

**MINUTES OF MEETING  
TIMBER CREEK SOUTHWEST  
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners Meeting of the Timber Creek Southwest Community Development District was held on Thursday, November 21, 2024, at 9:30 A.M. at the offices of Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

**Landowner Present:**

Scott Edwards

Assistant Secretary

**Also present were:**

James P. Ward

District Manager

**Audience:**

All residents' 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/Roll Call**

Mr. James Ward called the meeting to order at approximately 9:30 a.m.

**SECOND ORDER OF BUSINESS**

**Election of Chairperson**

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

Mr. Ward indicated Scott Edwards was present as the landowner representing Lennar Homes. He asked if Mr. Edwards wished to serve as Chairperson.

Mr. Edwards asked Mr. Ward to conduct the meeting as Chairperson.

**THIRD ORDER OF BUSINESS**

**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. Ward explained the purpose of today's meeting was to elect three individuals to serve on the Board. He indicated he had a landowner's proxy from Lennar Homes, assigning Mr. Edwards 211 votes. He noted there were no other landowners in attendance. He asked Mr. Edwards to nominate three individuals to serve on the Board.

Mr. Edwards nominated Barry Ernst for Seat 1, Fernanda Martinho for Seat 2, and Scott Edwards (himself) for Seat 5.

Mr. Ward provided Mr. Edwards with a ballot to fill out.

Mr. Edwards filled out the ballot and returned the ballot to Mr. Ward.

Mr. Ward read the ballot into the record: Barry Ernst had 211 votes and would fill a four-year term; Fernanda Martinho received 210 votes and would fill a two-year term; and Scott Edwards received 211 votes and would fill a four-year term. He noted these individuals would be sworn in following the landowners meeting.

**FOURTH ORDER OF BUSINESS**

**Landowners' Questions or Comments**

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

**FIFTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 9:32 a.m.

Timber Creek Southwest Community Development  
District

  
James P. Ward, Secretary

  
Scott Edwards, Chairperson