MINUTES OF MEETING
CANTERWOOD ACRES
COMMUNITY DEVELOPMENT DISTRICT

The **LANDOWNERS'** and regular meeting of the Board of Supervisors of Canterwood Acres Community Development District was held on Monday, May 4, 2026 and called to order at 1:55 p.m., at The Courtyard Ocala by Marriott located at 3712 SW 38th. Avenue, Ocala, FL 34474.

Present and constituting a quorum were:

Tony Tabshe	Chairperson
Dawson Ransome	Vice Chairperson
Eric Davidson	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager	
Vivek Babbar	District Counsel	*(via phone)*
Orien Bardwell	District Engineer	*(via phone)*

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

> On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, to call to order the Landowners Election and Meeting, was approved. 3-0

SECOND ORDER OF BUSINESS **Appointment of Chairperson**

> On MOTION by Mr. Davidson seconded by Mr. Tabshe, with all in favor, to appoint Bryan Radcliff as the Landowners Meeting Chair, was approved. 3-0

THIRD ORDER OF BUSINESS **Announcement of Candidates/ Call for Nominations**

Mr. Radcliff announced the appointment of Dawson Ransome by Joe Tabshe, to be the Proxy and that there are two (2) parcels with a total acreage of 100.72 acres which equates to 101 votes.

FOURTH ORDER OF BUSINESS **Election of Supervisors**

The Board assigned the two four-year terms to Tony Tabshe and Dawson Ransome with Joe Tabshe, Carla Tabshe and Eric Davidson assuming the remaining two-year term seats.

FIFTH ORDER OF BUSINESS **Owners' Requests**

There were no additional questions from the Board.

SIXTH ORDER OF BUSINESS **Adjournment**

There being nothing further,

> On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, meeting adjourned. 3-0

SEVENTH ORDER OF BUSINESS **Oath of Office**

Mr. Radcliff, a commissioned Notary Public for the State of Florida, administered the Oaths of Office to: Tony Tabshe, Dawson Ransome and Eric Davidson. All Board members declined compensation.

EIGHTH ORDER OF BUSINESS **Resolution 2026-27**

A. Consideration of Resolution 2026-27; Canvassing/Certifying the Results of the Landowners' Election

> On MOTION by Mr. Davidson seconded by Mr. Tabshe, with all in favor, Resolution 2026-27; Canvassing/Certifying the Results of the Landowners' Election, was adopted. 3-0

NINTH ORDER OF BUSINESS **Resolution 2026-28**

A. Consideration of Resolution 2026-28; Re-Designating the Officers

The following persons were elected to the offices:

- Tony Tabshe Chairperson
- Dawson Ransome Vice Chairperson
- Brian Lamb Secretary
- Stephen Bloom Treasurer
- Angel Montagna Assistant Treasurer
- Bryan Radcliff Assistant Secretary
- Joe Tabshe Assistant Secretary
- Carla Tabshe Assistant Secretary
- Eric Davidson Assistant Secretary

> On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, Resolution 2026-28; Re-Designating the Officers, as described above, was adopted. 3-0

RECESS TO PUBLIC HEARING
FIRST ORDER OF BUSINESS **PUBLIC HEARING ON ADOPTION OF ASSESSMENT ROLL/IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS**

A. Open Public Hearing on Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments

On MOTION by Mr. Tabshe seconded by Ms. Ransome, with all in favor, Open Public Hearing on Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments, was opened. 3-0

B. Master Report of the District Engineer
C. MAMR Report
D. Public Comment

The Board reviewed the Master Report of the District Engineer and the Master Assessment Methodology Report. There were no additional comments or questions.

E. Supervisor's Comment

There being none, the next item followed.

F. Close Public Hearing on Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments

On MOTION by Mr. Davidson seconded by Mr. Tabshe, with all in favor, Open Public Hearing on Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments, was closed. ()-0

SECOND ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-29; Imposing and Levying Special Assessments

On MOTION by Mr. Tabshe seconded by Ms. Ransome, with all in favor, Resolution 2026-29; Imposing and Levying Special Assessments, was adopted. 3-0

B. Other Matters

There being nothing further, the next order of business followed.

RETURN AND PROCEED TO REGULAR MEETING
FIRST ORDER OF BUSINESS **Business Items**

A. Consideration of Audit Committee

The Board instructed Mr. Radcliff to proceed with the advertising for the Audit Committee and chose to base the review on a cost basis.

B. Consideration of Resolution 2026-30; Approving a Proposed O&M Budget for FY2027& Setting a Public Hearing

Mr. Radcliff presented the Fiscal Year-2027 Proposed Budget. Discussion ensued.

> On MOTION by Mr. Davidson seconded by Mr. Tabshe with all in favor, Resolution 2026-30; Approving a Proposed O&M Budget for FY2027& Setting a Public Hearing, for Thursday July 9th., 2026 at 12:00 noon at the Courtyard Ocala by Marriott located at 3712 SW 38th. Avenue, Ocala, FL 34474, was adopted. 3-0

SECOND ORDER OF BUSINESS Consent Agenda

A. Approval of March 30, 2026 Special Organizational Meeting Minutes

> On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, Consent Agenda, was approved. 3-0

THIRD ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Babbar stated that the MAMR will need to be verified for the correct lot account.

B. District Engineer

C. District Manager

There being no reports, the next order of business followed.

FOURTH ORDER OF BUSINESS Supervisors' Requests/Comments

Ms. Ransome provided an update on the various stages of the recording of the plats.

FIFTH ORDER OF BUSINESS Adjournment

There being no further business,

> On MOTION by Mr. Davidson seconded by Mr. Tabshe, with all in favor, meeting adjourned at 2:06 p.m. 3-0

Bryan Radcliff	Tony Tabshe
District Manager	Chairperson