

THREE RIVERS STEWARDSHIP DISTRICT

July 24, 2023

**LANDOWNERS'
MEETING AGENDA**

Three Rivers Stewardship 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

July 17, 2023

Landowner(s)
Three Rivers Stewardship District

Dear Landowner(s):

A Landowners' Meeting of the Three Rivers Stewardship District will be held on July 24, 2023 at 11:00 A.M., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240. 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

The landowners, when assembled at such meeting, shall organize by electing a chair, who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. The landowners present at the meeting, in person or by proxy, shall constitute a quorum. At any landowners' meeting, 50 percent of the district acreage is not required to constitute a quorum, and each governing board member elected by landowners shall be elected by a majority of the acreage represented either by owner or proxy present and voting at said meeting.

ATTENDEES:

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

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).

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 three (3) candidates receiving the highest number of votes shall be elected for terms expiring November 17, 2028, and the two (2) candidates receiving the next highest number of votes shall each be elected for terms expiring November 17, 2026, with the term of office for each successful candidate commencing upon election. The members of the first board elected by landowners shall serve their respective terms; however, the next election of board members shall be held on the first Tuesday after the first Monday in November 2026. Thereafter, there shall be an election by landowners for the district every 2 years on the first Tuesday after the first Monday in November, which shall be noticed pursuant to paragraph (a). The second and subsequent landowners' election shall be announced at a public meeting of the board at least 90 days before the date of the landowners' meeting and shall also be noticed pursuant to paragraph (a).

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. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto.

If you should have any questions or concerns, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chuck Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 229 774 8903

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Three Rivers Stewardship District Three Rivers Stewardship District
Wrathell, Hunt and Associates, LLC
2300 Glades RD # 410W
Boca Raton FL 33431-8556

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
Herald-Tribune, published in Sarasota County, Florida; that
the attached copy of advertisement, being a Public Notices,
was published on the publicly accessible website of
Sarasota County, Florida, or in a newspaper by print in the
issues of, on:

07/01/2023, 07/08/2023

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 07/08/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$550.00

Order No: 8981381

Customer No: 958288

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE THREE RIVERS STEWARDSHIP DISTRICT

Notice is hereby given to the public and all landowners within the Three Rivers Stewardship District (the "District"), comprising approximately 2,700 acres and generally located south of SR-72 and east of I-75 within Sarasota 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 for the purpose of considering any such business which may properly come before it.

DATE: July 24, 2023
TIME: 11:00 AM
PLACE: 5800 Lakewood Ranch Blvd. Sarasota, Florida 34240

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, 561-571-0100 ("District 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. Plotted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of plotted 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 of such meeting. A copy of the agenda for these meetings may be obtained from the District Office. 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 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.

District Manager
7/17/2023 8981381

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
THREE RIVERS STEWARDSHIP DISTRICT FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Monday, July 24, 2023**

TIME: **11:00 AM**

LOCATION: **5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240**

Pursuant to Chapter 2023-337 Laws of Florida, after the Three Rivers Stewardship 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 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 is intended to comply with Chapter 2023-337 Laws of Florida.

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. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, 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 (3) candidates receiving the highest number of votes shall each be elected for terms expiring November 14, 2028 and the two (2) candidates receiving the next highest number of votes shall be elected for terms expiring November 17, 2023. 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

**THREE RIVERS STEWARDSHIP DISTRICT
SARASOTA COUNTY, FLORIDA
LANDOWNERS' MEETING – JULY 24, 2023**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints John McKay ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Three Rivers Stewardship District to be held at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, on Monday, July 24, 2023 at 11:00 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.

3H RANCH LLC

Printed Name of Legal Owner

By: _____
Title: _____

Date

Parcel Description

Acreage

Authorized Votes

2,525.84 Acres

2,526 Votes

See attached

[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:

2,526

NOTES: * Pursuant to Chapter 2020-337(5)(2)(b), Laws of Florida, 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
0282004001	3 H RANCH LLC	1958 SW 28TH AVE	OKEECHOBEE, FL, 34974-5586	178.64	
0289001000	3 H RANCH LLC	1958 SW 28TH AVE	OKEECHOBEE, FL, 34974-5586	646.60	
0291001002	3 H RANCH LLC	1958 SW 28TH AVE	OKEECHOBEE, FL, 34974-5586	423.35	
0305001500	3 H RANCH LLC	1958 SW 28TH AVE	OKEECHOBEE, FL, 34974-5586	173.97	
0307001000	3 H RANCH LLC	1958 SW 28TH AVE	OKEECHOBEE, FL, 34974-5586	666.34	
0313001000	3 H RANCH LLC	1958 SW 28TH AVE	OKEECHOBEE, FL, 34974-5586	640.56	
LESS: Acreage sold to Sioux Investment Partners, LLC				(203.62)	
				2525.84	2526
0307002000	Sioux Investment Partners, LLC			203.62	
				203.62	204
Total			Total Acres as per Petition:	2737.10	2738

LANDOWNER PROXY

**THREE RIVERS STEWARDSHIP DISTRICT
SARASOTA COUNTY, FLORIDA
LANDOWNERS' MEETING – JULY 24, 2023**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints John McKay ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Three Rivers Stewardship District to be held at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240, on Monday, July 24, 2023 at 11:00 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.

SIOUX INVESTMENT PARTNERS, LLC

Printed Name of Legal Owner

By: _____
Title: _____

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
See attached	203.62 Acres	204 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: **204**

NOTES: * Pursuant to Chapter 2023-337(5)(2)(b), Laws of Florida, 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.

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0291001002	3 H RANCH LLC	1958 SW 28TH AVE	OKEECHOBEE, FL, 34974-5586	423.35	
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0313001000	3 H RANCH LLC	1958 SW 28TH AVE	OKEECHOBEE, FL, 34974-5586	640.56	
LESS: Acreage sold to Sioux Investment Partners, LLC				(203.62)	
				2525.84	2526
0307002000	Sioux Investment Partners, LLC			203.62	
				203.62	204
Total			Total Acres as per Petition:	2737.10	2738

OFFICIAL BALLOT
THREE RIVERS STEWARDSHIP DISTRICT
SARASOTA COUNTY, FLORIDA
LANDOWNERS' MEETING – JULY 24, 2023

For Election (5 Supervisors):

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 Three Rivers Stewardship District and described as follows:

Description

Acreage

See attached

2,737.10

[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, John McKay, as Landowner, or as the **proxy holder** of 3H RANCH LLC and SIOUX INVESTMENT PARTNERS, LLC (Landowners) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT NUMBER	NAME OF CANDIDATE	NUMBER OF VOTES
1	Pamela Curran	2,730
2	Dale Weidemiller	2,730
3	Pete Williams	2,730
4	John Blakley	2,725
5	John Leinaweaver	2,725

Date: _____

Signed: _____

Printed Name: _____