

ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT



LANDOWNERS MEETING AGENDA

AUGUST 9, 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37th STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT

August 2, 2022

The Landowners' Meeting of the Island Lake Estates Community Development District will be held on **Tuesday, August 9, 2022, at 9:30 A.M.** at the **Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/onstage/g.php?MTID=e8209e7e020a2bff9640190a61f7b5761>

Access Code: **2346 619 2937**, Event password: **Jpward**

Or Phone: **408-418-9388** and enter the access code **2346 619 2937** to join the meeting.

Agenda

1. Call to Order.
2. Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting.
3. 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.
4. Landowners' Questions or Comments.
5. Adjournment.

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE: *August 9, 2022*

TIME: *9:30 A.M.*

LOCATION: *Country Inn & Suites
24244 Corporate Court
Port Charlotte, Florida 33954*

Pursuant to Chapter 190, *Florida Statutes*, 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 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 is intended to comply with Section 190.006(2)(b), *Florida Statutes*, as amended.

A landowner may vote in person at the Landowner's 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 person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming.

This is the first landowner's election subsequent to the establishment of the District, and provided by law, there are five (5) seats on the Board will be up for election.

Voting is based on acres owned or platted lots owned. 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 Landowner's 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 of Supervisors that is open for election for the upcoming term. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidates receiving the lesser number of votes shall be elected for a term of two (2) years.

The term of office for each successful candidate shall commence upon election.

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

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

**ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
CHARLOTTE COUNTY, FLORIDA
LANDOWNERS MEETING – AUGUST 9, 2022**

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 Island Lake Estates Community Development District and described as follows:

Property Description **169.69 Acreage**

See Exhibit A: Legal Description of CDD

[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

**ISLAND LAKE ESTATES COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS MEETING – AUGUST 9, 2022**

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 LT Ranch Community Development District to be held at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.; said meeting published in a newspaper in Charlotte 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 Island Lake Estates 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.).



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND
LYING IN SECTION 16, T-41-S, R-20-E,
CHARLOTTE COUNTY, FLORIDA.

CDD PROPERTY

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 16, TOWNSHIP 41 SOUTH, RANGE 20 EAST, BEING A PORTION OF COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OR CHARLOTTE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

LOTS 1-20, 151-159, 176-202 AND 237-358, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OR CHARLOTTE COUNTY, FLORIDA.

TRACTS P-1, P-2 AND P-3, AND TRACTS C-1, C-2, C-3, C-4, C-5, C-6 AND TRACT A, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OR THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TRACTS F-1, F-2 AND F-3, COCO BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 14A-14V, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

CONTAINING 169.69 ACRES, MORE OR LESS.

BANKS ENGINEERING
FLORIDA LICENSED BUSINESS NO. LB6690

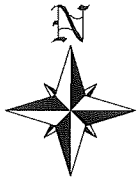
FEBRUARY 8, 2022

DIGITALLY SIGNED BY:
C. DREW BRANCH

Date:
2022.02.10
13:34:54
-05'00'

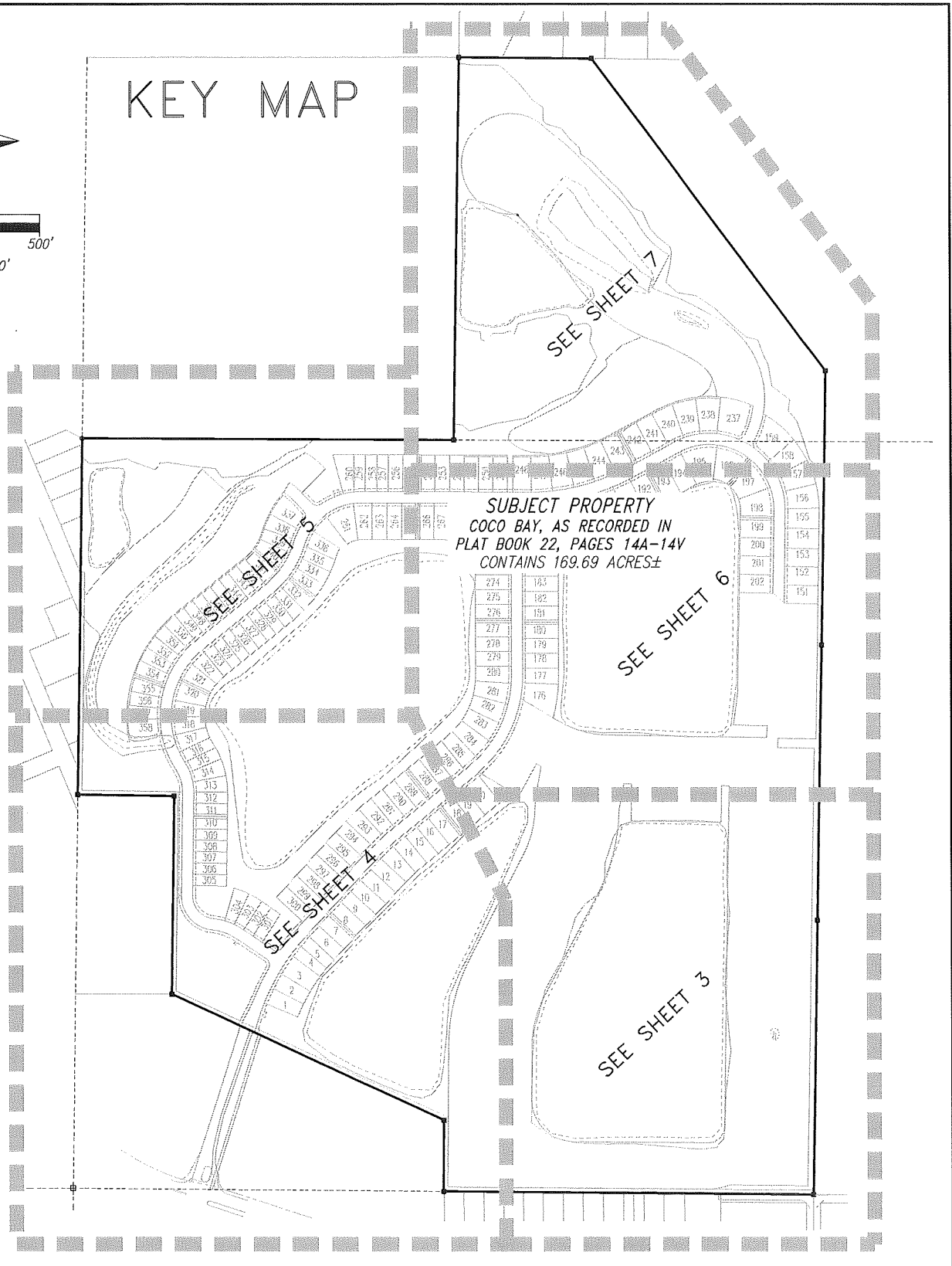


C. DREW BRANCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5542



0 250' 500'
SCALE 1"=500'

KEY MAP



SUBJECT PROPERTY
COCO BAY, AS RECORDED IN
PLAT BOOK 22, PAGES 14A-14V
CONTAINS 169.69 ACRES±

THIS IS NOT A BOUNDARY SURVEY

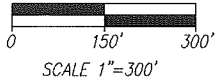
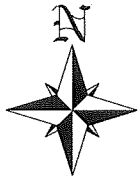
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4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1148
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

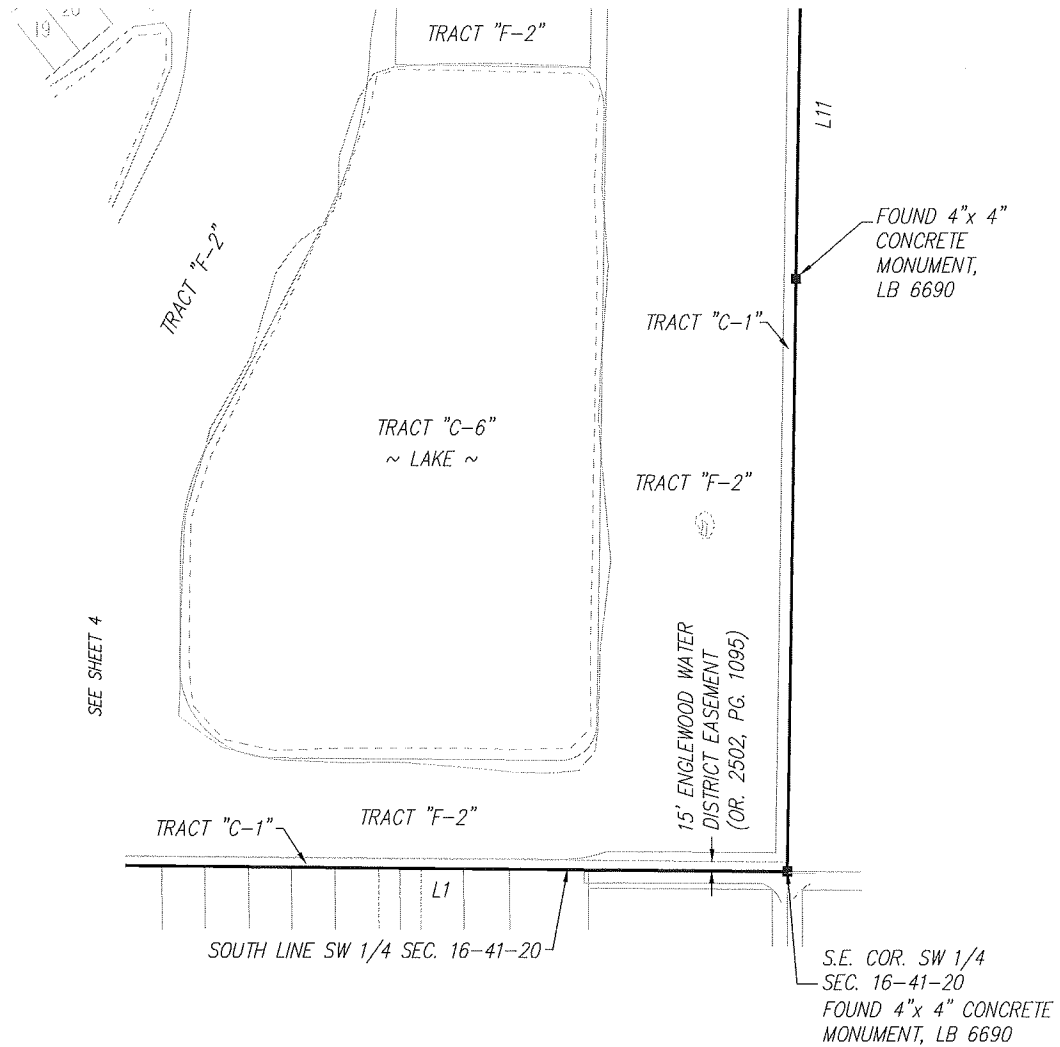
SKETCH TO ACCOMPANY DESCRIPTION CDD PROPERTY CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
02/03/2022	4031L	LG-SK		JMF	CDB	1"=500'	2 OF 8	16-41-20

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SEE SHEET 6



LEGEND

- L1 SEE LINE TABLE
- C1 SEE CURVE TABLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.R. OFFICIAL RECORD
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (P) PLAT

THIS IS NOT A BOUNDARY SURVEY

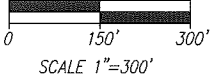
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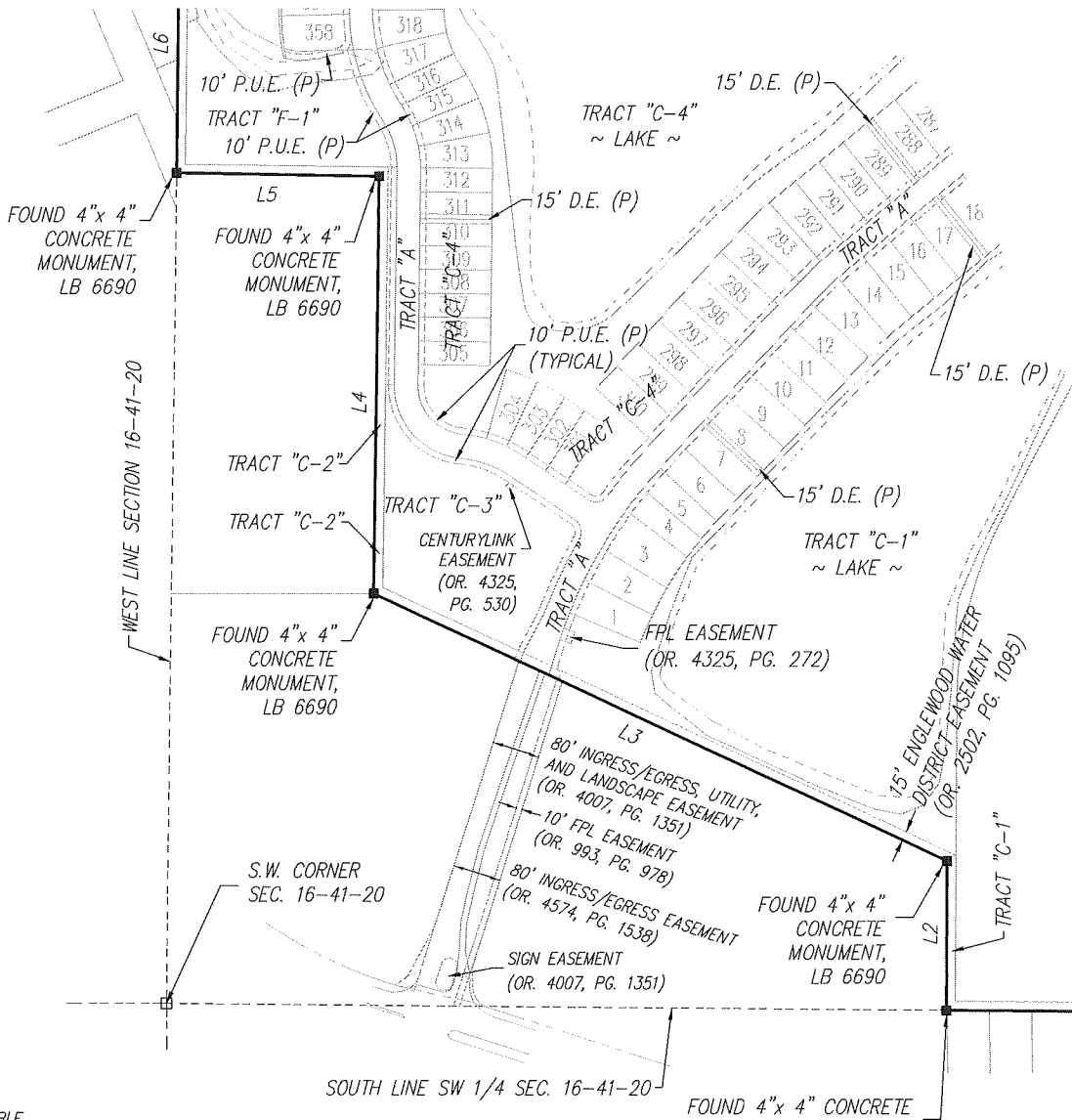
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SEE SHEET 5



SEE SHEET 3

LEGEND

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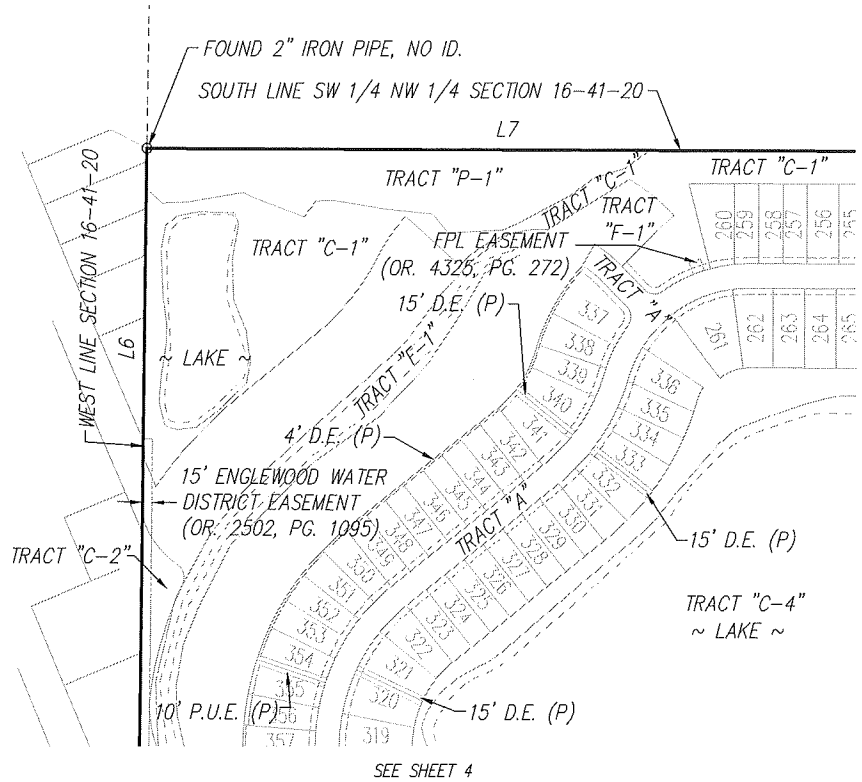
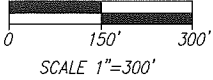
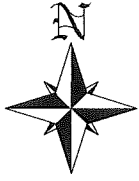
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SEE SHEET 6

SEE SHEET 4

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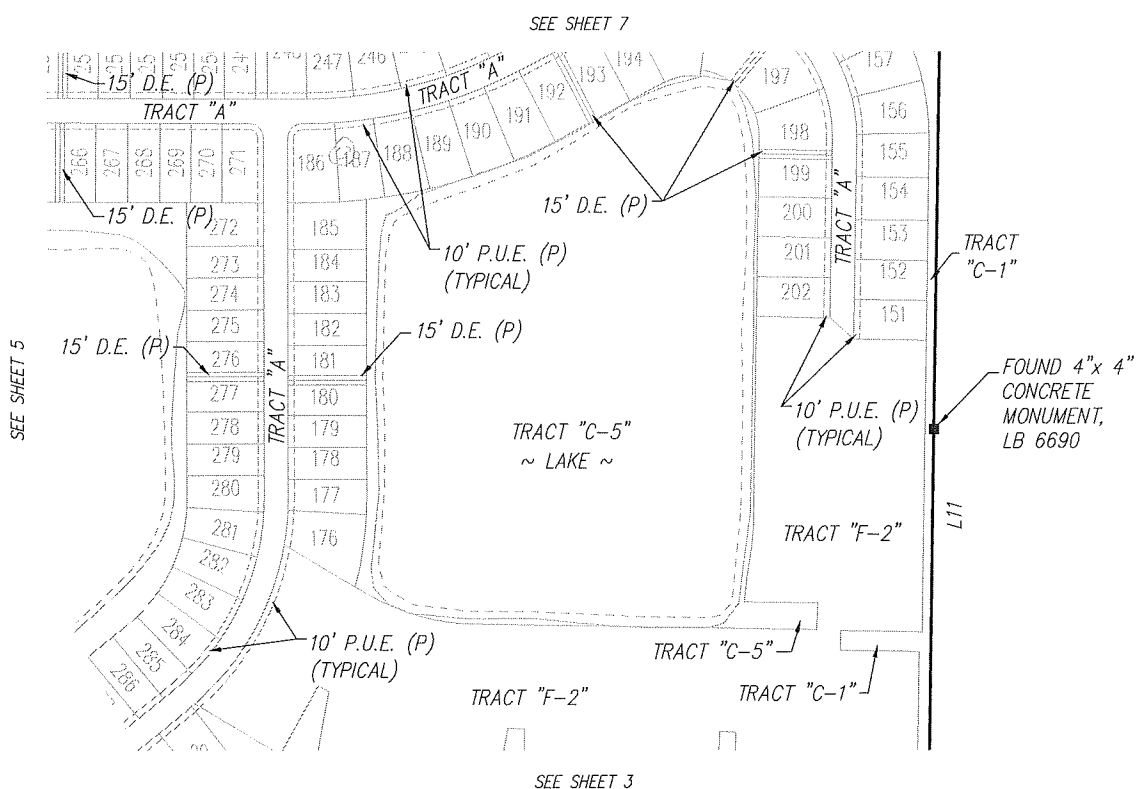
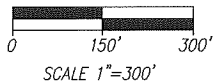
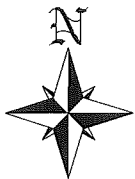
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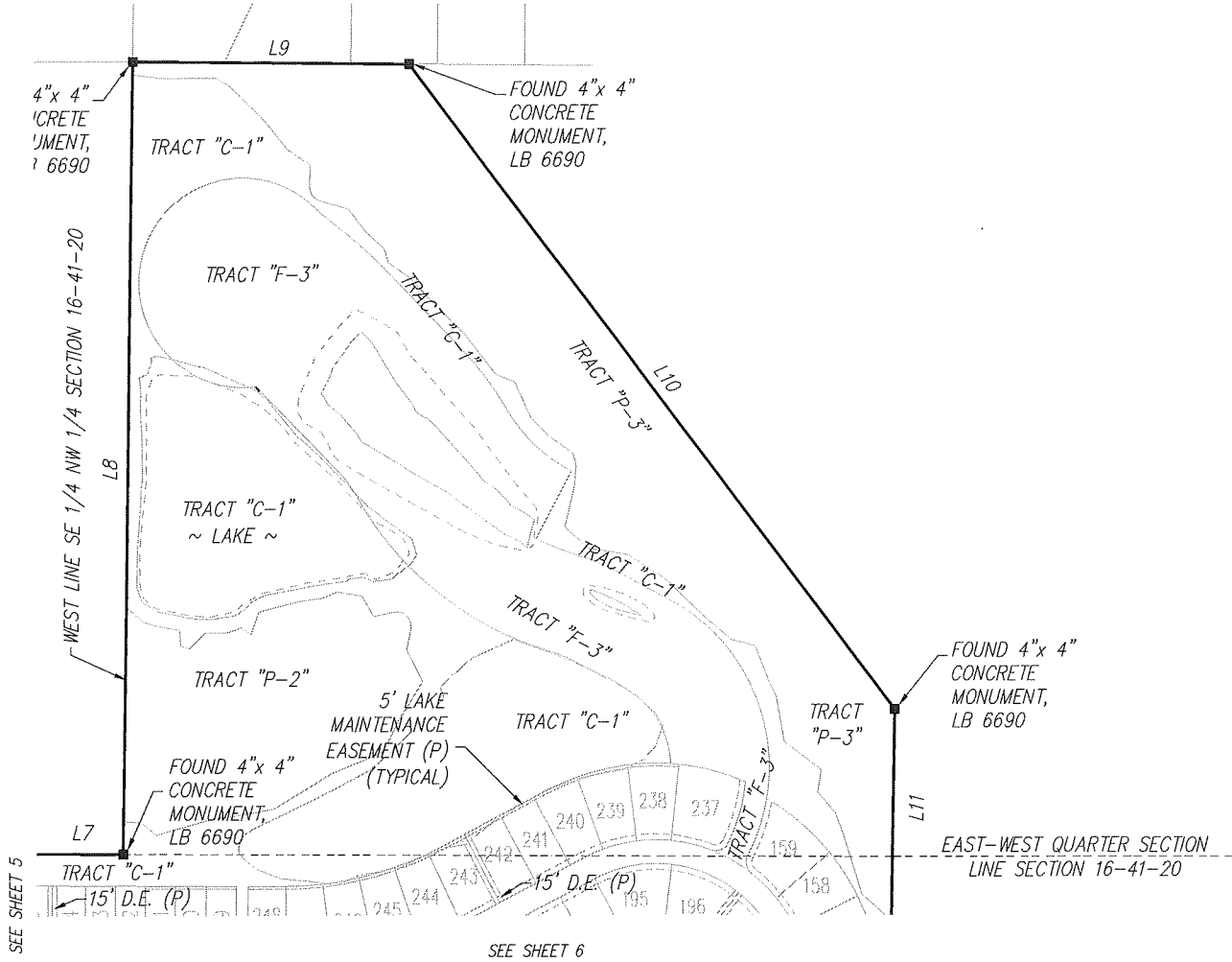
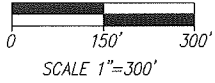
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LEGEND

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LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°30'59"W	1321.63'
L2	N00°29'01"E	250.00'
L3	N65°14'07"W	1065.29'
L4	N00°50'14"E	698.00'
L5	N89°09'46"W	345.00'
L6	N00°50'14"E	1254.88'
L7	S89°45'05"E	1324.86'
L8	N00°55'16"E	1348.41'
L9	S89°28'18"E	476.75'
L10	S37°04'34"E	1378.23'
L11	S01°00'09"W	2904.31'

LEGEND

L1 SEE LINE TABLE

THIS IS NOT A BOUNDARY SURVEY

<p>BANKS ENGINEERING</p> <p>Professional Engineers, Planners, & Land Surveyors Serving The State Of Florida</p> <p>4181 TAMiami TRAIL - BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165 FAX: (941) 625-1149 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM</p>	<p>SKETCH TO ACCOMPANY DESCRIPTION CDD PROPERTY CHARLOTTE COUNTY, FLORIDA</p>							
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