

**TOMOKA TOWN CENTER
COMMUNITY DEVELOPMENT
DISTRICT**

**LANDOWNER'S MEETING
AGENDA**

November 7, 2017

Tomoka Town Center Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

October 31, 2017

Landowner(s)
Tomoka Town Center Community Development District

Dear Landowner(s):

The Landowners' Meeting of the Tomoka Town Center Community Development District will be held on Tuesday, November 7, 2017 at 10:00 a.m., at Consolidated-Tomoka Land Co., 1140 N. Williamson 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 Landowners' Meeting
4. Election of Supervisors [**Seats 3, 4, 5**]
 - A. Determine Number of Voting Units
 - i. Represented
 - ii. Assigned By Proxy
 - B. Nominations
 - C. Casting of Ballots (*in order of nominations*)
 - D. 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 (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 (three (3) 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.**

ATTENDEES:

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

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 candidate 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 561-346-5294.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO
ATTEND BY TELEPHONE:

Call-in number: 1-888-354-0094
Conference ID: 8518503

THE NEWS-JOURNAL

Published Daily and Sunday
Daytona Beach, Volusia County, Florida

**State of Florida,
County of Volusia**

Before the undersigned authority personally appeared

Irene Zucker

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 2264189

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

OCTOBER 13, 20, 2017

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

Irene Zucker
.....

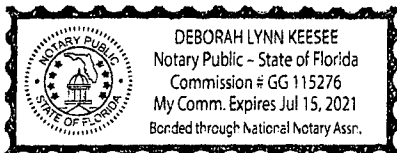
Sworn to and subscribed before me

This 20TH of OCTOBER

A.D. 2017

Deborah Lynn Keesee
.....

49D



**TOMOKA TOWN CENTER COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF LANDOWNERS' MEETING**

Notice is hereby given to the public and
all landowners within Tomoka Town
Center Community Development District
(the "District") in Volusia County, Florida
advising that a meeting of landowners
will be held for the purpose of electing
three (3) persons to the District Board of
Supervisors.

DATE: November 7, 2017
TIME: 10:00 A.M.
PLACE: Consolidated-Tomoka Land
Co.

1140 N. Williamson 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. 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 meeting is open to the public and
will be conducted in accordance with the
provision of Florida Law. The meeting
may be continued to a date, time, and
place to be specified on the record at the
meeting. A copy of the agenda for the
meeting may be obtained from Wrathell,
Hunt & Associates, LLC, 2300 Glades
Road, Suite 410W, Boca Raton, Florida
33431 or by calling (561) 571-0010. There
may be occasions when one or more
Supervisors or staff will participate by
telephone.

Pursuant to provisions of the Americans
with Disabilities Act, 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
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 at the meeting with
respect to any matter considered at the
meeting 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 such
appeal is to be based.

District Manager
Tomoka Town Center CDD
i 2264189, Oct. 13, 20, 2017 21

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

DATE OF LANDOWNERS' MEETING: **November 7, 2017**

TIME: **10:00 A.M.**

LOCATION: **Consolidated-Tomoka Land Co.**
1140 N. Williamson Boulevard
Daytona Beach, Florida 32117

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. 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.

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 remaining 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

**TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT
VOLUSIA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 7, 2017**

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 10:00 a.m., on November 7, 2017 at the offices of Consolidated-Tomoka Land Co., 1140 N. Williamson Boulevard, Daytona Beach, Florida 32117, 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 (2016), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. 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
TOMOKA TOWN CENTER COMMUNITY DEVELOPMENT DISTRICT
VOLUSIA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 7, 2017

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the remaining 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 Tomoka Town Center Community Development District and described as follows:

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

[Insert 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. _____	_____

Date: _____

Signed: _____

Printed Name: _____