

CAYMAN LAKES

**COMMUNITY DEVELOPMENT
DISTRICT**

April 4, 2024

**BOARD OF SUPERVISORS
LANDOWNERS'
MEETING AGENDA**

Cayman Lakes 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

March 28, 2024

Landowner(s)
Cayman Lakes Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Cayman Lakes Community Development District will be held on April 4, 2024 at 12:00 p.m., at the Holiday Inn Express & Suites Arcadia, 2709 Southeast Highway 70, Arcadia, Florida 34266. 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.

ATTENDEES:

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

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) 909-7930.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 528 064 2804



PUBLISHER'S AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF CHARLOTTE:

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

03/14/24, 03/21/24

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she 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.

(Signature of Affiant)

Sworn and subscribed before me this 21st day of March, 2024

(Signature of Notary Public)



Personally known X OR Produced Identification

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Cayman Lakes Community Development District ("**District**"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 308.54 acres, located south of SW Peace River Street, west of SW County Road 769, north of SW Glenadine Street and east of I-75, entirely within DeSoto County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: April 4, 2024

TIME: 12:00 PM

PLACE:

Holiday Inn Express & Suites
Arcadia
2709 Southeast Highway 70
Arcadia, Florida 34266

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 ("**District Manager's 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 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 Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's 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
Publish: 03/14/24, 03/21/24
436095 3922751

**LANDOWNER PROXY
CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT
DESOTO COUNTY, FLORIDA
LANDOWNERS' MEETING – APRIL 4, 2024**

The "Landowner(s)" identified below represent that each Landowner(s) owns certain of the lands described in **Exhibit A** and together the Landowner(s) own all of the lands described in **Exhibit A**. The Landowner(s) hereby appoint **DANIEL ROM** ("Proxy Holder") for and on behalf of the Landowner(s) to vote as proxy at the meeting of the landowners of Cayman Lakes Community Development District to be held at Holiday Inn Express & Suites Arcadia, 2709 Southeast Highway 70, Arcadia, Florida 34266 on April 4, 2024 at 12:00 p.m. and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by Landowner(s) at the time of the election, and that the Landowner(s) 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.

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 presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein. The undersigned each represent that he or she has authority to sign this Landowner Proxy on behalf of his or her respective Landowner.

ISLAND WALK PARTNERS, LLC

By: _____
Its: _____

KING KRAIZ FARMS, LLC

By: _____
Its: _____

Total Number of Authorized Votes:

309

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.).

EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF THE SOUTH 1/2 OF SECTION 29 AND A PORTION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 23 EAST, DESOTO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID SECTION 30 AS REFERENCED BY THE RECORD PLAT OF THE 46TH ADDITION TO PORT CHARLOTTE SUBDIVISION PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 45 THROUGH 45-FF, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 89° 06' 37" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 2000.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 06' 37" EAST, A DISTANCE OF 659.62 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 89° 55' 34" EAST, A DISTANCE OF 2656.34 FEET TO THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 23 EAST, THENCE NORTH 89° 49' 49" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 2365.45 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF KINGS HIGHWAY (OLD STATE ROAD #5-741) BEARING SOUTH 89° 49' 49" WEST, A DISTANCE OF 290.73 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 29, WITH SAID POINT BEING ON THE ARC OF A 2924.79 FOOT RADIUS CURVE WITH THE CENTER OF SAID CURVE BEARING SOUTH 66° 24' 00" EAST, THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID KINGS HIGHWAY THE FOLLOWING 7 COURSES: NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 35' 08", A DISTANCE OF 131.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 26° 11' 08" EAST, A DISTANCE OF 186.94 FEET; THENCE SOUTH 63° 48' 52" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 26° 11' 08" EAST, A DISTANCE OF 46.19 FEET; THENCE NORTH 20° 09' 48" EAST, A DISTANCE OF 213.11 FEET; THENCE NORTH 44° 05' 08" EAST, A DISTANCE OF 72.73 FEET; THENCE NORTH 26° 11' 08" EAST, A DISTANCE OF 1743.50 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 89° 53' 41" WEST, PARALLEL WITH AND 520.00 FEET SOUTH OF, THE NORTH LINE OF THE SOUTH 1/2 OF AFORESAID SECTION 29, A DISTANCE OF 3427.23 FEET TO A POINT ON THE EAST LINE OF AFORESAID SECTION 30, BEARING SOUTH 00° 01' 32" EAST, A DISTANCE OF 520.00 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH 89° 14' 18" WEST, A DISTANCE OF 3312.51 FEET; THENCE SOUTH 00° 04' 14" WEST, A DISTANCE OF 2191.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 308.54 ACRES MORE OR LESS.

OFFICIAL BALLOT
CAYMAN LAKES COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING – APRIL 4, 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 Cayman Lakes Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
See attached or	308.54

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
1		
2		
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____