

LAKE SIDE AT SATILLA

**COMMUNITY DEVELOPMENT
DISTRICT**

March 20, 2025

**LANDOWNERS'
MEETING AGENDA**

Lakeside at Satilla 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 13, 2025

ATTENDEES:

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

Landowner(s)
Lakeside at Satilla Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Lakeside at Satilla Community Development District will be held on March 20, 2025 at 10:00 a.m., at 1958 Education Street, St Cloud, Florida 34771. 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.

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.

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

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 801 901 3513

AFFIDAVIT OF PUBLICATION

Osceola News-Gazette
222 Church Street
(407) 846-7600

I, India Johnston, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Osceola News-Gazette, a publication that is a "legal newspaper" as that phrase is defined for the city of Kissimmee, for the County of Osceola, in the state of Florida, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Feb. 20, 2025

Feb. 27, 2025

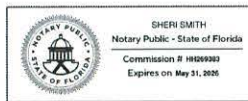
Notice ID: UEehdSuTFLfZncZWjZJa
Notice Name: LAKESIDE AT SATILLA CDD*Landowners Meeting

PUBLICATION FEE: \$218.88

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true,

India Johnston

Agent



VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 02/27/2025

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE LAKESIDE AT SATILLA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Lakeside at Satilla Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land, entirely within the City of St. Cloud, Osceola County, Florida, containing approximately 102.10 acres, generally located north of Lillian Lee Road, approximately 0.25 miles east of the intersection with Narcoossee Road, and west of Nora Tyson Road, 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 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: March 20, 2025
TIME: 10:00 AM
PLACE: 1958 Education St.
St Cloud, Florida 34771

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 Grades 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 be based.

District Manager
February 20, 27, 2025

LANDOWNER PROXY
LAKESIDE AT SATILLA COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – MARCH 20, 2025

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 Lakeside at Satilla Community Development District to be held at **10:00 a.m., on March 20, 2025, at 1958 Education Street, St Cloud, Florida 34771**, 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.

DRB GROUP FLORIDA LLC

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[See legal description attached]

101.05

102

[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:

102

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
05-26-31-4950-0001-0225	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	2.57	
05-26-31-0000-0010-0000	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	10.08	
05-26-31-4950-0001-0050	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	9.82	
05-26-31-4950-0001-0210	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	11.07	
05-26-31-4950-0001-0370	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	11.02	
05-26-31-4950-0001-0535	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	4.02	
05-26-31-4950-0001-0536	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	3.96	
05-26-31-4950-0001-0195	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	2.43	
05-26-31-4950-0001-0510	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	8.22	
05-26-31-4950-0001-0520	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	37.86	
				101.05	
Total			Total Acres as per Petition:	101.05	102

OFFICIAL BALLOT
LAKESIDE AT SATILLA COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY FLORIDA
LANDOWNERS' MEETING – MARCH 20, 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 Lakeside at Satilla Community Development District and described as follows:

Description

Acreage

[See landowner roll attached] _____

101.05

[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 DRB GROUP FLORIDA LLC (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE

NUMBER OF VOTES

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

Parcel ID	Owner	Address	City State ZIP	Acres	Votes
05-26-31-4950-0001-0225	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	2.57	
05-26-31-0000-0010-0000	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	10.08	
05-26-31-4950-0001-0050	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	9.82	
05-26-31-4950-0001-0210	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	11.07	
05-26-31-4950-0001-0370	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	11.02	
05-26-31-4950-0001-0535	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	4.02	
05-26-31-4950-0001-0536	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	3.96	
05-26-31-4950-0001-0195	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	2.43	
05-26-31-4950-0001-0510	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	8.22	
05-26-31-4950-0001-0520	DRB GROUP FLORIDA LLC	2099 GAITHER RD STE 600	ROCKVILLE MD 20850	37.86	
				101.05	
Total			Total Acres as per Petition:	101.05	102