

**CORAL BAY OF
LEE COUNTY**

**COMMUNITY DEVELOPMENT
DISTRICT**

March 31, 2022

BOARD OF SUPERVISORS

LANDOWNERS'

MEETING AGENDA

Coral Bay of Lee County 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 24, 2022

Landowner(s)

Coral Bay of Lee County Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Coral Bay of Lee County Community Development District will be held on March 31, 2022, at 10:00 A.M., at the office of Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966. 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,

ATTENDEES:

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

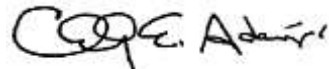
two (2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

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.

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley "Chuck" E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 229 774 8903

The News-Press
media group
news-press.com A GANNETT COMPANY

Attn:
CORAL BAY OF LEE COUNTY CDD
2300 GLADES RD
BOCA RATON, FL 33431

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared
Nicole Jacobs, who on oath says that
he or she is a Legal Assistant of the News-Press, a daily
newspaper published at Fort Myers in Lee County, Florida; that
the attached copy of advertisement, being a Legal Ad in the
matter of

NOTICE OF LANDOWNERS MEETING AND ELECTION AN
MEETING OF THE BOARD OF SUPERVISORS OF THE CORAL
BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT
Notice is here

In the Twentieth Judicial Circuit Court was published in said
newspaper editions dated in the issues of or by publication on
the newspaper's website, if authorized, on :

03/07/2022, 03/14/2022

Affiant further says that the said News-Press is a paper of
general circulation daily in Lee County and published at Fort
Myers, in said Lee County, Florida, and that the said newspaper
has heretofore been continuously published in said Lee County,
Florida each day and has been entered as periodicals matter at
the post office in Fort Myers, in said Lee 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 or she has never paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for the
purpose of securing this advertisement for publication in said
newspaper editions dated:

Sworn to and Subscribed before me this 14th of March 2022,
by legal clerk who is personally known to me.

Nicole Jacobs
Affiant

Ah Bent
Notary State of Wisconsin, County of Brown

7/27/25
My commission expires

of Affidavits 1

This is not an invoice

SARAH BERTELSEN
Notary Public
State of Wisconsin

NOTICE OF LANDOWNERS' MEETING
AND ELECTION AND MEETING OF THE
BOARD OF SUPERVISORS OF THE
CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given to the public
and all landowners within Coral Bay of
Lee County Community Development
District ("District"), the location of
which is described as generally located
south of Cosumel Court, west of North
Cleveland Avenue, north of Arbor
Drive and east of undeveloped lands in
Lee County, Florida, advising that a
meeting of landowners will be held for
the purpose of electing five (5) persons
to the District's Board of Supervisors
("Board", and individually, "Supervisor-
r"). Immediately following the land-
owners' meeting there will be con-
vened a meeting of the Board for the
purpose of considering certain matters
of the Board to include designation of
certain District officers and other such
business which may properly come be-
fore the Board.
DATE: March 31, 2022
TIME: 10:00 A.M.
PLACE: Banks Engineering
10511 Six Mile Cypress
Parkway
Fort Myers, Florida 33966

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 ag-
gregated for determining the number
of voting units held by a landowner or
a landowner's proxy. At the landown-
ers' meeting the landowners shall se-
lect a person to serve as the meeting
chair and who shall conduct the meet-
ing.
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 contin-
ued to a date, time, and place to be
specified on the record at such meet-
ing. 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 super-
visors will participate by telephone.
Any person requiring special accommo-
dations to participate in these meet-
ings is asked to contact the District
Manager's Office, at least 48 hours be-
fore 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 re-
spect 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
Ad# 5155666 Mar 7, 14, 2022

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE
CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: March 31, 2022

TIME: 10:00 A.M.

LOCATION: Banks Engineering
 10511 Six Mile Cypress Parkway
 Fort Myers, Florida 33966

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 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
CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

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 District to be held at Banks Engineering, 10511 Six Mile Cypress Parkway, Fort Myers, Florida 33966 on March 31, 2022 at 10:00 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, 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.

FORESTAR (USA) REAL ESTATE GROUP, INC
Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>SEE ATTACHMENT 1</u>	217.80 ACRES	218 VOTES

[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: 218 VOTES

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.).

ATTACHMENT 1

Coral Bay of Lee County CDD - Landowners Information as of 03/24/2022					
Strap #	Owner	Address	City State Zip	Acres	Votes
28-43-24-L2-U0912.5436	FORESTAR (USA) REAL ESTATE GROUP, INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006	217.80	
Total				217.80	218

OFFICIAL BALLOT
CORAL BAY OF LEE COUNTY COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

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 each successful candidate 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 District and described as follows:

Description

Acreage

See attached

217.80 acres

[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
1		___ Votes
2		___ Votes
3		___ Votes
4		___ Votes
5		___ Votes

Date: _____

Signed: _____

Printed Name: _____

ATTACHMENT 1

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