

PTC

**COMMUNITY DEVELOPMENT
DISTRICT**

November 5, 2024

**LANDOWNERS'
MEETING AGENDA**

PTC Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

October 29, 2024

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Landowner(s)
PTC Community Development District

Dear Landowner(s):

A Landowners' Meeting of the PTC Community Development District will be held on November 5, 2024 at 10:00 a.m., at 30435 Commerce Dr., Unit 105, San Antonio, Florida 33576. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors [Seats 3, 4, 5]
 - A. Nominations
 - B. Casting of Ballots
 - Determine Number of Voting Units Represented
 - Determine Number of Voting Units Assigned by Proxy
 - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

A landowner may vote in person at the Landowners' 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 (1) vote per acre of land owned by him/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 term (three (3) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. **Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof;** therefore, two (2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

The first step is to elect a Chair for the meeting, who may be any person present at the meeting. The Chair shall conduct the nominations and the voting. If the Chair is a landowner or proxy holder of a landowner, he/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 (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidate elected shall serve for a two (2)-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) 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 (1) 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.

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,

A handwritten signature in black ink that reads "Kristen Suit". The signature is written in a cursive, flowing style.

Kristen Suit
District Manager

00003363429

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE
PTC COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: November 5, 2024

TIME: 10:00 a.m.

LOCATION: 30435 Commerce Drive, Unit 105
San Antonio, Florida 33576

Pursuant to Chapter 190, Florida Statutes, and 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 ("**Board**") 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 are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' 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 position on the Board that is open for election for the upcoming term. 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 landowners 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 that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest 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.

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.

**LANDOWNER PROXY
PTC COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, 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 District to be held at 30435 Commerce Dr., Unit 105, San Antonio, Florida 33576 on November 5, 2024, at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect 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 written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

See attached

ACRES

VOTES

[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.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. 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.).

Parcel ID	Owner	Address	City	State	Zip	Acres	Votes
16-25-20-0000-00200-0000	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	24.4	
21-25-20-0000-00600-0070	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	23.47	
21-25-20-0000-00600-0110	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	7.96	
16-25-20-0000-00400-0010	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	12.78	
17-25-20-0000-00100-0010	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	60.02	
21-25-20-0000-00200-0000	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	139.99	
16-25-20-0000-00400-0000	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	49.24	
16-25-20-0000-00700-0000	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	79	
21-25-20-0000-00200-0010	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	20.01	
21-25-20-0000-00600-0090	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	2.04	
20-25-20-0000-00100-0000	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	73.53	
21-25-20-0000-00600-0100	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	8.16	
						500.6	501
16-25-20-0000-00400-0020	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	11.48	
08-25-20-0000-00500-0062	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	0.65	
08-25-20-0000-00500-0070	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	10.48	
09-25-20-0000-00100-0050	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	167.62	
16-25-20-0000-00200-0040	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	54.1	
08-25-20-0000-00500-0061	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	4.44	
17-25-20-0000-00100-0090	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	15.15	
16-25-20-0000-00400-0030	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	76.56	
08-25-20-0000-00500-0000	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	31.05	
08-25-20-0000-00500-0060	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	15.53	
17-25-20-0000-00100-0012	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	73.62	
						460.68	461
Total							962

OFFICIAL BALLOT
PTC COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the candidate receiving the next highest number of votes will each receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

Description

Acreage

[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.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT NUMBER	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

Parcel ID	Owner	Address	City	State	Zip	Acres	Votes
16-25-20-0000-00200-0000	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	24.4	
21-25-20-0000-00600-0070	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	23.47	
21-25-20-0000-00600-0110	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	7.96	
16-25-20-0000-00400-0010	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	12.78	
17-25-20-0000-00100-0010	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	60.02	
21-25-20-0000-00200-0000	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	139.99	
16-25-20-0000-00400-0000	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	49.24	
16-25-20-0000-00700-0000	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	79	
21-25-20-0000-00200-0010	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	20.01	
21-25-20-0000-00600-0090	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	2.04	
20-25-20-0000-00100-0000	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	73.53	
21-25-20-0000-00600-0100	PTC BOYETTE LLC	2424 RIDGE RD	ROCKWALL	TX	75087	8.16	
						500.6	501
16-25-20-0000-00400-0020	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	11.48	
08-25-20-0000-00500-0062	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	0.65	
08-25-20-0000-00500-0070	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	10.48	
09-25-20-0000-00100-0050	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	167.62	
16-25-20-0000-00200-0040	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	54.1	
08-25-20-0000-00500-0061	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	4.44	
17-25-20-0000-00100-0090	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	15.15	
16-25-20-0000-00400-0030	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	76.56	
08-25-20-0000-00500-0000	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	31.05	
08-25-20-0000-00500-0060	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	15.53	
17-25-20-0000-00100-0012	DOUBLE BRANCH DEV INC	2424 RIDGE RD	ROCKWALL	TX	75087	73.62	
						460.68	461
Total							962