

**THE MINUTES OF THE LANDOWNERS' MEETING  
TERN BAY COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' Meeting of the Tern Bay Community Development District was held on **Tuesday, November 8, 2016, at 9:30 a.m.**, at the **Offices of Berntsson, Ittersagen, Gunderson & Wideikis, LLP, 18401 Murdock Circle, Suite C, Port Charlotte, Florida 33948.**

**Landowners Present:**

Mike Dady  
Ceil Fillenworth  
Tom Fillenworth  
Kathy Karlen  
Bill Karlen

**Board Members Present:**

Neale Montgomery	Chairperson
Rick Brylanski	Assistant Secretary
Mike Dady	Assistant Secretary

**Also Present were:**

James Ward	District Manager
Scott Clark (via telephone)	District Counsel
Bill Riley	CAS Asset Management
Mat Morris	District Engineer

**1. Call to Order**

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

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

Mr. Ward stated that the landowners present could select someone among them to conduct the meeting. The landowners asked that Mr. Ward do so.

**3 Election of Supervisors**

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

Mr. Ward announced that he had a proxy from Tern Bay Acquisitions LLC

appointing Michael Dady to vote 1,004 votes, and no other proxies had been provided.

b) Nominations for Supervisors

Mr. Ward said that it would be appropriate for the landowners present to nominate three individuals to serve on the Board. Mr. Dady said he would consolidate all three in a single proxy and voted Michael Dady, Leah Popelka, and Adam Lerner.

c) Casting Ballots

Mr. Dady that his votes were registered on a ballot which he provided to Mr. Ward. Mr. Ward asked if any of the other landowners present wished to vote and none wished to do so.

d) Ballot Tabulations and Results

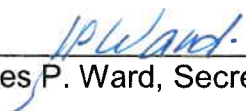
Mr. Ward stated that Mr. Dady's ballot indicated the votes were that Mr. Dady and Ms. Popelka received 1,004 votes and would serve four-year terms, and Mr. Lerner received 1,003 votes and would serve the two-year term.

**4. Landowners' Questions or Comments**

Mr. Ward asked for landowner questions or comments. One landowner asked what the backgrounds of the three elected individuals were. Mr. Ward stated the statute required those elected to be citizens of the US and residents of the State of Florida, and those elected did fill those qualifications.

**5. Adjournment**

The meeting was adjourned at 9:36 a.m.

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

Tern Bay Community Development District  
  
\_\_\_\_\_  
Michael Dady, Chairperson

OFFICIAL BALLOT

TERN BAY  
COMMUNITY DEVELOPMENT DISTRICT  
CHALOTTE COUNTY, FLORIDA  
LANDOWNERS MEETING – NOVEMBER 8 2016

**For Election (1 Supervisor):** The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the 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 Wentworth Estates Community Development District and described as follows:

Property Description	Acreage
See 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.]

The number of authorized votes for this ballot is: 1004

I, Michael Dady, 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.	<u>Michael Dady</u>	<u>1004</u>
2.	<u>Leah Popelka</u>	<u>1004</u>
3.	<u>Adam Lerner</u>	<u>1003</u>
Date:	<u>November 8, 2016</u>	Signed: <u>[Signature]</u> Printed Name: <u>MICHAEL DADY</u>

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.).

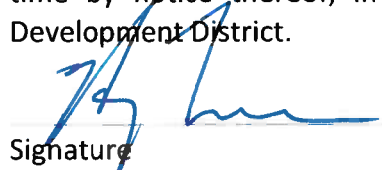
**LANDOWNER PROXY**

**TERN BAY  
COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS MEETING – NOVEMBER 8, 2016**

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

Michael Dady  
Proxy holder

For and on behalf of the undersigned to vote as proxy at the meeting of the Landowners of the TERN BAY Community Development District to be held at the Offices of BIG W Law Firm, 18401 Murdock Circle, Suite C, Port Charlotte, Florida 33948 on Thursday, November 4, 2016 at 9:30 A.M.; 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 Tern Bay Community Development District.

  
Signature

President of Lerner Real Estate Advisors, Inc.  
Ito Manager

Tern Bay CDD Acquisitions, LLC  
Print Name

Nov. 8, 2016  
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: 1004

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.).

LOTS 1, 2, 21, 24, 25, 36 THROUGH 49, INCLUSIVE, AND LOTS 51 THROUGH 231, INCLUSIVE, TERN BAY GOLF AND COUNTRY CLUB RESORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 18-A THROUGH 18-M, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **(200 Lots)**

TRACT A, TERN BAY GOLF AND COUNTRY CLUB RESORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 18-A THROUGH 18-M, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **9.1 ACRES**

TRACT B TERN BAY GOLF AND COUNTRY CLUB RESORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 18-A THROUGH 18-M, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. **9.11 ACRES**

TRACT C, TERN BAY GOLF AND COUNTRY CLUB RESORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 18-A THROUGH 18-M, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.(LESS A PORTION THEREOF) **735.63 ACRES**

TRACT D, TERN BAY GOLF AND COUNTRY CLUB RESORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 18-A THROUGH 18-M, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA **16.55 ACRES**

TRACT E, TERN BAY GOLF AND COUNTRY CLUB RESORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 18-A THROUGH 18-M, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA **6.95 ACRES**

TRACT R, TERN BAY GOLF AND COUNTRY CLUB RESORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 18-A THROUGH 18-M, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA **23.85 ACRES**

**TOTAL: 1004 VOTES**