

**MINUTES OF MEETING
HERITAGE HARBOUR MARKET PLACE
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners Meeting of the Board of Supervisors of the Heritage Harbour Market Place Community Development District was held on Thursday, November 3, 2022, at 1:00 P.M. at the River Strand Golf and Country Clubhouse, 7155 Grand Estuary Trail, Bradenton, Florida 34212.

Landowners Present:

James Ward

Also present were:

Andrew Gill

JPWard and Associates

Audience:

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Andrew Gill called the meeting to order at approximately 1:03 p.m.

SECOND ORDER OF BUSINESS

Election of a Chairperson

Election of a Chairperson for the purpose of Conducting the Landowner's Meeting

Mr. Gill: The purpose of today's landowner's meeting is to elect three individuals to serve on the Board of Supervisors in Seats 1, 2, and 4. The first thing we will do to start this process is elect a Chairperson for purposes of conducting the landowner's meeting. I have a proxy here on behalf of TH Harbour LLLP, appointing you, James Ward as Proxy Holder and authorizing you to cast their 87 votes. You can select a person to be chairperson, yourself, or me as you choose.

Mr. Ward asked Mr. Gill to continue as Chair.

THIRD ORDER OF BUSINESS

Election of Supervisors

Election of Supervisors

- a) Determination of the Number of Voting Units Represented or Assigned by Proxy
- b) Nominations of Supervisors (Three Positions)
- c) Casting of Ballots
- d) Ballot Tabulations and Results

Mr. Gill: You have been authorized to cast the 87 votes on behalf of TH Harbour, LLLP. He asked if there were any other landowners present; there were none. He indicated the next item was the nomination of Supervisors. He noted three seats were available and asked Mr. Ward for his nominations.

Mr. Ward nominated Bill Nesbitt, Daniel Hulgass, and Brian Billingham

Mr. Gill explained next was the casting of ballots. He provided Mr. Ward a ballot to fill out, sign and return upon completion. Mr. Ward complied.

Mr. Gill read the results into the record: Mr. Bill Nesbitt received 86 votes, Mr. Hulgass received 87 votes, and Mr. Billingham received 87 votes indicating Dan Hulgass and Brian Billingham would serve four-year terms while Bill Nesbitt would serve a two-year term.

FOURTH ORDER OF BUSINESS

Landowner's Questions or Comments

Mr. Gill asked if there were any questions or comments; there were none.

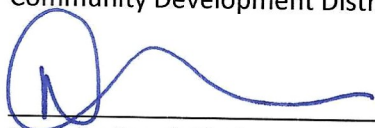
FIFTH ORDER OF BUSINESS

Adjournment

Mr. Gill adjourned the meeting at approximately 1:05 p.m.

Heritage Harbour Market Place
Community Development District


James P. Ward, Secretary


Danielle Graef, Chairperson

OFFICIAL BALLOT
HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 3, 2022

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will 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 Heritage Harbour Market Place Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
<u>SEE EXHIBIT A</u>	<u>87</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, JAMES P. WARD, as Landowner, or as the proxy holder of THE HARBOUR LLC (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1	<u>BILL NEGROT</u>	<u>76</u>
2	<u>DAN HULGAS</u>	<u>87</u>
4	<u>BRIAN BILLINGHAM</u>	<u>87</u>

Date: November 3, 2022

Signed: James P. Ward
 Printed Name: JAMES P. WARD

LANDOWNER PROXY

**HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints James Ward ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Heritage Harbour Market Place Community Development District to be held at River Strand Golf and Country Clubhouse, 7155 Grand Estuary Trail, Bradenton, Florida 34212, on November 3, 2022, at 1:00 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.

TH Harbour, LLLP, By: M&M Bradenton GP, LLC, General Partner

Printed Name of Legal Owner

By:

10/13/22

Signature of Legal Owner Joseph Marino, Manager

Date

Parcel Description

Acreage

Authorized Votes

See attached Exhibit A

[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:

87

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), 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.).

**Heritage Harbour Marketplace Community Development District
Landowners' Meeting, November 3, 2022
Exhibit A:
Parcels Owned by TH Harbour LLLP**

Parcel ID	Owner	Legal Description	Acres	Votes
1108601709	TH HARBOUR LLLP 1260 STELTON RD PISCATAWAY NJ 08854	LOT 2, THE LANDINGS AT HERITAGE HARBOUR PH II PI #11086.0170/9	15.6718	16
1108601759	TH HARBOUR LLLP 1260 STELTON RD PISCATAWAY NJ 08854	TRACT 100 (PRIVATE ROAD), THE LANDINGS AT HERITAGE HARBOUR PH II PI #11086.0175/9	6.6337	7
1108601919	TH HARBOUR LLLP 1260 STELTON RD PISCATAWAY NJ 08854	THOSE PARTS OF SEC 25, 26, 35 & 36, TWN 34S, RNG 18E, MORE PARTICULARLY DESC AS FOLLOWS: BEG AT A PT ON W R/ LN OF GRAND HARBOUR PKWY AS SHOWN ON PLAT OF STONEYBROOK	63.594	64

Total Votes:

87