

# **HUNTER'S RIDGE**

**COMMUNITY DEVELOPMENT**

**DISTRICT No. 1**

**November 6, 2020**

**BOARD OF SUPERVISORS**

**LANDOWNERS' MEETING**

**AGENDA**

# 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 30, 2020

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 November 6, 2020 at 10:00 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110. 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 2, 3 & 4]**
  - 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 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.

## ATTENDEES:

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

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.

This year, 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 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.

Please do not hesitate to contact me directly at 904-386-0186 with any questions.

Sincerely,



Howard McGaffney  
District Manager

**Flagler/Palm Coast  
NEWS-TRIBUNE**

Published Each Wednesday  
Flagler County, Florida

**State of Florida,  
County of Flagler**

Before the undersigned authority personally appeared

**Susan Stanford**

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

**LEGAL COORDINATOR**

of The Flagler/Palm Coast NEWS-TRIBUNE, a weekly newspaper,  
published in Flagler County, Florida; that the attached copy of  
advertisement, being a

**PUBLIC NOTICE**

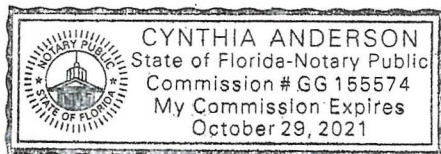
in the Court,  
was published in said newspaper in the issues

**October 14, 2020  
October 21, 2020**

Affiant further says that The Flagler/Palm Coast News-Tribune is a  
newspaper published in said Flagler County, Florida, and that the  
said newspaper has heretofore been continuously published in said  
Flagler County, Florida, each Wednesday and has been entered as  
second-class mail matter at the post office in Flagler Beach, in said  
Flagler 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

Sworn to and subscribed before me this  
21th day of October, 2020

*Cynthia Anderson*



HUNTER'S RIDGE COMM.DEV.DIST  
2300 GLADES RD STE 410W  
BOCA RATON, FL 33431

**FEE: \$74.09  
AD #: 0002368658  
ACCT: 1052362**

**NOTICE OF LANDOWNERS' MEETING  
AND ELECTION OF THE HUNTER'S  
RIDGE COMMUNITY DEVELOPMENT  
DISTRICT NO. 1**

Notice is hereby given to the public and  
all landowners within Hunter's Ridge  
Community Development District No. 1  
(the "District") in Flagler 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 6, 2020

TIME: 10:00 A.M.

PLACE: Flagler County Government  
Services Bldg.

1769 E. Moody Blvd., Bldg. 2  
Bunnell, Florida 32110

Each landowner may vote in person or by  
written proxy. Proxy forms may be  
obtained upon request at the office of the  
District Manager, 2300 Glades Road,  
Suite 410W, Boca Raton, Florida 33431.  
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 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 the meeting may be  
obtained from 2300 Glades Road, Suite  
410W, Boca Raton, Florida 33431, 561-  
571-0010, during normal business hours.  
There may be an occasion where one or  
more supervisors will participate by  
telephone.

Any person requiring special  
accommodations to participate in the  
meeting is asked to contact the District  
Office at (877) 276-0889, 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

NT2368658 Oct 14, 21, 2020 2t

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

DATE OF LANDOWNERS' MEETING: **November 6, 2020**

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

LOCATION: **Flagler County Government Services Bldg.  
1769 E. Moody Blvd., Bldg. 2  
Bunnell, Florida 32110**

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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.

This year, three (3) seats on the Board will be up for election by landowners. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidate receiving the highest number of votes shall be elected for a term of two (2) years. The term of office for the 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**

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
FLAGLER COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 6, 2020**

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 the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg 2, Bunnell, Florida 32110, on November 6, 2020, at 10:00 a.m., 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 (2015), 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**

**HUNTER'S RIDGE COMMUNITY DEVELOPMENT DISTRICT NO. 1  
FLAGLER COUNTY, FLORIDA  
LANDOWNERS' MEETING - NOVEMBER 6, 2020**

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

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

*[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:

<b>SEAT</b>	<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
2.	_____	_____
3.	_____	_____
4.	_____	_____

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

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

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