

LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

District Office – 5844 Old Pasco Road - Suite 100 – Wesley Chapel, Florida 33544

REVISED
M E M O R A N D U M

TO: Long Lake Ranch CDD Resident

FROM: Cheryl Jordan, District Office

RE: Long Lake Ranch CDD – Revised Information regarding the Landowner Election

THE FOLLOWING INCLUDES CLARIFICATIONS OR CORRECTIONS TO THE PREVIOUS MEMORANDUM REGARDING THE LANDOWNER ELECTION RECEIVED BY RESIDENTS VIA MAIL LAST WEEK.

Please find enclosed instructions, a ballot, and proxy for the upcoming Landowners' Meeting/Election scheduled to be held on **November 5, 2020 at 5:00 p.m. at the Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd, Lutz, Florida 33558.** Please note that there are multiple meetings on this day which are scheduled as follows:

3:00 p.m. – Regular Meeting (scheduled to run until the Landowner Election begins at 5:00 p.m. and will likely be continued to re-convene after 6:00 p.m.).

5:00 p.m. – Landowners' Election

6:00 p.m. (or once the Landowners' Election is complete) – Regular Meeting Continued and Public Hearing on the revised Amenity Facility Rules and Policies.

If a Landowner is unable to attend the meeting, they may complete the enclosed proxy naming someone who is able to attend in person, to vote on his/her behalf. If intending to vote by proxy, please email a copy to me at cjordan@rizzetta.com no later than 12:00 p.m. on **November 4, 2020** or have your proxyholder bring the original to the meeting. Such proxy which will be retained on file.

Each Landowner is entitled cast one vote per acre of land owned by him or her and located within the District, with a fraction of an acre shall be treated as one (1) acre (e.g., a 0.43 acre lot shall be entitled to 1 vote).. This year there is **one** seat up for election, which shall receive a term of four of (4) years and shall commence upon election.

If you have any questions, please contact Bryan Radcliff at (813) 933-5571.

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
THE LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF A SUPERVISOR**

DATE OF LANDOWNERS' MEETING: **November 5, 2020**

TIME: **5:00 P.M.**

LOCATION: **Long Lake Ranch Amenity Center
19037 Long Lake Ranch Blvd.
Lutz, Florida 33558**

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.

This year, Seat 3 on the Board will be up for election in a landowner seat for a four-year period. The term of office for the successful landowner 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
LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2020

For Election (Seat 3): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate 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 Long Lake Ranch 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 Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
Seat 3:	

Date: _____

Signed: _____

Printed Name: _____

LANDOWNER PROXY

**LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2020**

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 Long Lake Ranch Community Development District to be held at the Long Lake Ranch Amenity Center, 19037 Long Lake Ranch Blvd., Lutz, Florida 33558, on November 5, 2020, at 3 p.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*, a fraction of an acre is 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, 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.).