

***HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Board Package

***Board of Supervisors
Regular Meeting***

***Tuesday
November 6, 2018
10:00 A.M.***

***Metro Development Group
2502 N. Rocky Point Dr., Suite 1050
Tampa FL***

Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval or adoption.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA

At Metro Development Group, 2502 N. Rocky Point Dr., Ste. 1050, Tampa FL

District Board of Supervisors	Mike Lawson Doug Draper Lori Price Ted Sanders	Chairman Vice Chairman Assistant Secretary Assistant Secretary
District Manager	Paul Cusmano	DPFG
District Attorney	Vivek Babbar	Straley Robin Vericker
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

All cellular phones and pagers must be turned off during the meeting.

The District Agenda is comprised of six different sections:

The first section which is called **Audience Questions and Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Administrative Matters** and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Matters**. The business matters section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The fifth section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Tuesday, November 6, 2018
Time: 10:00 a.m.
Location: Metro Development
2502 N. Rocky Point Drive, Suite 1050
Tampa, Florida 33607

Conference Call No.: (563) 999-2090
Code: 686859#

AGENDA

I. Roll Call

II. Audience Comments

III. Consent Agenda

- A. Approval of the Minutes from the August 23, 2018 Meeting **Exhibit 1**
- B. Approval of the Minutes from the September 27, 2018 Meeting **Exhibit 2**
- C. Approval of the Minutes from the September 27, 2018 Audit Committee Meeting **Exhibit 3**

IV. Business Matters

- A. Consideration and Adoption of Resolution 2019-01 Setting the Landowners Meeting **Exhibit 4**

V. Staff Reports

- A. District Manager
- B. Attorney
- C. District Engineer

VI. Supervisors Requests

VII. Adjournment

EXHIBIT 1.

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**MINUTES OF MEETING
HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

9 The Regular Meeting of the Board of Supervisors of the Hidden Creek Community Development
10 District was held on Thursday, August 23, 2018 at 10:00 a.m. at the Metro Development Group, 2502
11 North Rocky Point Drive, Suite 1050, Tampa, Florida 33607.

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FIRST ORDER OF BUSINESS – Roll Call

16 Mr. Cusmano called the meeting to order and conducted roll call.

17 Present and constituting a quorum were:

18 Mike Lawson Board Supervisor, Chairman
19 Doug Draper Board Supervisor, Vice Chairman
20 Lori Price Board Supervisor, Assistant Secretary

21 Also present were:

22 Paul Cusmano District Manager, DPGF, Inc.

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The following is a summary of the discussions and actions taken at the August 23, 2018 Hidden Creek CDD Board of Supervisors meeting.

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SECOND ORDER OF BUSINESS – Audience Comments

33 Mr. Cusmano opened the floor for the audience to ask questions and to comment on agenda
34 items. There being none, next item followed.

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THIRD ORDER OF BUSINESS – Administrative Matters

38 Mr. Cusmano presented the administrative matters that included the minutes of the Board of
39 Supervisors regular meeting held on June 2, 2018 (**Exhibit 1**) and the June 2018 Financial Statements
40 (**Exhibit 2**) to the Board for their review and consideration.

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A. **Exhibit 1:** Approval of the Minutes from the June 2, 2018 Meeting

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors regular meeting held on **June 2, 2018** for the Hidden Creek Community Development District.

B. **Exhibit 2:** Acceptance of the June 2018 Financial Statements

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board accepted the **June 2018** Financial Statements for the Hidden Creek Community Development District.

FOURTH ORDER OF BUSINESS – Business Matters

Mr. Cusmano presented the business matters that included the Fiscal Year (FY) 2018-2019 Budget Public Hearing, Resolution 2018-04 (**Exhibit 3**), Resolution 2018-05 (**Exhibit 4**) and the Budget Funding Agreement (**Exhibit 5**), Resolution 2018-06 (**Exhibit 6**), Resolution 2018-07 (**Exhibit 7**) to the Board for their review and consideration. Mr. Cusmano asked for a motion to open the public hearing. Mr. Lawson presented the budget to the Board for their review and consideration and asked for questions or comments. The Board reviewed the budget and asked for audience comments. There being none, Mr. Lawson made a motion to close the public hearing.

45 A. Fiscal Year 2018-2019 Budget Public Hearing

46 1. Open Public Hearing

47 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board opened
48 the Fiscal Year **2018-2019** Budget Public Hearing for the Hidden Creek Community Development
49 District.

50 2. Review of Budget

51 3. Audience Comments

52 *There being none, next item followed.*

53 4. Close Public Hearing

54 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board closed
55 the Fiscal Year **2018-2019** Budget Public Hearing for the Hidden Creek Community Development
56 District.

57 B. **Exhibit 3:** Consideration and Adoption of Resolution 2018-04; Adopting the 2018/2019 Budget

58 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
59 Resolution **2018-04**; Adopting the 2018/2019 Budget for the Hidden Creek Community Development
60 District.

61 C. **Exhibit 4:** Consideration and Adoption of Resolution 2018-05; Imposing Assessments

62 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
63 Resolution **2018-05**; Imposing Assessments for the Hidden Creek Community Development District.

64 D. **Exhibit 5:** Budget Funding Agreement

65 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the
66 Board approved the Budget Funding Agreement for the Hidden Creek Community Development District.

67 E. **Exhibit 6:** Consideration and Adoption of Resolution 2018-06; Re-Designating Officers

68 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
69 Resolution **2018-06**, re-designating the Officers of the District as follows: **Mr. Mike Lawson** to serve as
70 Chairman, **Mr. Doug Draper** to serve as Vice Chairman, and **Ms. Lori Price** and **Mr. Ted Sanders** to
71 serve as Assistant Secretaries; District staffing as follows: **Mr. Paul Cusmano** as Secretary, **Ms. Patricia**
72 **Comings-Thibault** as Treasurer, **Mr. Maik Aagaard** as Assistant Treasurer; and **Ms. Janet Johns** as
73 Assistant Secretary for the Hidden Creek Community Development District.

74 F. **Exhibit 7:** Consideration and Adoption of Resolution 2018-07; FY 2019 Meeting Schedule

75 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
76 Resolution **2018-07**; FY 2019 Meeting Schedule for the Hidden Creek Community Development District.

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78 **FIFTH ORDER OF BUSINESS – Staff Reports**

79 Mr. Cusmano opened the floor for the district staff to present their reports. There being none, next
80 item followed.

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82 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

83 Mr. Cusmano opened the floor for the supervisors to present their requests. There being none,
84 next item followed.

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86 **SEVENTH ORDER OF BUSINESS – Audience Questions and Comments on Other Items**

87 Mr. Cusmano opened the floor for the audience to ask questions and to comment on other items.
88 There being none, next item followed.

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90 **EIGHTH ORDER OF BUSINESS – Adjournment**

91 Mr. Cusmano asked for final questions, comments, or corrections before adjourning the meeting.
92 There being none, Mr. Lawson made a motion to adjourn the meeting.

93 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board
94 adjourned the meeting for the Hidden Creek Community Development District.

95 **Each person who decides to appeal any decision made by the Board with respect to any matter*
96 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
97 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

98
99 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
100 **meeting held on _____.**
101

Signature

Signature

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Printed Name

Printed Name

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104 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 2.

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**MINUTES OF MEETING
HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Hidden Creek Community Development District was held on Thursday, September 27, 2018 at 10:00 a.m. at the Metro Development Group, 2502 North Rocky Point Drive, Suite 1050, Tampa, Florida 33607.

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FIRST ORDER OF BUSINESS – Roll Call

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Mr. Cusmano called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Mike Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager, DPMG, Inc.
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The following is a summary of the discussions and actions taken at the September 27, 2018 Hidden Creek CDD Board of Supervisors meeting.

SECOND ORDER OF BUSINESS – Audience Comments

Mr. Cusmano opened the floor for the audience to ask questions and to comment on agenda items. There being none, next item followed.

THIRD ORDER OF BUSINESS – Business Matters

Mr. Cusmano presented the business matters that included the Fiscal Year (FY) 2017-2018 Budget Amendment (**Exhibit 1**) and Resolution 2018-08 (**Exhibit 2**) to the Board for their review and consideration.

- A. **Exhibit 2:** Consideration and Adoption of Resolution 2018-08; Amending the FY 2017-2018 Budget

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted the Resolution **2018-08**; Amending the 2017-2018 Budget for the Hidden Creek Community Development District.

FOURTH ORDER OF BUSINESS – Staff Reports

Mr. Cusmano opened the floor for the district staff to present their reports and presented the BrightView Addendum to Service Agreement (**Exhibit 3**) to the Board for their review and consideration. Discussion ensued.

- A. **Exhibit 3:** BrightView Addendum to Service Agreement

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the BrightView Addendum to Service Agreement for the Hidden Creek Community Development District.

FIFTH ORDER OF BUSINESS – Supervisors Requests

45 Mr. Cusmano opened the floor for the supervisors to present their requests. There being none,
46 next item followed.

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48 **SIXTH ORDER OF BUSINESS – Adjournment**

49 Mr. Cusmano asked for final questions, comments, or corrections before adjourning the meeting.
50 There being none, Mr. Lawson made a motion to adjourn the meeting.

51 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
52 adjourned the meeting for the Hidden Creek Community Development District.

53 **Each person who decides to appeal any decision made by the Board with respect to any matter*
54 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
55 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

56
57 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
58 **meeting held on _____.**
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Signature

Signature

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Printed Name

Printed Name

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62 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 3.

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**MINUTES OF MEETING
AUDIT COMMITTEE
HIDDEN CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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The Audit Committee Meeting for the Hidden Creek Community Development District was held on Thursday, September 27, 2018 at 10:00 a.m. at the Metro Development Group, 2502 North Rocky Point Drive, Suite 1050, Tampa, Florida 33607.

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FIRST ORDER OF BUSINESS – Call To Order

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Mr. Cusmano called the meeting to order.

Present and constituting a quorum were:

Mike Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary

Also present were:

Paul Cusmano	District Manager, DPMG, Inc.
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The following is a summary of the discussions and actions taken at the September 27, 2018 Hidden Creek CDD Audit Committee meeting.

SECOND ORDER OF BUSINESS – Administrative Matters

Mr. Cusmano presented the administrative matters that included the request for proposal (RFP) and evaluation criteria (**Exhibit 1**) to the Board for their review and consideration and asked for questions, comments, or corrections. There being none, next item followed.

THIRD ORDER OF BUSINESS – Business Matters

Mr. Cusmano presented the business matters and asked for a motion to authorize the Chair to proceed with publication of the RFP. Discussion ensued regarding the next meeting date.

A. Authorization to Proceed with Publication of RFP

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the authorization to proceed with publication of the RFP for the Hidden Creek Community Development District.

FOURTH ORDER OF BUSINESS – Adjournment

Mr. Cusmano asked for final questions, comments, or corrections before adjourning the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adjourned the audit committee meeting for the Hidden Creek Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

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Signature

Signature

47

Printed Name

Printed Name

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49 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 4.

RESOLUTION 2019-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hidden Creek Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

WHEREAS, the effective date of Ordinance No. 13-21 creating the District was March 6, 2013, as amended by Ordinance 14-24, effective August 13, 2014; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT:

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on December 4, 2018, at 10:00 a.m. at the offices of Metro Development Group, 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its November 6, 2018 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office and the District Manager's office, located at DPF Management & Consulting, LLC, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6TH DAY OF NOVEMBER, 2018.

ATTEST:

**HIDDEN CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

EXHIBIT A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING
OF THE BOARD OF SUPERVISORS OF THE
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Hidden Creek Community Development District (the "**District**"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 415.38 acres more or less, generally located north of Dug Creek Road, east of Hwy 301, and south of S.R. 674 (Ruskin-Wimauma Road) and west of West Lake Drive, in Hillsborough 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. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: December 4, 2018
TIME: 10:00 a.m.
PLACE: Metro Development Group
2502 N. Rocky Point Drive, Suite 1050
Tampa, FL

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, DPFG Management & Consulting, LLC, located at 15310 Amberly Drive, Suite 175, Tampa, Florida 33647. 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 nominated for 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 of Supervisors 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 DPFG Management & Consulting, LLC, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 418-7473, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 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 proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): November 9 and 16, 2018

(Last publication must run at least 14 days before the meeting and not more than 28 days before the meeting.)

EXHIBIT A

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: December 4, 2018

TIME: 10:00 a.m.

LOCATION: Metro Development Group
2502 N. Rocky Point Drive, Suite 1050
Tampa, FL

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.

This year two (2) seats on the Board will be up for election by landowners for a four year period and one (1) seat will be up for election by landowners for a two year period. 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.

EXHIBIT A

**LANDOWNER PROXY
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – DECEMBER 4, 2018**

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 Hidden Creek Community Development District to be held at the offices of Metro Development Group, 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida, on December 4, 2018, 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.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</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.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2018), 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.).

EXHIBIT A

OFFICIAL BALLOT
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING - DECEMBER 4, 2018

For Election (3 Supervisors): The two candidates receiving the highest number of votes will receive a four (4) year term, and the candidate receiving the lowest number of votes will receive a two (2) year term, with the term of office for each of 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 Hidden Creek Community Development District and described as follows:

<u>Description</u>	<u>Acreage</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, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowners' Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. _____	_____
2. _____	_____
3. _____	_____

Date: _____

Signed: _____

Printed Name: _____