

Eagle Trace

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

March 25, 2025

Eagle Trace Community Development District Landowners' Meeting and Election

The Landowners' Meeting and Election of the **Eagle Trace Community Development District** will be held on **Tuesday , April 1, 2025 at 9:15 AM** at **346 E. Central Ave., Winter Haven, Florida 33880.**

Following is the advance agenda for the meeting:

Landowners' Meeting and Election

*CH Dev 28.77 acres
authorizing 24 votes*

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

*1. Rennie Heath 20
2. Lauren Schwenk 20
3. Lindsey Roden 15
4. Bobbie Henley 15
5. Jessica Spencer 15*

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
EAGLE TRACE COMMUNITY DEVELOPMENT DISTRICT FOR
THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, April 1, 2025**

TIME: **9:15 AM**

LOCATION: **346 E Central Ave., Winter Haven, Florida 33880**

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 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.

OFFICIAL BALLOT
EAGLE TRACE COMMUNITY DEVELOPMENT DISTRICT
TOWN OF LAKE HAMILTON, FLORIDA
LANDOWNERS' MEETING – TUESDAY, APRIL 1, 2025

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 Eagle Trace Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
<u>See Attached</u>	<u>23.77</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, Bobbie Henley, as Landowner, or as the proxy holder
of CH Dev, LLC (Landowner) pursuant to the Landowner's
Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. <u>Rennix Heath</u>	<u>20</u>
2. <u>Lauren Schwank</u>	<u>20</u>
3. <u>Lindsay Rodden</u>	<u>15</u>
4. <u>Bobbie Henley</u>	<u>15</u>
5. <u>Jessica Sperry</u>	<u>15</u>

Date: 4-1-25

Signed: Bobbie Henley

Printed Name: Bobbie Henley

LANDOWNER PROXY
EAGLE TRACE COMMUNITY DEVELOPMENT DISTRICT
TOWN OF LAKE HAMILTON, FLORIDA
LANDOWNERS' MEETING - TUESDAY, APRIL 1, 2025

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints Robbie Henley ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of Eagle Trace Community Development District to be held at 346 E. Central Ave., Winter Haven, FL 33880 on Tuesday, April 1, 2025 at 9:15 AM 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.

CH Dev, LLC
Printed Name of Legal Owner

[Signature]
Signature of Legal Owner

3/4/25
Date

Parcel Description

Acreage

Authorized Votes

See attached

23.77

24

[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:

24

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.).

**CONSENT AND JOINDER OF LANDOWNER TO INCLUSION
IN THE EAGLE TRACE COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("**Property**").

The undersigned understands and acknowledges that Cassidy Land Development, LLC ("**Petitioner**") intends to submit an application to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute a portion of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of the Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[signatures on following page]

Executed this 26th day of August 2024.

WITNESSES:

CH DEV, LLC, a Florida limited liability company

Lindsey Roden
Print Name: Lindsey Roden

Albert B. Cassidy
By: Albert B. Cassidy
Its: Manager

Jessica Spencer
Print Name: Jessica Spencer

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26th day of August 2024, by Albert B. Cassidy, as Manager of CH Dev, LLC, , who is personally known to me or who has produced _____ as identification.

[notary seal]

Lindsey E Roden
Print Name: Lindsey E Roden
Notary Public, State of Florida



23.77

Exhibit A:
LEGAL DESCRIPTION

Parcel ID: 272822000000034020:

BEG 370 FT N OF SW COR OF NW1/4 OF SW1/4 OF NW1/4 RUN E 210 FT N 210 FT W 210 FT S TO BEG



.95

Parcel ID: 272822000000034030:

NW1/4 OF SW1/4 OF NW1/4 LESS BEG 160 FT N OF SW COR RUN E 210 FT N 420 FT W 210 FT S TO BEG



4.03

Parcel ID: 272822000000034040:

SW1/4 OF SW1/4 OF NW1/4 LESS E 223 FT LESS S 20 FT FOR RD



16.22

{Property Descriptions Continue on Next Page}

Parcel ID: 272822000000034100

BEG SW COR OF SE1/4 OF SW1/4 OF NW1/4 RUN E 140 FT N 209 FT E 520 FT N TO NE COR OF TRACT W TO NW COR OF TRACT S TO BEG LESS S 20 FT OF W 140 FT FOR RD & LESS W 75 FT OF N 150 FT



7.30

Parcel ID: 272822000000034110

BEG 140 FT E OF SW COR OF SE1/4 OF SW1/4 OF NW1/4 RUN E 117 FT N 209 FT W 117 FT S TO BEG LESS S 20 FT FOR RD



1.51

Parcel ID: 272822000000034160

N 350 FT OF E 132 FT OF SW1/4 OF SW1/4 OF NW1/4 LESS W 7 FT & LESS N 325 FT



1.07

{Property Descriptions Continue on Next Page}

Parcel ID: 272822000000034180

W 75 FT OF N 150 FT OF SE1/4 OF SW1/4 OF NW1/4 & N 150 FT OF E 132 FT OF SW1/4 OF SW1/4 OF NW1/4 LESS W 7 FT FOR R/W



69

{Property Descriptions End}