

LP

**COMMUNITY DEVELOPMENT
DISTRICT**

December 1, 2022

**LANDOWNERS'
MEETING AGENDA**

LP 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

November 22, 2022

Landowner(s)
LP Community Development District

Dear Landowner(s):

A Landowners' Meeting of the LP Community Development District will be held on December 1, 2022 at 8:30 a.m., at the offices of Masteller, Moler & Taylor, Inc., 1655 27th St #2, Vero Beach, Florida 32960. 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 [All Seats]
 - 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 (five (5) 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.

ATTENDEES:

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

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 candidates 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 (561) 909-7930.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

Indian River Press Journal
1801 U.S. 1, Vero Beach, FL 32960
AFFIDAVIT OF PUBLICATION

LP CDD
2300 GLADES RD STE 410W

BOCA RATON, FL 33431

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the Indian River Press Journal, a daily newspaper published at Vero Beach in Indian River County, Florida: that the attached copy of advertisement was published in the Indian River Press Journal in the following issues below. Affiant further says that the said Indian River Press Journal is a newspaper published in Vero Beach in said Indian River County, Florida, and that said newspaper has heretofore been continuously published in said Indian River County, Florida, daily and distributed in Indian River County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or 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. The Indian River Press Journal has been entered as Periodical Matter at the Post Offices in Vero Beach, Indian River County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :

11/08/2022, 11/15/2022

Linda A. Hutt

Subscribed and sworn to before, on November 15, 2022:

Vicky Felty

Notary, State of WI, County of Brown

9.19.25
My commission expires

VICKY FELTY
Notary Public
State of Wisconsin

Publication Cost: \$468.54
Ad No: 0005476272
Customer No: 5615710010D
PO #: lo & org mtg 12.01

of Affidavits 1

**NOTICE OF LANDOWNERS'
MEETING AND ELECTION AND
ORGANIZATIONAL MEETING
OF THE BOARD OF SUPERVI-
SORS OF THE LP COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within the LP Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 502.47 acres, generally located south of County Road 510/85th Street, west of 58th Avenue, north of State Road 60 and east of 82nd Avenue in Indian River County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate and to conduct any other business that may come before the Board.

DATE: December 1, 2022
TIME: 8:30 A.M.
PLACE: 1655 27th St #2
Vero Beach, FL 32960

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. 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 of Supervisors 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 District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours. There may be an occasion

where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (561)-571-0010 at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District 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 proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Craig Wrathell
District Manager
Publish: Nov. 8 & 15, 2022
TCN5476272

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

DATE OF LANDOWNERS' MEETING: December 1, 2022

TIME: 8:30 AM

LOCATION: Masteller, Moler & Taylor, Inc.
1655 27th St #2
Vero Beach, Florida 32960

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.

Five (5) 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 three candidates 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

**LP COMMUNITY DEVELOPMENT DISTRICT
INDIAN RIVER COUNTY, FLORIDA
LANDOWNERS' MEETING – DECEMBER 1, 2022**

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 LP Community Development District to be held at Masteller, Moler & Taylor, Inc., 1655 27th St #2, Vero Beach, Florida 32960, on December 1, 2022 at 8:30 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
Name: _____
Title: _____

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>See attached Exhibit A.</u>	502.47 ACRES	503 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: 503 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 DESCRIPTION

Parcel ID	Property ID	Owner	Address	City State ZIP	Acres	Votes
31383600000100000002.0	30612	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	10.00	
31383600000100000009.0	30619	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	18.82	
31383600000100000009.1	30620	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	28.91	
31393100000100000001.0	39461	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	36.90	
31393100000100000001.1	39462	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	0.77	
31393100000100000001.4	39464	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	1.90	
31393100000100000001.5	39465	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	24.24	
31393100000100000001.6	39466	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	16.12	
31393100000100000001.8	39468	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	9.29	
31393100000100000004.0	39469	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	1.19	
31393100000100000007.0	39471	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	30.49	
31393100000300000002.0	39473	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	41.12	
31393100000300000003.0	39474	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	13.73	
31393100000300000004.0	39476	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	78.01	
31393100000300000004.1	39477	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	78.01	
31393100000300000005.0	39478	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	19.16	
31393200000300000008.0	39550	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	6.51	
31393200000300000008.1	39551	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	1.15	
31393200000300000008.3	39553	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	1.00	
31393200000300000010.0	39554	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	53.86	
31393200000300000011.0	39555	Ryall Development Group LLC	PO Box 5200	Vero Beach, FL 32961	0.44	
31393100000100000001.9	137564	Ryall Development Group LLC	PO BOX 1779	Vero Beach, FL 32961	2.19	
					473.81	
Total				Total Acres as per Ordinance:	502.47	503

OFFICIAL BALLOT
LP COMMUNITY DEVELOPMENT DISTRICT
INDIAN RIVER COUNTY, FLORIDA
LANDOWNERS' MEETING –DECEMBER 1, 2022

For Election (5 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the three (3) candidates receiving the next highest number of votes will each receive a two (2) year term, with the term of office for the successful candidates 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 LP Community Development District and described as follows:

Description

Acreage

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
1		
2		
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____