-7133

<i>Advertiser / Client Name</i>		<i>Billing Date</i>	
TOMOKA TOWN CENTER COMM DIST		7/13/2015	
<i>Customer Account #</i>		<i>Total Amount Due</i>	
5615710010TOMO		\$ 0.00	
<i>Customer Type</i>		<i>Terms of Payment</i>	<i>Page</i>
Cash Legal		Upon Receipt	1
Invoice Number : I02144679-07062015			

THANK YOU FOR YOUR BUSINESS
TERMS: NET DUE UPON RECEIPT

**INSTRUCTIONS RELATING TO LANDOWNER'S MEETING OF THE
TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNER'S MEETING: **August 3, 2015**

TIME: **11:00 A.M.**

LOCATION: **Consolidated-Tomoka Land Co.
1530 Cornerstone Boulevard
Daytona Beach, Florida 32117**

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 landowner's 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 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 Board of Supervisors that is open for election for the upcoming term [five 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 Landowner's 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 three candidates 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
TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT
VOLUSIA COUNTY, FLORIDA
LANDOWNER'S MEETING
_____, 2015

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 Tomoka Town Center Community Development District to be held at Consolidated-Tomoka Land Co., 1530 Cornerstone Boulevard, Daytona Beach, Florida 32117, at ____:____ a.m./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.

SAMPLE

OFFICIAL LANDOWNER'S BALLOT
TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT
VOLUSIA COUNTY, FLORIDA
LANDOWNER'S MEETING
AUGUST 3, 2015

For Interval Elections (5 Supervisors): The two candidates receiving the most votes will each serve a four-year term; the remaining candidates will serve two-year terms.

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 Tomoka Town Center Community Development District 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	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____