

***STONEYBROOK OAKS  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Board of Supervisors  
Regular Meeting***

***Wednesday  
September 26, 2018  
2:00 p.m.***

***Holiday Inn Express  
2790 SE Highway 70  
Arcadia, FL***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# STONEBROOK OAKS COMMUNITY DEVELOPMENT DISTRICT AGENDA

September 26, 2018

At the Holiday Inn Express, located at 2709 SE Highway 70  
Arcadia, Florida

<b>District Board of Supervisors</b>	Mike Lawson Doug Draper Lori Price Ted Sanders Sean O'Connor	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Paul Cusmano	DPFG
<b>District Attorney</b>	Vivek Babbar	Straley, Robin & Vericker
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting Services, Inc.

**All cellular phones and pagers must be turned off during the meeting.**

**The District Agenda is comprised of seven different sections:**

The meeting will begin promptly at **11:30 a.m.** with the first section which is called **Audience Questions and Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **District Counsel and District Engineer Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is the **Landscaping and Ponds** section and contains items that often require District Engineer, Operations Manager, and Landscape Contractor to discuss and update the Board. The fourth section is the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 374-9105 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The sixth section is called **Staff Reports**. This section allows the District Manager and Maintenance Supervisor to update the Board of Supervisors on any pending issues that are being researched for Board action. The seventh section which is called **Audience Comments on Other Items** provides members of the Audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 374-9105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

## **STONEBROOK OAKS COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Wednesday, August 26, 2018  
Time: 2:00 p.m.  
Location: Holiday Inn Express  
2790 SE Highway 70  
Arcadia FL

### **I. Roll Call**

### **II. Audience Comments**

### **III. Administrative Matters**

- A. Acceptance of the August 2018 Financial Statements** **Exhibit 1**

### **IV. Business Items**

- A. Consideration and Adoption of Resolution 2018-01 Dissolution of the Stoneybrook Oaks Community Development District and Authorizing the District Chairman, District Vice Chairman, and District Counsel to Submit Petition to Dissolve** **Exhibit 2**
- B. Petition to Dissolve Stoneybrook Oaks Community Development District** **Exhibit 3**
- C. Affidavit of District Manager for Petition to Dissolve Stoneybrook Oaks Community Development District** **Exhibit 4**
- D. Consideration and Adoption of Resolution 2018-02 Designating Date, Time and Location of Landowners' Meeting** **Exhibit 5**

### **V. Staff Reports**

- A. District Manager**
- B. District Counsel**
- C. District Engineer**

### **VI. Adjournment**

**EXHIBIT 1.**

# **Stoneybrook Oaks Community Development District**

**Financial Statements  
(Unaudited)**

**Period Ending**

**August 31, 2018**

**STONEYBROOK OAKS CDD**  
**BALANCE SHEET**  
**August 31, 2018**

	<b>GENERAL FUND</b>
<b>ASSETS:</b>	
CASH	\$ 170
ACCOUNTS RECEIVABLE	-
<b>TOTAL ASSETS</b>	<b>\$ 170</b>
<b>LIABILITIES:</b>	
ACCOUNTS PAYABLE	\$ -
<b>FUND BALANCES:</b>	
NONSPENDABLE:	-
RESTRICTED :	-
UNASSIGNED:	170
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 170</b>

**STONEYBROOK OAKS CDD  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE PERIOD STARTING OCTOBER 1, 2017 ENDING AUGUST 31, 2018**

	<b>FY2018 ADOPTED BUDGET</b>	<b>BUDGET YEAR-TO-DATE</b>	<b>ACTUAL YEAR-TO-DATE</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUE</b>				
DEVELOPER FUNDING	\$ 37,094	\$ 34,003	\$ 1,824 (a)	\$ (32,179)
INTEREST	-		-	-
MISC. REVENUE			162	
<b>TOTAL REVENUE</b>	<b>37,094</b>	<b>34,003</b>	<b>1,986</b>	<b>(32,179)</b>
<b>EXPENDITURES</b>				
<b>GENERAL ADMINISTRATIVE</b>				
SUPERVISORS COMPENSATION	2,000	1,833	-	1,833
SUPERVISOR REIMBURSEMENT	250	229	-	229
PAYROLL FEES	-	-	20	(20)
MANAGEMENT	5,000	4,583	-	4,583
FIELD MGMT/DISTRICT COORDINATION	24,000	22,000	-	22,000
LEGAL SERVICES	1,000	917	950	(33)
INSURANCE - GENERAL LIABILITY	2,599	2,599	2,550	49
LEGAL ADVERTISING	750	688	-	688
MISCELLANEOUS	600	550	114	436
ANNUAL REGULATORY & PERMIT FEE	175	175	175	-
AUDITING SERVICES	-	-	-	-
WEBSITE HOSTING	720	660	600	60
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>37,094</b>	<b>34,234</b>	<b>4,409</b>	<b>29,825</b>
<b>TOTAL EXPENDITURES</b>	<b>37,094</b>	<b>34,234</b>	<b>4,409</b>	<b>29,825</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURE</b>	<b>-</b>	<b>(231)</b>	<b>(2,423)</b>	<b>(62,004)</b>
FUND BALANCE - BEGINNING	-		2592	(2,592)
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ (231)</b>	<b>\$ 169</b>	<b>\$ (64,596)</b>

**Stoneybrook Oaks**  
**Community Development District**  
**Bank Reconciliation - Operating Account**  
**August 31, 2018**

Balance Per Bank Statement	170.00
Less: Outstanding Checks	-
<b><i>Adjusted Bank Balance</i></b>	<b><u>\$ 170.00</u></b>

Beginning Bank Balance Per Books	\$ 192.00
Cash Receipts	-
Cash Disbursements	(22.00)
<b><i>Balance Per Books</i></b>	<b><u>\$ 170.00</u></b>



**STONEYBROOK OAKS  
CHECK REGISTER  
FY2018**

Date	Check No	Name	Memo	Deposits	Disbursements	Balance
<b>EOY Balance 9-30-2017</b>				<b>2,550.00</b>	<b>199.99</b>	<b>2,592.55</b>
10/02/2017	2045	Egis Insurance Advisors LLC	Ins. FY 2018		2,550.00	42.55
10/31/2017		Bank United	Service Charge		12.00	30.55
<b>EOM Balance 10-31-2017</b>				<b>0.00</b>	<b>2,562.00</b>	<b>30.55</b>
11/30/2017		Developer Funding	GF 2018-01	416.00		446.55
11/30/2017	2046	FLORIDA DEPT OF ECONOMIC OPPOR	Annual Filing - FY 2018		175.00	271.55
11/30/2017	2047	STRALEY ROBIN VERICKER	Legal Svcs thru 10/15/17		121.60	149.95
11/30/2017	2048	Venturesin.com, Inc.	Website Hosting		120.00	29.95
11/30/2017		Bank United	Service Charge		12.00	17.95
<b>EOM Balance 11-30-2017</b>				<b>416.00</b>	<b>428.60</b>	<b>17.95</b>
12/31/2017		Bank United	Service Charge		12.00	5.95
<b>EOM Balance 12-31-2017</b>				<b>0.00</b>	<b>12.00</b>	<b>5.95</b>
01/25/2018		Developer Funding	GF 2018-02	145.00		150.95
01/26/2018	2049	STRALEY ROBIN VERICKER	Legal Svcs thru 12/15/17		25.00	125.95
01/26/2018	2050	Venturesin.com, Inc.	Website Hosting		120.00	5.95
01/31/2018		Bank United	Service Charge		12.00	-6.05
<b>EOM Balance 1-31-2018</b>				<b>145.00</b>	<b>157.00</b>	<b>-6.05</b>
02/06/2018		Bank United	Deposit	12.00		5.95
02/28/2018		Bank United	Service Charge		5.95	0.00
<b>EOM Balance 2-28-2018</b>				<b>12.00</b>	<b>5.95</b>	<b>0.00</b>
03/26/2018		Developer Funding	GF 2018-03	923.00		923.00
03/31/2018		Bank United	Service Charge		12.00	911.00
<b>EOM Balance 3-31-2018</b>				<b>923.00</b>	<b>12.00</b>	<b>911.00</b>
04/03/2018		Bank United	Deposit	161.95		1,072.95
04/27/2018		Developer Funding	GF 2018-04	100.00		1,172.95
04/27/2018	2051	STRALEY ROBIN VERICKER	Legal Svcs thru 2/15/18		803.00	369.95
04/27/2018	2052	Venturesin.com, Inc.	Website Hosting - Feb/Mar		120.00	249.95
04/30/2018		Bank United	Service Charge		12.00	237.95
<b>EOM Balance 4-30-2018</b>				<b>261.95</b>	<b>935.00</b>	<b>237.95</b>
05/10/2018	ACH5102018	Paychex	Pyroll Fees		10.00	227.95
05/31/2018		Bank United	Service Charge		12.00	215.95
<b>EOM Balance 5-31-2018</b>				<b>0.00</b>	<b>22.00</b>	<b>215.95</b>
06/30/2018		Bank United	Service Charge		12.00	203.95
<b>EOM Balance 6-30-2018</b>				<b>0.00</b>	<b>12.00</b>	<b>203.95</b>
07/03/2018	2053	Venturesin.com, Inc.	Web Site Hosting - April		60.00	143.95
07/13/2018		Developer Funding	GF 2018-5,6	240.00		383.95
07/16/2018	2054	Venturesin.com, Inc.	Web Site Hosting - May/Jun/Jul		180.00	203.95
07/31/2018		Bank United	Service Charge		12.00	191.95
<b>EOM Balance 7-31-2018</b>				<b>240.00</b>	<b>252.00</b>	<b>191.95</b>
08/10/2018		Paychex	Payroll Fee		10.00	181.95
08/31/2018		Bank United	Service Charge		12.00	169.95
<b>EOM Balance 8-31-2018</b>				<b>240.00</b>	<b>22.00</b>	<b>169.95</b>

**EXHIBIT 2.**

**RESOLUTION NO. 2018-01**

**A RESOLUTION AUTHORIZING THE DISSOLUTION OF THE STONEYBROOK OAKS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") PURSUANT TO SECTION 190.046(10), FLORIDA STATUTES AND AUTHORIZING AND DIRECTING THE DISTRICT CHAIRMAN, DISTRICT VICE-CHAIRMAN, AND DISTRICT COUNSEL TO SUBMIT A PETITION TO DISSOLVE THE STONEYBROOK OAKS COMMUNITY DEVELOPMENT DISTRICT TO DESOTO COUNTY, FLORIDA.**

**WHEREAS**, the Stoneybrook Oaks Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended (the "**Act**"), Chapter 190, Florida Statutes; and

**WHEREAS**, Desoto County, Florida (the "**County**") established the District pursuant to Ordinance 2005-33; and

**WHEREAS**, the District has not constructed any capital improvements and does not have any outstanding financial or contractual obligations; and

**WHEREAS**, the Board has determined that because the District has not constructed any capital improvements and it is in the best interests of the property owners within the District to petition the County to dissolve the District; and

**WHEREAS**, the District has not levied any special assessments or issued any non-ad valorem bonds, and the District has no outstanding financial obligations and no operating and maintenance responsibilities; and

**WHEREAS**, Oak Stone, LLC, a Florida limited liability company, which is the sole landowner of the property located within the boundaries of the District, has agreed to fund the costs to dissolve the District; and

**WHEREAS**, the Board desires to submit a petition to the County to pass a non-emergency ordinance to dissolve the District (the "**Petition**") pursuant to section 190.046(10), Florida Statutes.

**NOW THEREFORE, BE IT RESOLVED THAT:**

1. The Chairman or Vice-Chairman is hereby authorized and directed to submit the Petition to the County.

2. The Chairman, Vice-Chairman or any other member of the Board is authorized and directed to take any action or to offer testimony in any proceeding held in connection with obtaining the approval of the Petition from the County.
3. The District Counsel is authorized and directed to take any action in any proceeding held in connection with preparing and obtaining the approval of the Petition from the County.
4. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED THIS 26TH DAY OF SEPTEMBER, 2018.**

**Attest:**

**Stoneybrook Oaks Community  
Development District**

By: \_\_\_\_\_  
Name: Paul Cusmano  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Michael Lawson  
Chairman of the Board of Supervisors

**EXHIBIT 3.**

**Petition to Dissolve  
Stoneybrook Oaks  
Community Development District**

Petitioner, the Stoneybrook Oaks Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**"), that was established by Desoto County, Florida pursuant to Desoto County Ordinance 2005-33 hereby petitions the Board of County Commissioners of Desoto County, Florida to adopt an ordinance dissolving the District pursuant to section 190.046(10), Florida Statutes in accordance with Stoneybrook Oaks Community Development District Resolution 2018-01 attached as **Exhibit "A"**.

Respectively submitted this 26th day of September, 2018.

**Attest**

**Stoneybrook Oaks Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Michael Lawson  
Chair of the Board of Supervisors

**EXHIBIT 4.**

**Affidavit of District Manager as to the  
Petition to Dissolve  
Stoneybrook Oaks Community Development District**

BEFORE ME, the undersigned authority, this day personally appeared Paul Cusmano, who, being first duly sworn, deposes and says:

1. Affiant is over the age of eighteen and has personal knowledge of the facts set forth herein; that they are true and correct.

2. Affiant is the District Manager of Stoneybrook Oaks Community Development District (the "District") and is duly authorized to execute this affidavit for and on behalf of the District.

3. The Board of Supervisors of the District (the "Board") has authorized the filing of the Petition to Dissolve Stoneybrook Oaks Community Development District with Desoto County, Florida pursuant to District Resolution 2018-01.

4. The District has not constructed any capital improvements within its boundaries.

5. The District has not levied any special assessments or issued any bonds payable from non-ad valorem special assessments.

6. The District has no outstanding financial obligations, and the District has no operations and maintenance duties or responsibilities.

7. That I, the undersigned authority, hereby certify that the foregoing is true and correct.

FURTHER AFFIANT SAYETH NAUGHT.

---

Paul Cusmano  
District Manager



STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_ day of September, 2018, by Paul Cusmano,  
who is \_\_\_\_ personally known to me or \_\_\_\_ has produced a driver's license as identification  
(check one).

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Type or Print Name)  
Notary Public - State of Florida

**EXHIBIT 5.**

**RESOLUTION 2018-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE STONEYBROOK OAKS COMMUNITY  
DEVELOPMENT DISTRICT DESIGNATING A DATE,  
TIME AND LOCATION FOR A LANDOWNERS'  
MEETING; PROVIDING FOR PUBLICATION;  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Stoneybrook Oaks Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the DeSoto County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the effective date of Ordinance No. 2005-33 creating the District was the September 12, 2005; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK OAKS COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 28, 2018, at 2:00 p.m. at the Holiday Inn Express, 2709 SE Highway 70, Arcadia, Florida.

**Section 2.** The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

**Section 3.** Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners’ meeting and election has been announced by the Board at its September 26, 2018 meeting. A sample notice of landowners’ meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, DPF Management & Consulting, LLC, located at 15310 Amberly Drive, Suite 175, Tampa, Florida 33647.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 26<sup>TH</sup> DAY OF SEPTEMBER, 2018.**

**ATTEST:**

**STONEBROOK OAKS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/ Assistant Secretary  
Print Name: Paul Cumano

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Chair/ Vice Chair  
Print Name: Mike Lawson

**EXHIBIT A**

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING  
OF THE BOARD OF SUPERVISORS OF THE  
STONEBROOK OAKS COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Stoneybrook Oaks Community Development District (the “**District**”), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 635.66 acres more or less, generally located west of SW County Road, in the DeSoto County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors 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 28, 2018  
TIME: 2:00 p.m.  
PLACE: Holiday Inn Express  
2709 SE Highway 70  
Arcadia, Florida

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, DPF Management & Consulting, LLC, located at 15310 Amberly Drive, Suite 175, Tampa, Florida 33647. 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 nominated for 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 DPF Management & Consulting, LLC, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 374-9104 Ext. 101, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 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.

District Manager

*Run Date(s): November 2 and 9, 2018*

## EXHIBIT A

### INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE STONEBROOK OAKS COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

**DATE OF LANDOWNERS' MEETING: November 28, 2018**

**TIME: 2:00 P.M.**  
**LOCATION: Holiday Inn Express**  
**2709 SE Highway 70**  
**Arcadia, Florida**

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.

This year, two (2) seats on the Board will be up for election by landowners for a two year period and one (1) seat will be up for election by landowners for a four year period. 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.



**EXHIBIT A**

**LANDOWNER PROXY**

**STONEYBROOK OAKS COMMUNITY DEVELOPMENT DISTRICT  
DESOTO COUNTY, FLORIDA  
LANDOWNERS' MEETING – November 28, 2018**

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 Stoneybrook Oaks Community Development District to be held at Holiday Inn Express, 2709 SE Highway 70, Arcadia, Florida, on November 28, 2018, at 2:00 p.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**

_____	_____
_____	_____
_____	_____

[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 (2018), 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.).

**EXHIBIT A**

**OFFICIAL BALLOT**  
**STONEBROOK OAKS COMMUNITY DEVELOPMENT DISTRICT**  
**DESOTO COUNTY, FLORIDA**  
**LANDOWNERS' MEETING - November 28, 2018**

**For Election (3 Supervisors):** The candidate receiving the highest number of votes will receive a four (4) year term, and the two candidates receiving the lowest number of votes will receive a two (2) year term, with the term of office for each of 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 Stoneybrook Oaks Community Development District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[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 Landowners' Proxy attached hereto, do cast my votes as follows:

<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_