

# **EMERALD LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**November 5, 2024**

## **LANDOWNERS' MEETING AGENDA**

**Emerald Lakes Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 334313**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

October 29, 2024

**ATTENDEES:**

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

Landowners  
Emerald Lakes Community Development District

Dear Landowners:

A Landowners' Meeting of the Emerald Lakes Community Development District will be held on November 5, 2024 at 11:15 a.m., at AtkinsRéalis 2671 W. Eau Gallie Boulevard, Melbourne, Florida 32935. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisor [Seats 3, 4, 5]
  - A. Nominations
  - B. Casting of Ballots
    - I. Determine Number of Voting Units Represented
    - II. 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 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.

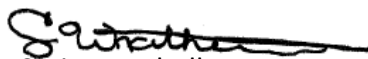
At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The 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.

This year, three (3) 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 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.

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.

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Cindy Cerbone at (561) 346-5294.

Sincerely,



Craig Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

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

**PARTICIPANT PASSCODE: 867 327 4756**

**AFFIDAVIT OF PUBLICATION**

Daphne Gillyard  
EMERALD LAKES CDD  
2300 Glades RD # 410W  
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Florida Today, a daily newspaper published in Brevard County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Brevard County, Florida, or in a newspaper by print in the issues of, on:

10/13/2024, 10/20/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/20/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$513.28  
Tax Amount: \$0.00  
Payment Cost: \$513.28  
Order No: 10663344  
Customer No: 1126985  
PO #:

# of Copies:  
1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

Ad#10663344: 10/13, 10/20/2024  
NOTICE OF LANDOWNERS'  
MEETING AND ELECTION AND  
MEETING OF THE BOARD  
OF SUPERVISORS OF THE  
EMERALD LAKES COMMUNITY  
DEVELOPMENT DISTRICT  
Notice is hereby given to the public  
and all landowners within Emerald  
Lakes Community Development  
District (the "District") in Brevard  
County, Florida, advising that a  
meeting of landowners will be held  
for the purpose of electing three (3)  
persons to the District Board of  
Supervisors.

DATE: November 5, 2024  
TIME: 11:15 a.m.  
PLACE: 2651 W. Eau Gallie Blvd.,  
Suite A  
Melbourne, Florida 32935

Each landowner may vote in person  
or by written proxy. Proxy forms  
may be obtained upon request at the  
office of the District Manager, 2300  
Glades Road, Suite 410W, Boca  
Raton, Florida 33431. At said meet-  
ing, each landowner or his or her  
proxy shall be entitled to nominate  
persons for the position of Supervi-  
sor 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, enti-  
tling 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 is open to  
the public and will be conducted in  
accordance with the provisions of  
Florida law. The meeting may be  
continued to a date, time, and place  
to be specified on the record at such  
meeting. A copy of the agenda for  
the meeting may be obtained from  
2300 Glades Road, Suite 410W, Boca  
Raton, Florida 33431. There may be  
an occasion where one or more  
supervisors will participate by tele-  
phone.

Any person requiring special accom-  
modations to participate in the  
meeting is asked to contact the  
District Office at (877) 276-0889, at  
least 48 hours before the meeting. If  
you are hearing or speech impaired,  
please contact the Florida Relay  
Service at (800) 955-8770 for aid in  
contacting the District 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 proceed-  
ings is made, including the testi-  
mony and evidence upon which the  
appeal is to be based.

District Manager

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: **11:15 a.m.**

LOCATION: **AtkinsRéalis  
2671 W. Eau Gallie Boulevard  
Melbourne, Florida 32935**

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.

Three (3) 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 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.

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**

**EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT  
BREVARD COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 5, 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 the Emerald Lakes Community Development District to be held at 11:15 a.m., on November 5, 2024, at AtkinsRéalis 2671 W. Eau Gallie Boulevard, Melbourne, Florida 32935, 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.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized 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:** \_\_\_\_\_

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.).

Parcel ID	Owner	Address	City	State	Zip	Acres	Votes
30-37-01-00-250	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	306.65	
30-37-12-00-250	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	119.69	
30-37-12-00-251	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	7	
30-37-11-00-2	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	29.42	
30-37-11-00-1	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	177.61	
30-37-10-00-1	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	123.38	
30-37-02-00-1	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	219	
30-37-02-00-2	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	350	
30-37-03-00-1	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	182	
						1514.75	1515
30-37-11-00-3	FLORIDA, STATE OF (DOT)	719 S WOODLAND BLVD	DELAND	FL	32720	8.24	
30-37-01-00-750	FLORIDA, STATE OF (DOT)	719 S WOODLAND BLVD	DELAND	FL	32720	24.37	
						32.61	33
30-37-11-00-4	PALM BAY, CITY OF	120 MALABAR SE RD SE	PALM BAY	FL	32907	5	
30-37-12-00-253	PALM BAY, CITY OF	120 MALABAR SE RD SE	PALM BAY	FL	32907	10.18	
						15.18	16
<b>Total</b>							<b>1564</b>

**OFFICIAL BALLOT**

**EMERALD LAKES COMMUNITY DEVELOPMENT DISTRICT  
BREVARD COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

**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 Emerald Lakes Community Development District and described as follows:

**Description**

**Acreage**

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[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
3		
4		
5		

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_



Parcel ID	Owner	Address	City	State	Zip	Acres	Votes
30-37-01-00-250	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	306.65	
30-37-12-00-250	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	119.69	
30-37-12-00-251	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	7	
30-37-11-00-2	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	29.42	
30-37-11-00-1	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	177.61	
30-37-10-00-1	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	123.38	
30-37-02-00-1	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	219	
30-37-02-00-2	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	350	
30-37-03-00-1	EMERALD INVESTMENT HOLDINGS LLC	605 S FREMONT AVE # B	TAMPA	FL	33606	182	
						1514.75	1515
30-37-11-00-3	FLORIDA, STATE OF (DOT)	719 S WOODLAND BLVD	DELAND	FL	32720	8.24	
30-37-01-00-750	FLORIDA, STATE OF (DOT)	719 S WOODLAND BLVD	DELAND	FL	32720	24.37	
						32.61	33
30-37-11-00-4	PALM BAY, CITY OF	120 MALABAR SE RD SE	PALM BAY	FL	32907	5	
30-37-12-00-253	PALM BAY, CITY OF	120 MALABAR SE RD SE	PALM BAY	FL	32907	10.18	
						15.18	16
<b>Total</b>							<b>1564</b>