

THE RANCH

**COMMUNITY DEVELOPMENT
DISTRICT**

March 5, 2025

**LANDOWNERS'
MEETING AGENDA**

The Ranch 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

January 26, 2025

Landowner(s)
The Ranch Community Development District

Dear Landowner(s):

A Landowners' Meeting of The Ranch Community Development District will be held on March 5, 2025 at 11:00 a.m., at the Hawthorne Branch Library, 6640 S.E. 221 St., Hawthorne, Florida 32640. 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:

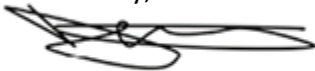
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

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.

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

LOCALiQ

The Gainesville Sun | The Ledger
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PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
The Ranch CDD
2300 Glades RD # 410
Boca Raton FL 33431-7386

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:

02/13/2025, 02/20/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/20/2025

Legal Clerk

[Signature]
[Signature]

Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost: \$518.60
Tax Amount: \$0.00
Payment Cost: \$518.60
Order No: 11030608 # of Copies:
Customer No: 1512424 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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

Notice is hereby given to the public and all landowners within The Ranch Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 254.911 acres, located south of HW 44 Avenue and west of US Highway 27 in the City of Newberry, Alachua County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons 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 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: March 2, 2025
TIME: 11:00 AM
PLACE: Hawthorne Branch Library
440 SE 721 St.
Hawthorne, Florida 32440

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request of the office of the District Manager, c/o Wrothell, 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. 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 of 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 requesting 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 711, or 1-800-935-8771 (TTY) / 1-800-935-8779 (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

KAITLYN FELTY
Notary Public
State of Wisconsin

**LANDOWNER PROXY
 THE RANCH COMMUNITY DEVELOPMENT DISTRICT
 CITY OF NEWBERRY, ALACHUA COUNTY, FLORIDA
 LANDOWNERS' MEETING – MARCH 5, 2025**

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 Ranch Community Development District to be held at **11:00 a.m. EST on March 5, 2025, at the Hawthorne Branch Library, 6640 S.E. 221st Street, Hawthorne, Florida 32640**, 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.

NC Ranch #1, LLC
 Printed Name of Legal Owner

 Signature of Legal Owner

 Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>[See legal description attached]</u>	<u>254.991</u>	<u>255</u>

[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: 255

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.).

A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 9 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 01°31'53" EAST, ALONG THE EAST LINE OF SECTION 21, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF NW 46TH AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°31'53" EAST, ALONG SAID EAST LINE OF SECTION 21, A DISTANCE OF 377.97 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF US HIGHWAY NO. 27/41 - A.K.A. STATE ROAD NO. 45 (184' WIDE RIGHT OF WAY); THENCE SOUTH 01°06'32" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 3,586.70 FEET; THENCE SOUTH 88°36'48" WEST, A DISTANCE OF 2,741.64 FEET TO THE EAST RIGHT OF WAY LINE OF A 100 FOOT WIDE CSX RAILROAD RIGHT OF WAY; THENCE NORTH 02°54'05" WEST, ALONG SAID EAST RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 3,960.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF NW 46TH AVENUE; THENCE NORTH 88°30'29" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2,862.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 254.991 ACRES, MORE OR LESS.

OFFICIAL BALLOT
THE RANCH COMMUNITY DEVELOPMENT DISTRICT
CITY OF NEWBERRY, ALACHUA COUNTY FLORIDA
LANDOWNERS' MEETING – MARCH 5, 2025

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 Ranch Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
[See legal description attached]	254.991

[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 NC Ranch #1, LLC (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 9 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 01°31'53" EAST, ALONG THE EAST LINE OF SECTION 21, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF NW 46TH AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°31'53" EAST, ALONG SAID EAST LINE OF SECTION 21, A DISTANCE OF 377.97 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF US HIGHWAY NO. 27/41 - A.K.A. STATE ROAD NO. 45 (184' WIDE RIGHT OF WAY); THENCE SOUTH 01°06'32" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 3,586.70 FEET; THENCE SOUTH 88°36'48" WEST, A DISTANCE OF 2,741.64 FEET TO THE EAST RIGHT OF WAY LINE OF A 100 FOOT WIDE CSX RAILROAD RIGHT OF WAY; THENCE NORTH 02°54'05" WEST, ALONG SAID EAST RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 3,960.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF NW 46TH AVENUE; THENCE NORTH 88°30'29" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2,862.77 FEET TO THE POINT OF BEGINNING.

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