

**FALLSCHASE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LANDOWNERS' MEETING  
AGENDA**

**November 4, 2014**

**Fallschase Community Development District**  
**6131 Lyons Road, Suite 100 • Coconut Creek, Florida 33073**  
**Phone: (954) 426-2105 • Fax: (954) 426-2147 • Toll-Free: (877) 276-0889**

October 28, 2014

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Landowner(s)  
Fallschase Community Development District

Dear Landowner(s):

The Landowners' Meeting of the Fallschase Community Development District will be held on **Tuesday, November 4, 2014 at 1:00 p.m.**, at the **office of Gardner, Bist, Wiener, Wadsworth, Bowden, Bush, Dee, Lavia & Wright, P.A., 1300 Thomaswood Drive, Tallahassee, Florida 32308**. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of a Chair to Conduct Landowners' Meeting
4. Election of Supervisors (**SEATS 3, 4 & 5**)
  - A. Nominations
  - B. Casting of Ballots
    - i. Determine Number of Voting Units Represented
    - ii. Determine Number of Voting Units Assigned by Proxy
  - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

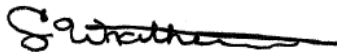
A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, 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 (three (3) 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.**

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 candidate 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 you have any questions and/or concerns, please do not hesitate to contact me directly at 561-719-8675.

Sincerely,



Craig A. Wrathell  
District Manager

**TO ATTEND BY TELEPHONE:**

**Call-in number: 1-888-354-0094**  
**Conference ID: 4583393**

TALLAHASSEE DEMOCRAT  
PUBLISHED DAILY  
TALLAHASSEE-LEON-FLORIDA

STATE OF FLORIDA COUNTY OF LEON:  
Before the undersigned authority personally  
appeared Cassandra Moore, who on oath says  
that he or she is a Legal Advertising  
Representative of the Tallahassee Democrat, a  
daily newspaper published at Tallahassee in Leon  
County, Florida; that the attached copy of  
advertisement, being a Legal Ad in the matter of

NOTICE

In the Second Judicial Circuit Court was  
published in said newspaper in the issues of:

OCTOBER 13 & 20, 2014

Affiant further says that the said Tallahassee  
Democrat is a newspaper published at  
Tallahassee, in the said Leon County, Florida,  
and that the said newspaper has heretofore been  
continuously published in said Leon County,  
Florida each day and has been entered as  
periodicals matter at the post office in  
Tallahassee, in said Leon 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 or  
she has never paid nor promised any person, firm  
or coporation any discount, rebate, commission  
or refund for the purpose of securing this  
advertisement for publication in the said  
newspaper.

CASSANDRA MOORE

LEGAL ADVERTISING REPRESENTATIVE

Sworn to and Subscribed before me.

This 20th Day of October 2014, by  
Cassandra Moore, Cassandra Moore  
Personally Known \_\_\_\_\_

OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

(SEAL)

Notary Public  
State of Florida  
County of Leon

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF LANDOWNERS' MEETING

Notice is hereby given to the public and all landowners within Fallschase Community Development District in Leon County, Florida advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District Board of Supervisors.

DATE: November 4, 2014  
TIME: 1:00 p.m.  
PLACE: Gardner, Bist, Wiener, Wadsworth, Bowden, Bush, Dee, Lavia & Wright, P.A.  
1300 Thomaswood Drive  
Tallahassee, Florida 32308

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, 6131 Lyons Road, Suite 100, Coconut Creek, Florida 33073, (954) 426-2105. 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 is open to the public and will be conducted in accordance with the provisions of Florida Law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Manager.

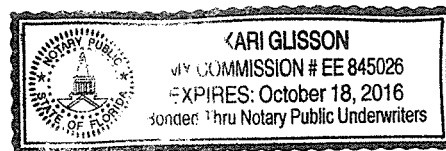
There may be an occasion where one or more supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to contact the District Office at (954) 426-2105, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (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  
Fallschase Community Development District

PUBLICATION DATE(S): October 13 and 20, 2014



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

**DATE OF LANDOWNERS' MEETING:** November 4, 2014

**TIME:** 1:00 P.M.

**LOCATION:** Gardner, Bist, Wiener, Wadsworth, Bowden,  
Bush, Dee, Lavia & Wright, P.A.  
1300 Thomaswood Drive  
Tallahassee, Florida 32308

Pursuant to Chapter 190, Florida Statutes, 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 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 Section 190.006(2)(b), Florida Statutes, as amended by Chapter 2004-353, 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 person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (three seats on the Board will be up for election). A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. **Please note that a particular 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/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 candidates receiving the highest number of votes shall be elected for a term of four years and the remaining candidate elected shall serve for a two-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 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 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.

**OFFICIAL BALLOT**

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING  
November 4, 2014**

**LEON COUNTY, FLORIDA**

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**For Interval Elections (3 Supervisors):** The two candidates receiving the most votes will each receive a four-year term; the recipient of the next highest vote count will receive a two-year term.

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 Fallschase Community Development District and described as follows:

<u>Description</u>	<u>Acreage</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.]*

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:

<b>NAME OF CANDIDATE (S)</b>	<b>NUMBER OF VOTES</b>
1. _____	_____
2. _____	_____
3. _____	_____

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

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

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

**LANDOWNER PROXY**

**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING  
November 4, 2014**

**LEON COUNTY, FLORIDA**

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 Fallschase Community Development District to be held at the offices of Gardner, Bist, Wiener, Wadsworth, Bowden, Bush, Dee, Lavia & Wright, P.A., 1300 Thomaswood Drive, Tallahassee, Florida, on November 4, 2014, at 1:00 p.m., and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which 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 their 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 annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

\_\_\_\_\_  
Print or type name of Landowner  
*(or, if applicable, authorized representative of Landowner)*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Landowner, or Landowner Representative

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes*</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

*(must provide street address, tax parcel ID number, or attached legal description)*

**Total Number of Authorized Votes:** \_\_\_\_\_

\* Pursuant to section 190.006(2)(b), Florida Statutes , a fraction of an acre is treated as one acre entitling the landowner to one vote with respect thereto.

**Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two 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.). If more than one parcel, each must be listed or described.**