VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT February 20, 2024 **BOARD OF SUPERVISORS LANDOWNERS'** MEETING AGENDA

Vida's Way 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

February 13, 2024

ATTENDEES:

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

Landowner(s)

Vida's Way Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Vida's Way Community Development District will be held on February 20, 2024 at 1:30 p.m., at the Land O' Lakes Branch Library, 2818 Collier Parkway, Land O' Lakes, FL 34639. 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.

Board of Supervisors Vida's Way Community Development District February 20, 2024, 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 <u>one (1)</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 (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) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,

Craig Wrathell District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 943 865 3730

<u>.</u>

0000327832-01

Tampa Bay Times Published Daily

STATE OF FLORIDA **COUNTY OF Pasco**

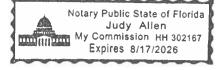
Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter RE: Notice of Landowners' Meeting and Organizational Meeting was published in said newspaper by print in the issues of: 1/28/24, 2/4/24 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.

	Y	2		
Signature Affiant				

Sworn to and subscribed before me this 02/04/2024

Jun	In Col	len
Signature of Notary P	ublic	
Personally known	X	or produced identification
Type of identification r	roduced	



NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE **VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Vida's Way Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 356.057 acres, located south of State Road 52, north of State Road 54, east of Curley Road and west of Handcart Road, entirely within Pasco 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 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: February 20, 2024 1:30 PM

TIME:

Land O' Lakes Branch Library 2818 Collier Parkway PLACE:

Land O' Lakes, FL 34639

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

District Manager 01/28/24, 02/04/24

0000327832M

LANDOWNER PROXY VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT PASCO COUNTY, FLORIDA LANDOWNERS' MEETING – FEBRUARY 20, 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 Vida's Way Community Development District to be held at Land O' Lakes Branch Library, 2818 Collier Parkway, Land O' Lakes, FL 34639 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. PULTE HOME COMPANY, LLC Printed Name of Legal Owner Signature of Legal Owner Date

 Parcel Description
 Acreage
 Authorized Votes

 01-26-20-0000-00100-0020
 356.08
 357

[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.).

Vida's Way CDD Landowner Election Roll

Parcel ID	Owner	Address	City State ZIP	Acres	Votes
01-26-20-0000-00100-0020	PULTE HOME COMPANY LLC	2662 S FAULKENBURG RD	RIVERVIEW, FL 33578	356.08	357
				356.08	357
Total			Total Acres as per Petition:	356.08	357

OFFICIAL BALLOT VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT PASCO COUNTY, FLORIDA LANDOWNERS' MEETING – FEBRUARY 20, 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 Vida's Way Community Development District and described as follows:

Descri	<u>ption</u>			<u>Acreage</u>
01-26-2	20-0000-0	0100-0020		356.08
or				
Attach	Proxy.			
	of	oxy attached hereto, do cast r		, as Landowner, or as the proxy _ (Landowner) pursuant to the
	SEAT	NAME OF CANDIDATE	NUMBER OF VO	DTES
	1			
	2			
	3			
	4			
	5			
Date:			Signed:	
			Printed Name	