

Myakka Ranch Community Development District

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The following is the proposed agenda for the upcoming Myakka Ranch Community Development District Landowners' Meeting is scheduled to be held on *Tuesday, November 13, 2018 at 11:00 a.m.* at the office of AM Engineering, 8340 Consumer Court, Sarasota, FL 34240. The following is the agenda for this meeting.

For those unable to attend in person, you may participate by telephone:

Phone: 1-866-398-2885 *(new)*
Participant Code: 275521 *(new)*

LANDOWNER'S MEETING AGENDA

- Call to Order
- Appointment of Meeting Chairman
- Identification of Landowners and/or Landowner's Proxy Holder(s)
- Call for Nominations and Casting of Votes
- Adjournment of the Landowner's Meeting

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
MYAKKA RANCH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 13, 2018**

TIME: **11:00 A.M.**

LOCATION: **8340 Consumer Court, Sarasota, Florida 34240**

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. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, 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, or their proxies, 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 or proxies. 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 or proxies. 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.

Attached is a copy of a proxy. 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

**MYAKKA RANCH COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 13, 2018**

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 Myakka Ranch Community Development District to be held at 8340 Consumer Court, Sarasota, Florida 34240, on November 13, 2018, at 11:00 a.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, and shall not be subject to revocation without the written consent of the Proxy Holder.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</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.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2018), 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
MYAKKA RANCH COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 13, 2018

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 Myakka Ranch 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

Date: _____

Signed: _____

Printed Name: _____

Exhibit "A"

42KKK-1.002 Boundary.

The boundaries of the district are as follows:

A tract of land lying in Sections 17, 19 and 20, all in Township 36 South, Range 20 East and Section 24, Township 36 South, Range 19 East, all within Sarasota County, Florida lying north of the northerly right-of-way line of Fruitville Road (S.R. #780 – Section 17040-2504, a variable width public right-of-way) as recorded in Road Plat Book 2, Page 7 and an additional portion of which is recorded in Official Record Book 2897, Page 1119, Public Records of Sarasota County, Florida; said tract being more particularly described as follows:

BEGIN at the southwest corner of said Section 17, also being the northwest corner of said Section 20 and the northeast corner of said Section 19; thence N. 00° 18' 22"E., along the west line of said Section 17, a distance of 5,423.41 feet to the northwest corner of said Section 17; thence S. 88° 01' 33"E., along the north line of said Section 17, a distance of 5,265.90 feet to the northeast corner of the above mentioned Section 17; thence S. 00° 07' 37"W., along the east line of said Section 17, a distance of 5,279.93 feet to the southeast corner of said Section 17, also being the northeast corner of the above mentioned Section 20; thence S. 00° 52' 53"E., along the east line of said Section 20, a distance of 2,303.50 feet to a point on the northerly right-of-way line of the above mentioned Fruitville Road; thence along said northerly right-of-way line for the following thirty-seven (37) calls; (1) thence N. 64° 32' 55"W., a distance of 267.28 feet; (2) thence N. 63° 37' 55"W., a distance of 500.00 feet; (3) thence N. 63° 31' 03"W., a distance of 1,463.28 feet to the point of curvature of a non tangent curve to the left, of which the radius point lies S. 18° 42' 40"W., a radial distance of 1,959.86 feet; (4) thence westerly along the arc of said curve, through a central angle of 09° 06' 41", an arc length of 311.66 feet to the point of tangency of said curve; (5) thence N. 08° 25' 50"E., a distance of 13.00 feet to a point of curvature of a curve to the left having a radius of 90.00 feet and a central angle of 71° 56' 26"; (6) thence northwesterly along the arc of said curve a distance of 113.00 feet to the point of tangency of said curve; (7) thence N. 63° 30' 36"W., a distance of 25.01 feet; (8) thence S. 26° 29' 24"W., a distance of 80.00 feet; (9) thence S. 63° 30' 36"E., a distance of 25.01 feet to a point of curvature of a curve to the right having a radius of 10.00 feet and a central angle of 71° 56' 26"; (10) thence southeasterly along the arc of said curve a distance of 12.56 feet to the point of tangency of said curve; (11) thence S. 08° 25' 50"W., a distance of 13.00 feet to the point of curvature of a non tangent curve to the left, of which the radius point lies S. 07° 15' 40"W., a radial distance of 1,959.86 feet; (12) thence westerly along the arc of said curve, through a central angle of 07° 00' 27", an arc length of 239.70 feet to the point of tangency of said curve; (13) thence N. 89° 44' 48"W., a distance of 1,417.43 feet; (14) thence N. 00° 14' 57"E., a distance of 34.12 feet; (15) thence N. 12° 56' 49"E., a distance of 54.36 feet; (16) thence N. 62° 21' 57"E., a distance of 31.19 feet; (17) thence N. 27° 38' 03"W., a distance of 73.00 feet; (18) thence S. 62° 21' 57"W., a distance of 187.00 feet; (19) thence S. 67° 52' 39"W., a distance of 114.53 feet; (20) thence S. 75° 24' 53"W., a distance of 149.15 feet; (21) thence S. 86° 14' 57"W., a distance of 100.24 feet; (22) thence continue S. 86° 14' 57"W., a distance of 137.83 feet; (23) thence N. 89° 10' 25"W., a distance of 362.52 feet; (24) thence N. 89° 44' 48"W., a distance of 279.08 feet; (25) thence N. 89° 41' 05"W., a distance of 221.09 feet; (26) thence N. 89° 57' 05"W., a distance of 500.00 feet; (27) thence S. 89° 47' 52"W., a distance of 119.37 feet; (28) thence N. 89° 51' 33"W., a distance of 181.14 feet; (29) thence S. 88° 16' 06"W., a distance of 277.29 feet; (30) thence S. 87° 59' 25"W., a distance of 423.14 feet; (31) thence S. 88° 20' 02"W., a distance of 500.01 feet; (32) thence S. 87° 32' 03"W., a distance of 251.21 feet; (33) thence S. 88° 06' 56"W., a distance of 249.26 feet; (34) thence N. 01° 35' 42"W., a distance of 19.35 feet; (35) thence S. 89° 05' 01"W., a distance of 2,314.66 feet to the point of curvature of a non tangent curve to the right, of which the radius point lies N. 00° 50' 36"W., a radial distance of 34,327.48 feet; (36) thence westerly along the arc of said curve, through a central angle of 01° 16' 45", an arc length of 766.38 feet to the point of tangency of said curve; (37) thence N. 89° 33' 50"W., a distance of 2,251.79 feet to a point on the west line of the Northeast 1/4 of the above mentioned Section 24; thence N. 00° 03' 08"E., along said west line, a distance of 1,246.63 feet to a point on the north line of said Section 24; thence S. 89° 37' 39"E., along said north line, a distance of 2,646.24 feet to the northeast corner of said Section 24, also being the northwest corner of the above mentioned Section 19; thence N. 89° 07' 23"E., along the north line of said Section 19, a distance of 2,707.30 feet to the north 1/4 corner of said Section 19; thence N. 89° 09' 09"E., continue along said north line of Section 19, a distance of 2,709.53 feet to the POINT OF BEGINNING, also being the northeast corner of said Section 19, the northwest corner of the above mentioned Section 20 and the southwest corner of the above mentioned Section 17.

Containing 45,960,198 square feet or 1,055.10 acres, more or less.

Specific Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History—New 3-9-08.