# 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.

Board of Supervisors PTC Community Development District November 5, 2024, Landowners' Meeting Agenda Page 2

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 <u>one (1)</u> 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,

Kristen Suit District Manager 0000363429-01

#### Tampa Bay Times **Published Daily**

#### STATE OF FLORIDA **COUNTY OF Pasco**

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Notice of Landowner's Meeting was published in said newspaper by print in the issues of: 10/13/24, 10/20/24 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Gar	10	
Signature Affiant		
Sworn to and subscribed b	efore me this .10/20	/2024
Signature of Notary Pub	lic	
Personally known	X	or produced identification
Type of identification prod	luced	



#### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE PTC COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within PTC Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 966.87 acres, located south of SR 52/Clinton Avenue, east of 1-75, north of Overpass Road, west of Boyette Road in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) person/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

> DATE: November 5, 2024

TIME:

10:00 a.m. 30435 Commerce Drive, Unit 105 PLACE:

San Antonio, Florida 33576

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Craig Wrathell ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedi made, including the testimony and evidence upon which the appeal is to be based.

District Manager

October 13 and 20, 2024

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 <u>one</u> 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 un	idersigned, th	ne fee sim	ple owner of the
lands described herein, hereby constitutes and appoints	i		("Proxy Holder")
for and on behalf of the undersigned, to vote as proxy a	t the meeting	g of the la	ndowners of the
District to be held at 30435 Commerce Dr., Unit 105, San $$	Antonio, Flor	ida 33576	on November 5,
2024, at 10:00 a.m., and at any adjournments thereof	, according t	o the nur	nber of acres of
unplatted land and/or platted lots owned by the unders	signed landov	vner 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 consi	dered at said	meeting i	ncluding, but not
limited to, the election of members of the Board of Supe	ervisors. Said	l Proxy Ho	lder may vote in
accordance with his or her discretion on all matters no	t known or d	determine	d at the time of
solicitation of this proxy, which may legally be considered	d at said mee	ting.	
Any proxy heretofore given by the undersigned for		_	•
proxy is to continue in full force and effect from the c			
landowners' meeting and any adjournment or adjournment		•	
time by written notice of such revocation presented at		ners mee	ting prior to the
Proxy Holder's exercising the voting rights conferred here	ein.		
Printed Name of Legal Owner			
Signature of Legal Owner	Date		
Parcel Description	<u>Acreage</u>	Autho	rized Votes
See attached	AC	CRES	VOTES
[Insert above the street address of each parcel, the legal	l description	of each p	arcel, or the tax
identification number of each parcel. If more space is neede	•	•	
incorporated by reference to an attachment hereto.]		·	
Total Number of Authorized Votes:			
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:

<u>Acreage</u>				
ber of each	parcel.] [If more space is neede			
ant to the	, as Landowner, or <u>as the pro</u> Landowner's Proxy attached here	eto, do cast my votes as follows:		
NUMBER	NAME OF CANDIDATE	NUMBER OF VOTES		
	Signed:			
	ber of each ed by refer	Signed:		

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