

**MINUTES OF MEETING  
PALERMO  
COMMUNITY DEVELOPMENT DISTRICT**

The Landowner's Meeting of the Board of Supervisors of the Palermo Community Development District was held on Friday, August 21, 2020 at 8:30 a.m., at the offices of Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Ft. Myers, Florida 33966.

**Present:**

Russell Smith  
Scott Edwards

**Also present were:**

James P. Ward District Manager

**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**

District Manager James P. Ward called the meeting to order at approximately 8:48 a.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-69, 20-112, 20-114, and 20-150, and 20-179 issued by Governor DeSantis on March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, and July 29, 2020, respectively and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was being held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all attendees were present via videoconference or telephone save Mr. Russell Smith who was present in the on-site meeting room location. He noted Mr. Russell Smith was a representative of the landowners. He noted he saw only one other individual in attendance today, Mr. Scott Edwards.

**SECOND ORDER OF BUSINESS**

**Chairperson Election**

**Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting**

*Mr. Ward: Mr. Smith, since I know you are the majority proxy holder today, I'll ask if you would like to conduct today's meeting, or I will be glad to continue to do that for you.*

*Mr. Russell Smith: I would like Mr. Ward to act as Chairperson of the Meeting.*

Mr. Ward agreed to act as Chairperson.

**THIRD ORDER OF BUSINESS**

**Election of Supervisors**

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

*Mr. Ward: The purpose of the Meeting was to elect five Members to the Board of Supervisors. The first item that we deal with is to determine the number of voting units represented or assigned by proxy. I do have a proxy appointing Russell Smith as the holder of the Proxy for 395 votes which represents 100% of the votes within the District itself. Mr. Smith, it would be appropriate for you to nominate five individuals to serve on the Board.*

Mr. Ward explained two seats would serve for four-year terms and three seats would serve for two-year terms.

Mr. Smith nominated Dalton Drake, David Negip, Russell Smith, Scott Edwards, and Steve Gabor.

Mr. Ward asked Mr. Smith to fill out the ballot, sign it, and indicate the number of votes assigned to each nomination. Mr. Smith complied: Dalton Drake received 300 votes, David Negip received 300 votes, Russell Smith received 395 votes, Scott Edwards received 300 votes, and Steve Gabor received 395 votes.

Mr. Ward reported Mr. Smith and Mr. Gabor would serve four-year terms, while Mr. Edwards, Mr. Negip and Mr. Drake would serve two-year terms.

**FOURTH ORDER OF BUSINESS**

**Landowner Questions or Comments**

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

**FIFTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 8:52 a.m.

Palermo Community Development District

  
 \_\_\_\_\_  
 James P. Ward, Secretary

  
 \_\_\_\_\_  
 Russell Smith, Chairperson

**LANDOWNER PROXY**

**PALERMO  
COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS MEETING – August 21, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby constitutes and appoints:

**Russell R. Smith**

Proxy holder

For and on behalf of the undersigned to vote as proxy at the meeting of the Landowners of the Palermo Community Development District to be held at the offices of **CL Ventures; U.S. Homes, 10481 Six Mile Cypress Parkway, Ft. Myers, Florida 33966 on Friday, November 20, 2020 at 8:30 A.M.**; said meeting published in a newspaper in Lee 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 Palermo Community Development District.

X \_\_\_\_\_  
Signature

Darin McMurray, VP US Home Corp  
MANAGING MEMBER CL Ventures  
\_\_\_\_\_  
Print Name

9/20/2020  
\_\_\_\_\_  
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: **Three Hundred and Ninety Four (394)**

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.).



OFFICIAL BALLOT

PALERMO  
COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
LANDOWNERS MEETING – August 21, 2020

**For Election of (5 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a term that will expire in November, 2024, and the remaining 3 candidates shall receive a term that will expire in November, 2022, 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 Palermo Community Development District and described as follows:

Property Description Acreage

SEE ATTACHED LANDOWNER'S PROXY  
EXHIBIT 1 – LEGAL DESCRIPTION OF PROPERTY OWNED BY LENNAR HOMES LLC

[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: **Three Hundred and Ninety Four (394)**

I, **Russell R. Smith**, 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.	Russell Smith	395
2.	Steve Gabor	395
3.	Dalton Drake	300
4.	David Negip	300
5.	Scott Edwards	300

Date: 8/21/2020

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

Printed Name: Russell R. Smith

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.).