SPRINGSIDE

COMMUNITY DEVELOPMENT
DISTRICT

November 20, 2024

LANDOWNERS'
MEETING AGENDA

Springside 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 13, 2024

ATTENDEES:

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

Landowner(s)
Springside Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Springside Community Development District will be held on November 20, 2024 at 11:00 a.m., at Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601. 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.

Board of Supervisors Springside Community Development District November 20, 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 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) 346-5294.

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513

Sincerely,

District Manager

0000364324-01

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Hernando, Citrus

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 Landowners Meeting and Organizational Meeting was published in said newspaper by print in the issues of: 10/30/24, 11/6/24 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus 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.

Sworn to and subscribed before me this .11/06/2024 Signature of Notary Public Personally known or produced identification Type of identification produced

> Notary Public State of Florida Deirdre A Bonett Ay Commission HH 601171 Expires 1/4/2029

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE SPRINGSIDE COMMUNITY **DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Springside Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 78.69 acres of land generally located north of south of Siam Dr, west of Nocklyn Rd., north of Elgin Blvd., and east of Mariner Blvd., entirely withing Hernando County, Florida advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting, there will be convened an organizational meeting of the Board feet that the supervisor is the supervisor of the Board o for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: November 20, 2024

TIME: 11:00 AM

Coastal Engineering Associates, Inc. PLACE:

966 Candlelight Blvd.

Brooksville, Florida 34601

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 Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("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. 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 proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

October 30 and November 6, 2024

0000364324

LANDOWNER PROXY SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT HERNANDO COUNTY, FLORIDA LANDOWNERS' MEETING – NOVEMBER 20, 2024

KNOW ALL MEN BY THESE PRESENTS, that the	undersigned, the fe	e simple owner of the lands
described herein, hereby constitutes and appoints		("Proxy Holder") for and or
behalf of the undersigned, to vote as proxy at the mee	ting of the landowne	ers of Springside Community
Development District to be held at the Coastal Engineerin	~	
Florida 34601 on November 20, 2024, at 11:00 a.m. and at	~	_
of acres of unplatted land and/or platted lots owned by		
would be entitled to vote if then personally present, upon	•	•
matter or thing that may be considered at said meeting in		-
of the Board of Supervisors. Said Proxy Holder may vote in		
not known or determined at the time of solicitation of t		
meeting.	, , , , , , , , , , , , , , , , , , , ,	. ,
Any proxy heretofore given by the undersigned f	or said meeting is he	reby revoked. This proxy is to
continue in full force and effect from the date hereof until	_	
adjournment or adjournments thereof but may be revoke		
presented at the landowners' meeting prior to the Proxy H	older's exercising the	voting rights conferred herein
DIAMOND DEVELOPING OF FLORIDA INC	<u>_</u>	
Printed Name of Legal Owner		
Signature of Local Owner		
Signature of Legal Owner	Date	
By:		
	-	
Its:		
	_	
Parcel Description	<u>Acreage</u>	Authorized Votes
R04 423 18 0000 0030 0000	63.3	
R04 423 18 0000 0100 0010	9.8	
R04 423 18 0000 0030 0010	<u>5.7</u>	
	78.8	79

[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:

<u>79</u>

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2023), 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.).

OFFICIAL BALLOT SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT HERNANDO COUNTY, FLORIDA LANDOWNERS' MEETING – NOVEMBER 20, 2024

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 Springside Community Development District and described as follows:

Descript	<u>tion</u>			<u>Acreage</u>	
R04 423	18 0000	0 0030 0000		63.3	
R04 423	18 0000	0 0100 0010		9.8	
R04 423	18 0000	0 0030 0010		5.7	
or					
Attach F	Proxy.				
holder o	of DIAM	OND DEVELOPING OF FLORIDA I	<u>NC (</u> Landowr		
Proxy at	tacned r	nereto, do cast my votes as follow	vs:		
	SEAT	NAME OF CANDIDATE		IUMBER OF VOTES	
	1	NAME OF CANDIDATE	IN	IUIVIBER OF VOTES	
	2				
	3				
	4				
	5				
Date:		Signed:			
			Printed Na	me:	