



Rizzetta & Company

Pier Park Community Development District

Landowner Election Meeting November 13, 2017

District Office:
120 Richard Jackson Blvd, Suite 220
Panama City Beach, Florida 32407
850-334-9055

www.pierparkcdd.org

PIER PARK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 120 RICHARD JACKSON BLVD • SUITE 220 • PANAMA CITY BEACH, FL 32407
www.PierParkCDD.org

November 6, 2017

Board of Supervisors
**Pier Park Community
Development District**

AGENDA

Dear Board Members:

The landowner election meeting of the Board of Supervisors of the Pier Park Community Development District will be held on **Monday, November 13, 2017 at 10:00 a.m. (CDT)** at the Panama City Beach City Hall, 110 South Arnold Road, Panama City Beach, Florida 32413. The following is the tentative agenda for this meeting:

LANDOWNERS' MEETING

1. **CALL TO ORDER**
2. **ELECTION OF CHAIRMAN FOR PURPOSE OF CONDUCTING LANDOWNERS' ELECTION**
3. **DETERMINATION OF NUMBER OF VOTING UNITS REPRESENTED**
4. **NOMINATIONS FOR POSITIONS OF SUPERVISORS**
5. **CASTING OF BALLOTS**
6. **TABULATION OF BALLOTS**
7. **LANDOWNERS' QUESTIONS AND COMMENTS**
8. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at 407-472-2471.

Sincerely,

Anthony Jeancola

Anthony Jeancola
District Manager

cc: Joe Brown, Hopping Green & Sams P.A.
Robert Carroll, McNeil Carroll Engineering, Inc.
Scott A. Richardson, Simon Property Group
Erica Black, Simon Property Group
Brian Nelson, Simon Property Group
Martin Horak, Simon Management Associates, LLC
Brian Salter, The St. Joe Company
Danny Tyler, Nabors, Giblin, & Nickerson, P.A.

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

DATE OF LANDOWNERS' MEETING: **Monday, November 13, 2017**

TIME: **10:00 a.m., Central Time**

LOCATION: **Panama City Beach City Hall, 100 South Arnold Road, Panama City Beach, 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.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidate receiving the next highest number of votes shall be elected for a term of two (2) years. 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

**PIER PARK COMMUNITY DEVELOPMENT DISTRICT
BAY COUNTY, FLORIDA
LANDOWNERS' MEETING – November 13, 2017**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner (or long term – 50 year plus – ground lessee) 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 Pier Park Community Development District to be held at the Panama City Beach City Hall, 110 South Arnold Road, Panama City Beach, Florida 32413, on November 13, 2017, at 10:00 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.

Printed Name of Landowner
(or, if applicable, authorized representative of the Landowner)

Signature of Landowner, or Representative

Date

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

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2014), 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
PIER PARK
COMMUNITY DEVELOPMENT DISTRICT**

**BAY COUNTY, FLORIDA
LANDOWNER'S MEETING
November 13, 2017**

For Interval Elections (3 Supervisors): The two candidates receiving the most votes will each receive a four (4) year term; the recipient of the next highest vote count will receive a two (2) 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 Pier Park 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:

	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____
3.	_____	_____

Date: _____

Signed: _____

Printed Name: _____