

EAST RIVER RANCH

STEWARDSHIP DISTRICT

September 28, 2023

**LANDOWNER
MEETING AGENDA**

East River Ranch Stewardship 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

September 21, 2023

Landowner(s)
East River Ranch Stewardship District

Dear Landowner(s):

A Landowners' Meeting of the East River Ranch Stewardship District will be held on September 28, 2023 at 10:00 a.m., at Medallion Home, 1651 Whitfield Ave., Suite 200, Sarasota, Florida 34243. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors [All Seats]
 - A. Nominations
 - B. Casting of Ballots
 - Determine Number of Voting Units Represented
 - 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 (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,

ATTENDEES:

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

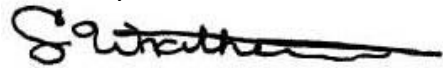
two (2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

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. Five (5) seats on the Board will be up for election by landowners. The three (3) candidates receiving the highest number of votes will each receive a term that expires November 14, 2028. The two (2) candidates receiving the next highest number of votes will each receive a term that expires November 17, 2026. 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 terms; however, the next election of board members shall be held on the first Tuesday after the first Monday in November 2026. Thereafter, there shall be an election of supervisors for the District every two (2) years on the first Tuesday after the first Monday in November 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.

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-865 or Cindy Cerbone at (561) 346-5294.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 413 553 5047



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
131233	461134	Print Legal Ad-IPL01375080 - IPL0137508		\$286.36	2	53 L

Attention: DAPHNE GILLYARD

East River Ranch Stewardship District
c/o 2300 Glades Road, Suite 410W
Boca Raton, FL 33431

gillyardd@whhassociates.com>

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE EAST RIVER RANCH STEWARDSHIP DISTRICT

Notice is hereby given to the public and all landowners within the East River Ranch Stewardship District (the "District"), comprising approximately 1,381 acres and generally located south of SR-64, east of Bourneside Blvd., north of 61st Avenue, and west of CR-675 within Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened an organizational meeting of the Board for the purpose of considering any such business which may properly come before it.

DATE: September 28, 2023
TIME: 10:00 AM
PLACE: Medallion Home
1651 Whitfield Ave., Suite 200
Sarasota, Florida 34243

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0100 ("District 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 of Supervisors 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 Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (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
IPL0137508
Sep 1, 8 2023

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

2 insertion(s) published on:

09/01/23, 09/08/23

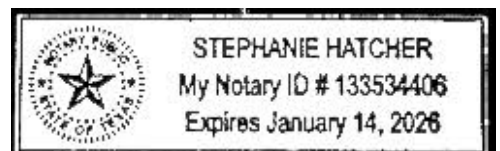
THE STATE OF FLORIDA COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that 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 the said newspaper.

Sworn to and subscribed before me this 8th day of
September in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in
Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LANDOWNER PROXY

EAST RIVER RANCH STEWARDSHIP DISTRICT LANDOWNERS' MEETING – SEPTEMBER 28, 2023

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 East River Ranch Stewardship District to be held at Medallion Home, 1651 Whitfield Ave., Suite 200, Sarasota, Florida 34243 on September 28, 2023 at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted and 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.

EAST RIVER RANCH 1400 LLC

Printed Name of Legal Owner

Signature of Legal Owner

Date

Name: _____

Title: _____

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>See attached Exhibit A.</u>	1367.41 ACRES	1368.00 VOTES

[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:

1368 VOTES

NOTES: Pursuant to Section 5(b) of Chapter 2023-335, Laws of Florida, 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.).

Exhibit A

Parcel No	Owner	Address	City State ZIP	Platted Lots	Acres	Votes
300610509	EAST RIVER RANCH 1400 LLC	1651 WHITFIELD AVE STE 200	SARASOTA FL 34243		1346.54	
300610509	EAST RIVER RANCH 1400 LLC	1651 WHITFIELD AVE STE 200	SARASOTA FL 34243		20.87	
					1367.41	1368
Total			Total Acres as per Ordinance:		1381.630	1368.000

OFFICIAL BALLOT
EAST RIVER RANCH STEWARDSHIP DISTRICT
LANDOWNERS' MEETING - SEPTEMBER 28, 2023

For Election (5 Supervisors): The three (3) candidates receiving the highest number of votes will each receive a term that expires November 14, 2028, and the two (2) candidates receiving the next highest number of votes will each receive a term that expires November 17, 2026, 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 East River Ranch Stewardship and described as follows:

Description

See attached

Acreage

1367.41 ACRES

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 NUMBER	NAME OF CANDIDATE	NUMBER OF VOTES
1	Christopher Chavez	
2	Connor Chambers	
3	Gabby Bacca	
4	Carlos Beruff	
5	Carol Clarke	

Date: _____

Signed: _____

Printed Name: _____

Exhibit A

Parcel No	Owner	Address	City State ZIP	Platted Lots	Acres	Votes
300610509	EAST RIVER RANCH 1400 LLC	1651 WHITFIELD AVE STE 200	SARASOTA FL 34243		1346.54	
300610509	EAST RIVER RANCH 1400 LLC	1651 WHITFIELD AVE STE 200	SARASOTA FL 34243		20.87	
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