

EMERALD LAKES

COMMUNITY DEVELOPMENT DISTRICT

November 3, 2020

LANDOWNERS' MEETING AGENDA

Emerald Lakes Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 334313
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

October 27, 2020

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Landowners
Emerald Lakes Community Development District

Dear Landowners:

A Landowners' Meeting of the Emerald Lakes Community Development District will be held on November 3, 2020 at 1:00 P.M., at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisor **[SEATS 3, 4 & 5]**
 - 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.

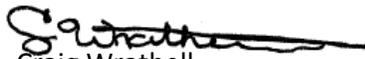
At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The 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.

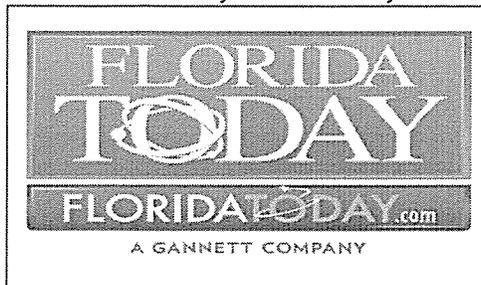
Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,



Craig Wrathell
District Manager

A Daily Publication By:



District Manager
Emerald Lakes CDD
2300 GLADES ROAD, SUITE 410W
BOCA RATON, FL 33431

STATE OF WISCONSIN COUNTY OF BROWN:
Before the undersigned authority personally appeared said
legal clerk, who on oath says that he or she is a Legal
Advertising Representative of the FLORIDA TODAY, a daily
newspaper published in Brevard County, Florida that the
attached copy of advertisement, being a Legal Ad in the
matter of

Notice of Meetings

as published in FLORIDA TODAY in the issue(s) of:

10/12/2020, 10/19/2020

Affiant further says that the said FLORIDA TODAY is a
newspaper in said Brevard County, Florida and that the
said newspaper has heretofore been continuously
published in said Brevard County, Florida each day and has
been entered as periodicals matter at the post office in
MELBOURNE in said Brevard 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 or
she has never 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 19th of October
2020, by legal clerk who is personally known to me

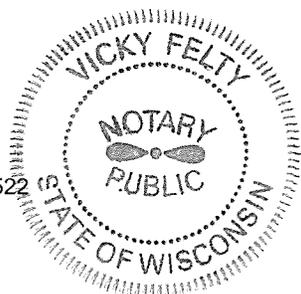
Affiant

Handwritten signature of Vicky Felty

Notary State of Wisconsin County of Brown

Handwritten date 9/19/21

My commission expires



Publication Cost: \$676.92

Ad No: 0004409688

Customer No: BRE-0000000522

This is not an invoice

of Affidavits 1

Ad#4409688 10/12, 10/19/2020
NOTICE OF LANDOWNERS' MEETING
AND ELECTION AND MEETING OF THE
BOARD OF SUPERVISORS OF THE
EMERALD LAKES COMMUNITY DEVEL-
OPMENT DISTRICT

Notice is hereby given to the public and
all landowners within Emerald Lakes
Community Development District (the
"District"), comprising parcels of land
containing approximately 1,561 acres,
generally located north of Micco Road,
south of Grant Road, east of Babcock
Street, west of Highway 1 and bisected
by Interstate 95, in the City of Palm Bay,
Brevard 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. Im-
mediately following the landowners'
meeting, there will be convened a meet-
ing of the Board of Supervisors for the
purpose of considering certain matters
of the Board to include election of cer-
tain District officers, and other such busi-
ness which may properly come before
the Board.

DATE: November 3, 2020
TIME: 1:00 P.M.
PLACE: 2651 W. Eau Gallie Boulevard,
Suite A
Melbourne, Florida 32935

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,
or by emailing wrathellc@whassociates.
com or calling (561) 571-0010. At said
meeting, each landowner or his or her
proxy shall be entitled to nominate per-
sons for the position of Supervisor and
cast one vote per acre of land, or frac-
tional portion thereof, owned by him or
her and located within the District for
each person to be elected to the posi-
tion 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 in-
dividually and rounded up to the near-
est whole acre. The acreage of platted
lots shall not be aggregated for deter-
mining the number of voting units held
by a landowner or a landowner's proxy.
At the landowners' meeting, the land-
owners 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 accord-
ance 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 meet-
ing. A copy of the agenda for these
meetings may be obtained from the of-
fice of the District Manager, Wrathell,
Hunt Associates, LLC, 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 accommo-
dations to participate in these meetings
is asked to contact the District Manag-
er's Office at (877) 276-0889, at least 48
hours before the hearing. If you are
hearing or speech impaired, please con-
tact the Florida Relay Service at (800)
955-8770 for aid in contacting the
District Office.

A person who decides to appeal any deci-
sion made by the Board with respect to
any matter considered at the meeting is
advised that such person will need a re-
cord of the proceedings and that accord-
ingly, the person may need to ensure
that a verbatim record of the proceed-
ings is made, including the testimony
and evidence upon which the appeal is
to be based.

District Manager

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2020**

TIME: **1:00 P.M.**

LOCATION: **2651 W. Eau Gallie Boulevard, Suite A
Melbourne, Florida 32935**

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 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.

LANDOWNER PROXY

**EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM BAY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 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 Emerald Lakes Community Development District to be held at 1:00 p.m., on November 3, 2020 at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935, 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

Parcel Description

Acreage

Authorized 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: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. 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

**EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT
CITY OF PALM BAY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2020**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) 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 Emerald Lakes Community Development District and described as follows:

<u>Description</u>	<u>Acreage</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.]

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	NAME OF CANDIDATE	NUMBER OF VOTES
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____