

**MINUTES OF MEETING
TERN BAY
COMMUNITY DEVELOPMENT DISTRICT**

The Landowner's Meeting of the Tern Bay Community Development District was held on Tuesday, December 11, 2018 at 10:00 a.m., at the Country Inn and Suites, 24244 Corporate Court, Port Charlotte, Florida 33954.

Landowners:

Russell Smith	Lennar Homes, LLC
Ceil Fillenworth	
Tom Fillenworth	
Bill Karlen	
Cathy Karlen	

Also present were:

James P. Ward	District Manager
Scott Clark	District Attorney
Bill Riley	Assistant Manager
Matt Morris	District Engineer

Audience:

Chris Hasty	Lennar Homes, LLC
Anthony Burdett	Lennar Homes, LLC
David Caldwell	Lennar Homes, LLC
Grayson Landers	Lennar Homes, LLC
Barry Ernst	Lennar Homes, LLC

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.

FIRST ORDER OF BUSINESS

Call to Order

District Manager James P. Ward called the meeting to order at approximately 10:00 a.m.

SECOND ORDER OF BUSINESS

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

Mr. Ward stated if the Landowners present approved he would continue as Chairperson for the purpose of conducting today's meeting. There were no objections; it was agreed.

THIRD ORDER OF BUSINESS

Election of Supervisors

- a) Determination of the Number of Voting Units Represented or Assigned by Proxy

Mr. Ward stated he had one proxy from Darin McMurray representing Lennar Homes, LLC appointing Mr. Russell Smith to vote for 1,047 units. He asked if there were any other proxy holders present. There were none.

b) Nominations for Supervisor's (Three Positions)

Mr. Ward asked Mr. Russell Smith to nominate three individuals to serve on the Board. Mr. Smith nominated himself, Mr. Anthony Burdett and Mr. David Caldwell.

c) Casting of Ballots

Mr. Ward instructed Mr. Smith in the casting of ballots. He explained the two individuals who received the highest number of votes would serve a four year term, and the individual who received the lesser number of votes would serve a two year term.

d) Ballot Tabulations and Results

Mr. Ward tabulated the ballots: Mr. Russell Smith and Mr. Anthony Burdett received 1,047 votes and would serve four year terms, while Mr. David Caldwell received 1,000 votes and would serve a two year term.

FOURTH ORDER OF BUSINESS

Landowner's Questions or Comments

There were no Landowner's Questions or Comments.

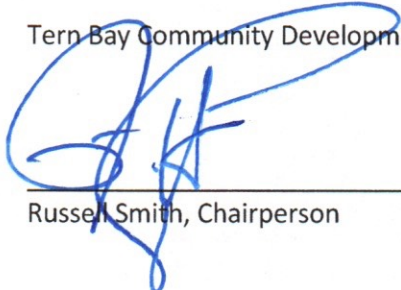
FIFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 10:03 a.m.



James P. Ward, Secretary

Tern Bay Community Development District


Russell Smith, Chairperson