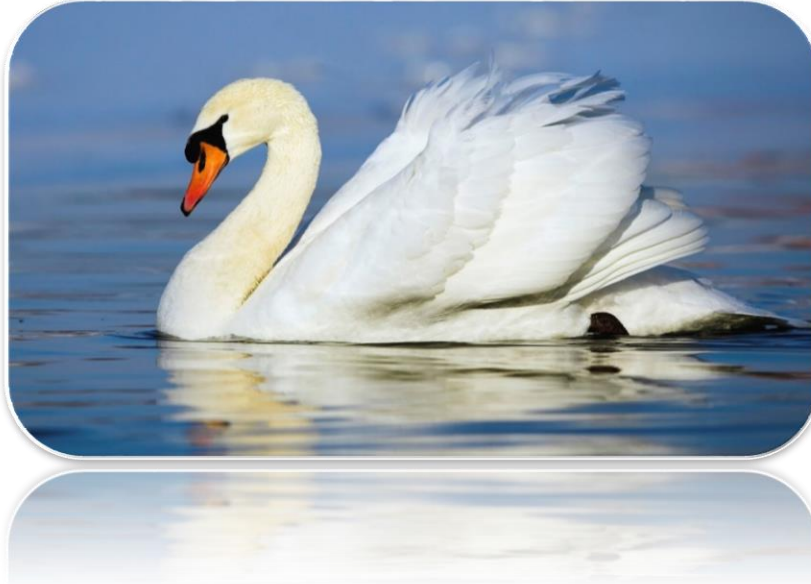


# **ESPLANADE AT WELLEN PARK COMMUNITY DEVELOPMENT DISTRICT**

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## **LANDOWNER'S MEETING AGENDA**

JUNE 18, 2025

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>th</sup> STREET, FORT LAUDERDALE, FL 33308

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# ESPLANADE AT WELLEN PARK COMMUNITY DEVELOPMENT DISTRICT

June 11, 2025

Esplanade at Wellen Park Community Development District

Dear Landowners,

The Landowners Meeting of the Esplanade at Wellen Park Community Development District will be held on **Wednesday, June 18, 2025, at 9:00 A.M.** at the offices of **Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232.**

**The following Webex link and telephone number are provided to join/watch the meeting remotely.**

<https://districts.webex.com/districts/j.php?MTID=ma0cc4731782f5af678161e756c327ac9>

Access Code: **2336 852 6489**, Event password: **Jpward**

Phone: **408-418-9388**, Access code **2336 852 6489**, password: **Jpward** to join the meeting.

*The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.*

## ***Agenda***

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1. Election of a Chairperson for the Purpose of Conducting the Landowners Meeting.
2. Election of Supervisors.
  - a) Determination of the Number of Voting Units Represented or Assigned by Proxy.
  - b) Nominations of Supervisors (Five Positions).
  - c) Casting of Ballots.
  - d) Ballot Tabulations and Results.
3. Landowners' Questions or Comments.
4. Adjournment.

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## **AFFIDAVIT OF PUBLICATION**

Katherine Selchan  
Esplanade At Wellen Park Cdd  
2301 NE 37Th ST  
Ft Lauderdale FL 33308-6242

STATE OF WISCONSIN, COUNTY OF BROWN

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05/18/2025, 05/25/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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## **NOTICE OF LANDOWNERS' MEETING ESPLANADE AT WELLEN PARK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Esplanade at Wellen Park Community Development District will hold a Landowners Meeting at 9:00 a.m. on Wednesday, June 18, 2025, at the offices of Taylor Morrison, 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at [www.Esplanadeatwellenpark.org](http://www.Esplanadeatwellenpark.org).

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from the office of the District Manager, JP Ward & Associates LLC, located at 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, or by calling (954) 658-4900, emailing [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com), or on the District's website at [www.Esplanadeatwellenpark.org](http://www.Esplanadeatwellenpark.org), at least seven (7) days in advance of the meeting.

The meeting may be cancelled or continued to a date, time and location specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District at (954) 658-4900, at least five (5) days prior to the date of the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance in contacting the District Office.

If any person decides to appeal any decision made with respect to any matter considered at these board meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Esplanade at Wellen Park  
Community Development District  
James P. Ward, District Manager  
May 18, 25, 2025 ( )

KAITLYN FELTY  
Notary Public  
State of Wisconsin

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
ESPLANADE AT WELLEN PARK COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Wednesday June 18, 2025**

TIME: **9:00 A.M.**

LOCATION: **Taylor Morrison  
551 Cattlemen Road, Suite 200  
Sarasota, Florida 34232**

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.

At this time, five (5) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The three (3) candidates receiving the next highest number of votes shall each be elected for a term of two (2) years, respectively. 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.

OFFICIAL BALLOT

ESPLANADE AT WELLEN PARK COMMUNITY DEVELOPMENT DISTRICT  
SARASOTA COUNTY, FLORIDA  
LANDOWNERS MEETING – JUNE 18, 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 remaining candidates shall receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that the undersigned is executing this Official Ballot in his or her individual capacity as landowner, or in his or her capacity as an authorized representative of the entity named below as landowner, (hereinafter, "Landowner") and that Landowner is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Ibis Landing Community Development District and described as follows:

**Property Description**

**See Exhibit A: Legal Description of CDD**

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[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.]

The number of authorized votes for this ballot is: \_\_\_\_

I, \_\_\_\_\_, in my individual capacity as Landowner; or in my capacity as an authorized representative of Landowner, an entity; or as the proxy holder pursuant to the Landowners Proxy attached hereto, do cast my votes as follows:

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

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

NOTE: 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.).

**LANDOWNER PROXY**

**ESPLANADE AT WELLEN PARK COMMUNITY DEVELOPMENT DISTRICT  
SARASOTA COUNTY, FLORIDA  
LANDOWNERS MEETING – JUNE 18, 2025**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned 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 Esplanade at Wellen Park Community Development District to be held at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232; said meeting published in a newspaper in Sarasota County; and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may come before said meeting including, but not limited to, the election of members of the Board of Supervisors and may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally come before the meeting. Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in force 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 notice thereof, in writing, filed with the Secretary of the Esplanade at Wellen Park Community Development District.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**Property Description**

**Acreage**

**SEE ATTACHED EXHIBIT 1**

[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.]

The number of authorized votes for this proxy is: \_\_\_\_

NOTE: 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.).