

CANOE CREEK RESERVE

**COMMUNITY DEVELOPMENT
DISTRICT**

July 15, 2024

**LANDOWNERS'
MEETING AGENDA**

Canoe Creek Reserve 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

July 8, 2024

ATTENDEES:

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

Landowner(s)

Canoe Creek Reserve Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Canoe Creek Reserve Community Development District will be held on July 15, 2024 at 1:30 p.m., at KPM Franklin, 222 Church Street, Kissimmee, Florida 34741. The agenda is as follows:

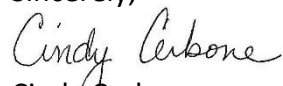
1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors [All Seats]
 - A. Nominations
 - B. Casting of Ballots
 - Determine Number of Voting Units Represented
 - Determine Number of Voting Units Assigned by Proxy
 - C.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

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.

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

Sincerely,

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 801 901 3513

AFFIDAVIT OF PUBLICATION

Osceola News-Gazette
222 Church Street
(407) 846-7600

I, Jason Poon, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Osceola News-Gazette, a publication that is a "legal newspaper" as that phrase is defined for the city of Kissimmee, for the County of Osceola, in the state of Florida, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

Jun. 13, 2024

Jun. 20, 2024

Notice ID: XtYnjP7OqXHiSeE4bawE

Notice Name: CANOE CREEK CDD*Notice of Landowners Meeting

PUBLICATION FEE: \$207.31

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true,

Jason Poon

Agent

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Signed or attested before me on this: 06/20/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND
MEETING OF THE BOARD OF SUPERVISORS OF CANOE
CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Canoe Creek Reserve Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 353.50 acres, generally located southwest of the Fanny Bass Lane and Fanny Bass Road and east of Florida's Turnpike, situated entirely within Osceola 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 and election, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: July 15, 2024
TIME: 1:30 PM EST
PLACE: KPM Franklin
222 Church Street
Kissimmee, Florida 34741

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 and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("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 (561) 571-0010, at least three business days 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

June 13, 20, 2024

LANDOWNER PROXY
CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – JULY 15, 2024

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 Canoe Creek Reserve Community Development District to be held at KPM Frankling, 222 Church Street, Kissimmee, Florida 34741 at 1:30 p.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

Parcel Description

Acreage

Authorized Votes

(see attached landowner roll)

[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* (2023), 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.).

Parcel ID	Owner	Address	City State ZIP	Acres	Votes
01-27-30-4950-0001-1232	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO, FL 32819	83.23	
				83.23	84
01-27-30-4950-0001-1180	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	22.41	
02-27-30-4950-0001-1280	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	3.01	
11-27-30-4950-0001-0012	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	2.04	
11-27-30-4950-0001-0015	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	4.54	
02-27-30-0000-0010-0000	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	63.4	
02-27-30-4950-0001-1140	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	1.31	
11-27-30-4950-0001-0310	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	10.21	
11-27-30-4950-0001-0130	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	18.689	
02-27-30-4950-0001-0930	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	2.72	
02-27-30-4950-0001-0690	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	81.69	
11-27-30-4950-0001-0060	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	47.7	
11-27-30-4950-0001-0080	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	2.214	
				259.933	260
Total			Total Acres as per Petition:	343.16	

OFFICIAL BALLOT

**CANOE CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY FLORIDA
LANDOWNERS' MEETING – JULY 15, 2024**

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 Canoe Creek Reserve Community Development District and described as follows:

Description

Acreage

(see attached landowner roll)

[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 NUMBER	NAME OF SUPERVISOR	NUMBER OF VOTES
Seat 1		__ Votes
Seat 2		__ Votes
Seat 3		__ Votes
Seat 4		__ Votes
Seat 5		__ Votes

Date: _____

Signed: _____

Printed Name: _____

Parcel ID	Owner	Address	City State ZIP	Acres	Votes
01-27-30-4950-0001-1232	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO, FL 32819	83.23	
				83.23	84
01-27-30-4950-0001-1180	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	22.41	
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11-27-30-4950-0001-0015	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	4.54	
02-27-30-0000-0010-0000	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	63.4	
02-27-30-4950-0001-1140	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	1.31	
11-27-30-4950-0001-0310	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	10.21	
11-27-30-4950-0001-0130	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	18.689	
02-27-30-4950-0001-0930	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	2.72	
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11-27-30-4950-0001-0080	AMERICAN SAINT CLOUD INVESTMENTS LLC	964 CYPRESS DR	DELRAY BEACH, FL 33483	2.214	
				259.933	260
Total			Total Acres as per Petition:	343.16	