# WESTWOOD OF PASCO

## COMMUNITY DEVELOPMENT DISTRICT

November 29, 2022
LANDOWNERS'
MEETING AGENDA

## Westwood of Pasco Community Development 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

November 22, 2022

#### **ATTENDEES:**

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

Landowners

Westwood of Pasco Community Development District

#### Dear Landowners:

A Landowners' Meeting of the Westwood of Pasco Community Development District will be held on November 29, 2022 at 1:00 p.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545. 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, 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.

Landowners Westwood of Pasco Community Development District November 29, 2022, Landowners Meeting Agenda Page 2

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 candidates 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.

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

> FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE CALL-IN NUMBER: 1-888-354-0094

> > PARTICIPANT PASSCODE: 801 901 3513

Sincerely.

Cindy@erbone District Manager

Cindy Cerbone

0000254934-01

#### **Tampa Bay Times Published Daily**

#### STATE OF FLORIDA **COUNTY OF Pasco**

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Notice of Landowners' Meeting was published in said newspaper by print in the issues of: 11/6/22, 11/13/22 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco 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/she neither paid not 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.

Signature Af

Sworn to and subscribed before me this .11/13/2022

Signature of Notary Public

Personally known

X

or produced identification

Type of identification produced



#### NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE **WESTWOOD OF PASCO COMMUNITY DEVELOPMENT** DISTRICT

Notice is hereby given to the public and all landowners within the Westwood of Pasco Community Development District (the "District") the location of which is generally described as comprising approximately 77.23 acres, generally located south of Bud Bexley Parkway and west of Ballantrae Boulevard in Pasco 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.

DATE: November 29, 2022

TIME:

1:00 p.m. Avalon Park West Amenity Center PLACE:

5060 River Glen Boulevard Wesley Chapel, Florida 33545

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, 561-571-0010 ("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 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 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 the meeting 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

11/6/22, 11/13/22

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### INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: N	lovember	29, 2022
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TIME: 1:00 PM

LOCATION: Avalon Park West Amenity Center

5060 River Glen Boulevard Wesley Chapel, Florida 33545

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.

Five (5) 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 three candidates 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 <u>one</u> 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**

## WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT PASCO COUNTY, FLORIDA LANDOWNERS' MEETING –NOVEMBER 29, 2022

KNOW ALL MEN BY THESE PRESENTS, that therein, hereby constitutes and appoints		
· · · · · · · · · · · · · · · · · · ·		
undersigned, to vote as proxy at the meeting of the la		
District to be held at Avalon Park West Amenity Cen		
on November 29, 2022 at 1:00 p.m., and at any adjour	_	
land and/or platted lots owned by the undersigned la		
personally present, upon any question, proposition		
considered at said meeting including, but not limited		
Proxy Holder may vote in accordance with his or her		own or determined at the time
of solicitation of this proxy which may legally be cons	sidered at said meeting.	
Any proxy heretofore given by the undersign	ed for said meeting is hereby rev	oked. 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 an	y time by written notice of suc	h revocation presented at the
landowners' meeting prior to the Proxy Holder's exer		
D R HORTON INC		
Printed Name of Legal Owner		
Signature of Legal Owner	Date	
Name:		
Title:		
Parcel Description	<u>Acreage</u>	<u>Authorized Votes</u>
See attached Exhibit A.	77.21 ACRES	78 VOTES
[Insert above the street address of each parcel, the le of each parcel. If more space is needed, identificati attachment hereto.]	= :	
Total Number of Authorized Votes:		<u>78 <b>VOTES</b></u>

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, 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 ID	Owner	Address	City State ZIP	Acres	Votes
20-26-18-0000-00100-0020	D R HORTON INC	12602 TELECOM DR	TEMPLE TERRACE, FL 33637-0935	77.21	
Total			Total Acres as per Ordinance:	77.23	78

#### **OFFICIAL BALLOT**

## WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT PASCO COUNTY, FLORIDA

LANDOWNERS' MEETING –NOVEMBER 29, 2022

**For Election (5 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the three (3) candidates receiving the next highest number of votes will each 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 Westwood of Pasco Community Development District and described as follows:

Descrip	otion_		<u>Acreage</u>	
or				
Attach	Proxy.			
	l,		, as Landowi	ner, or as the proxy
holder	of	(Lan	downer) pursuant to the L	andowner's Proxy
		o, do cast my votes as follows:	, .	•
	SEAT	NAME OF CANDIDATE	NUMBER OF VOTES	
	1			
	2			
	3			
	4			
	5			
D - 1 -		C'.		
vate: _		Sig	ned:	
		Dei	atad Nama	