

**MINUTES OF MEETING
HUNTER’S RIDGE
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

A Landowners’ Meeting of the Hunter’s Ridge Community Development District No. 1 was held on November 16, 2022 at 1:30 p.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110.

Present at the meeting were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
John J. Dockery, Jr.	Landowner and CDD Board Member
Carolyn S. Herbert	Landowner and CDD Board Member
Katherine Dockery	Resident
Joyce Lewis	Landowner
Elmer Riggin	Landowner

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:33 a.m. In addition to herself, Ms. Sanchez and several Landowners and two CDD Board Members were present.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The proof of publication was included for informational purposes.

Ms. Cerbone stated that the Landowner, BADC Huntington Communities, designated her as the Proxy Holder of a total of 175 votes and she will be eligible to cast up to 175 votes per Seat.

Landowner and CDD Board Member John Dockery questioned why the “Location” on the proof of publication says “Volusia County” when the CDD is in Flagler County. Ms. Cerbone stated that reference is the location of the office that certified that the ad ran in The Daytona Beach News-Journal on October 21, 2022.

***Disclaimer:** These summary minutes are intended to highlight the topics discussed, items being considered and actions taken.*

THIRD ORDER OF BUSINESS

Election of a Chairperson to Conduct Landowners' Meeting

All in attendance agreed to Ms. Cerbone serving as Chairperson to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [SEATS 1, 4 & 5]

Ms. Cerbone stated that Seats 1, 4 and 5, currently held by Howard Lefkowitz, Thomas Mehegan and Charles Lichtigman, are up for election.

Ms. Cerbone explained that, in a Landowners' Election, Landowners are entitled to one vote for each of their platted lots and/or number of acres, if unplatted. In a Landowners' Election, co-owners, such spouses, are not entitled to two votes; the voting units are based on the individual piece of property owned.

Ms. Cerbone stated that the primary Landowner, BADC Huntington Communities, has 87 platted lots, equating to 87 voting units, and 87.15 acres of unplatted lots, which rounds up and equates to 88 voting units, for a total of 175 voting units. She, as the Proxy Holder of a total of 175 votes, is eligible to cast up to 175 votes per Seat.

A. Nominations

Ms. Cerbone nominated the following:

- Seat 1 Howard Lefkowitz
- Seat 4 Thomas Mehegan
- Seat 5 Charles Lichtigman

Landowner Elmer Riggin nominated the following:

- Seat 1 Elmer Riggin

No other nominations were made.

B. Casting of Ballots

I. Determine Number of Voting Units Represented

The voting units represented were as follows:

- Cindy Cerbone (Proxy Holder) 175 voting units
- John Dockery (Landowner) 1 voting unit

Carolyn Herbert (Landowner)	1 voting unit
Elmer Riggin (Landowner)	1 voting unit

A combined total of 178 voting units were represented.

II. Determine Number of Voting Units Assigned by Proxy

Of the 178 voting units represented, 175 were assigned by proxy.

Ms. Cerbone cast the following votes:

Seat 1	Howard Lefkowitz	175 votes
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Mr. Riggin withdrew his nomination of himself for Seat 1.

Ms. Cerbone cast the following votes:

Seat 4	Thomas Mehegan	174 votes
Seat 5	Charles Lichtigman	175 votes

The other Landowners present chose not to cast ballots.

C. Ballot Tabulation and Results

Ms. Sanchez reported the ballot tabulation, results and term lengths, as follows:

Seat 1	Howard Lefkowitz	175 votes	Four-year term
Seat 4	Thomas Mehegan	174 votes	Two-year term
Seat 5	Charles Lichtigman	175 votes	Four-year term

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 2:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair