

MAGNOLIA ISLAND

**COMMUNITY DEVELOPMENT
DISTRICT**

July 8, 2024

**LANDOWNERS'
MEETING AGENDA**

Magnolia Island 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

July 1, 2024

Landowner(s)
Magnolia Island Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Magnolia Island Community Development District will be held on July 8, 2024 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544. 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.

ATTENDEES:

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

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 have any questions or concerns, please do not hesitate to contact me directly at (561)-571-0010 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: 413 553 5047

Serial Number
24-01088P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Meeting Notice

in the matter of Landowners' Meeting on July 8, 2024
Magnolia Island

in the Court, was published in said newspaper by print in the
issues of 6/14/2024, 6/21/2024

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,
21st day of June, 2024 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



Kimberly S. Martin
Comm.: HH 282034
Expires: July 25, 2026
Notary Public - State of Florida

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Magnolia Island Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 202.314 acres, generally located entirely within unincorporated 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 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: July 8, 2024

TIME: 11:00 AM

PLACE: Hampton Inn & Suites by Hilton -

Tampa/Wesley Chapel

2740 Cypress Ridge Blvd.

Wesley Chapel, Florida 33544

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 be based.

District Manager

June 14, 21, 2024

24-01088P

**LANDOWNER PROXY
MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING – JULY 8, 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 Magnolia Island Community Development District to be held at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, at 11:00 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.

HOMES BY WEST BAY LLC

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
24-25-20-0000-00100-0000	204.40	205
Total Number of Authorized Votes:		<u>205</u>

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).

OFFICIAL BALLOT
MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING – JULY 8, 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 the Magnolia Island Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
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4-25-20-0000-00100-0000	204.40
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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		
2		
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

Attachment A

Landowner Roll & Legal Description

Parcel ID	Owner	Address	City State ZIP	Acres	Votes
24-25-20-0000-00100-0000	HOMES BY WEST BAY LLC	4065 CRESCENT PARK DR	RIVERVIEW, FL 33578-3605	204.4	
				204.4	205
Total			Total Acres as per Petition:	204.40	205

MAGNOLIA ISLAND COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: That part of the land described in Warranty Deed, as recorded in Official Records Book 8805, Page 1873, as recorded in the Public Records of Pasco County, Florida and lying in Section 24, Township 25 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 24, also being the Northwest corner of FARMINGTON HILLS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 50, Pages 1 through 7 inclusive, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along the East boundary of the Northeast 1/4 of said Section 24 and the Westerly boundary of said FARMINGTON HILLS SUBDIVISION, S.00°19'41"W., 1784.76 feet; thence along the North boundary of the South 2185.07 feet of the North 3/4 of said Section 24, S.89°51'31"W., 1600.00 feet; thence along the West boundary of the East 1600.00 feet of said Section 24, S.00°19'41"W., 1746.08 feet; thence WEST, 308.85 feet; thence N.35°00'00"W., 370.26 feet; thence S.55°00'00"W., 267.65 feet to a point of curvature; thence Southwesterly, 530.08 feet along the arc of a curve to the left having a radius of 565.00 feet and a central angle of 53°45'17" (chord bearing S.28°07'22"W., 510.85 feet) to a point of compound curvature; thence Southeasterly, 39.49 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°30'43" (chord bearing S.44°00'38"E., 35.51 feet) to a point of cusp; thence N.89°16'00"W., 94.91 feet to a point on the East boundary of the West 1/2 of the aforesaid Section 24; thence along said East boundary of the West 1/2 of Section 24, N.00°23'17"E., 1588.63 feet; thence N.89°36'43"W., 181.65 feet; thence N.03°30'00"W., 194.00 feet; thence N.04°00'00"E., 33.10 feet; thence N.35°20'00"W., 17.79 feet; thence N.70°00'00"W., 182.00 feet; thence N.30°20'00"W., 340.00 feet; thence N.62°05'00"W., 355.00 feet; thence N.60°30'00"W., 325.00 feet; thence N.48°50'00"W., 375.00 feet to a point on the East boundary of the West 1218.64 feet of the Northwest 1/4 of the aforesaid Section 24; thence along said East boundary of the West 1218.64 feet of the Northwest 1/4 of Section 24, N.00°24'29"E., 1104.00 feet to a point on the North boundary of said Northwest 1/4 of Section 24; thence along said North boundary of the Northwest 1/4 of Section 24, S.89°58'27"E., 1321.00 feet to a point of cusp; thence Southwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°01'33"W., 35.36 feet) to a point of tangency; thence S.00°01'33"W., 222.04 feet to a point of curvature; thence Southeasterly, 48.88 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 112°01'33" (chord bearing S.55°59'13"E., 41.46 feet) to a point of tangency; thence N.68°00'00"E., 237.26 feet to a point of curvature; thence Easterly, 39.35 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 05°18'20" (chord bearing N.70°39'10"E., 39.34 feet); thence N.00°04'17"E., 168.07 feet to a point on the North boundary of the aforesaid Northeast 1/4 of Section 24; thence along said North boundary of the Northeast 1/4 of Section 24, S.89°55'43"E., 2488.58 feet to the **POINT OF BEGINNING**.

Containing 202.314 acres, more or less.