



**TRADITION  
COMMUNITY DEVELOPMENT  
DISTRICT NO.'s 1-10**

**PORT ST. LUCIE  
LANDOWNERS' MEETING  
DECEMBER 2, 2020  
2:30 P.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.traditioncdd1.org](http://www.traditioncdd1.org)  
[www.traditioncdd2.org](http://www.traditioncdd2.org)  
[www.traditioncdd3.org](http://www.traditioncdd3.org)  
[www.traditioncdd4.org](http://www.traditioncdd4.org)  
[www.traditioncdd5.org](http://www.traditioncdd5.org)  
[www.traditioncdd6.org](http://www.traditioncdd6.org)  
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[www.traditioncdd8.org](http://www.traditioncdd8.org)  
[www.traditioncdd9.org](http://www.traditioncdd9.org)  
[www.traditioncdd10.org](http://www.traditioncdd10.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-10**  
Tradition Town Hall  
10799 SW Civic Lane  
Port St. Lucie, Florida 34987  
**LANDOWNERS' MEETING**  
**December 2, 2020**  
**2:30 p.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Adoption of Election Procedures.....Page 2
- E. Election of Chair for Landowners Meeting
- F. Election of Secretary for Landowners Meeting
- G. Approval of Minutes
  - 1. November 13, 2018 Landowners' Meeting Minutes.....Page 5
- H. Election of Supervisors
  - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 8
  - 2. Nomination of Candidates
  - 3. Casting of Ballots.....Page 9
  - 4. Ballot Tabulations
  - 5. Certification of the Results
- I. Landowners' Comments
- J. Adjourn

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1, 2, 7, 8, 9 & 10**  
**NOTICE OF LANDOWNERS' MEETING**

**NOTICE IS HEREBY GIVEN** that the Tradition Community Development District Nos. 1, 2, 7, 8, 9 and 10 (the "Districts") will hold a Landowners' Meeting at **2:30 p.m., or as soon thereafter as can be heard, on December 2, 2020**, at the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors to each of the Districts. Copies of the Agendas for this meeting may be obtained from the District's website or by contacting the District Manager at (772) 345-5119 and/or toll free at 1-877-737-4922 at least five (5) days prior to the date of these meetings.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meeting may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceeding is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at (772) 345-5119 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of this particular meeting.

Meeting may be cancelled from time to time without advertised notice.

**Tradition Community Development District Nos. 1, 2, 7, 8, 9 & 10**

**[www.traditioncdd1.org](http://www.traditioncdd1.org)**

**PUBLISH: St. Lucie News Tribune 11/11/20 & 11/18/20**



## Special District Services, Inc.

### SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

#### 1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two (2) years during the month of November for the purpose of electing Supervisors. The second election by Landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two (2) years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

#### 2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

#### 3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

#### 4. Voting

Each Landowner shall be entitled to cast one (1) vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three (3) positions open, an owner of one (1) acre or less (or one lot parcel) may cast one (1) vote for each of the three (3) positions. An owner of two (2) acres (or two lot parcels) may cast two (2) votes for each of the three (3) positions. Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

#### 5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being sub-mitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

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#### Corporate Office

The Oaks Center  
2501A Burns Rd  
Palm Beach Gardens, FL 33410  
Direct: 561.630.4922

#### Contact Information

Toll Free: 877.737.4922  
Fax: 561.630.4923  
Web: [www.sdsinc.org](http://www.sdsinc.org)

#### Miami Branch

Crexent Business Center  
6625 Miami Lakes Drive, Ste. 374  
Miami Lakes, FL 33063  
Direct: 305.117.0161

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- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
  - c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

#### 6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board Supervisor(s) and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

#### 7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections\*, the two (2) candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

\*At the final landowner election (*after the 6<sup>th</sup> or 10<sup>th</sup> year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two {2} supervisors are elected by General Election).

#### 8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage (or lot parcels) for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.



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9. Recessing of the Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

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## **MINUTES OF MEETING**

### ***TRADITION COMMUNITY DEVELOPMENT DISTRICT NO's. 1, 2 & 7-10***

#### ***LANDOWNER'S MEETING***

***Tuesday, November 13, 2018***

***Tradition Town Hall***

***10799 SW Civic Lane***

***Port St. Lucie, FL 34987***

***11:00 A.M.***

Present and constituting a quorum:

Greg Pettibon	Board Member
David Russo	Board Member
Catherine Dahl	Board Member
Ashley Garcia	Board Member

Also present were:

Dan Harrell	Gonano & Harrell
Bob Lawson	Arcadis
Henry Fishkind	Fishkind & Associates
Angela Shepherd	Fishkind & Associates
Alan Mishlove	Fishkind & Associates
John Gallagher	Fishkind & Associates
Pete Pimentel	SDS
Tony Palumbo	Mattamy Homes

## **FIRST ORDER OF BUSINESS**

### **Call to Order**

Mr. Pettibon called the Landowner's Meeting of the Tradition Community Development District No's. 1-2 & 7-10 to order at 11:10 a.m. The persons in attendance are as outlined above.

Mr. Pimentel was appointed Chairman of the meeting and asked for all landowners to make their presence known.

Mr. Palumbo stated he was the representative for the landowners for District No's. 1-2 & 7-10 and that he held their proxies.

Mr. Pimentel asked for nominations.

District No. 1: Mr. McCurry presented proxies for Mattamy Palm Beach, LLC representing \_\_\_\_\_ acres authorizing \_\_\_\_ votes. Mr. Palumbo nominated Ms. Garcia, Ms. Dahl and Mr. Russo.

District No. 2: Mr. Palumbo presented proxies for Mattamy Palm Beach, LLC representing \_\_\_\_\_ acres authorizing \_\_\_\_ votes. Mr. Palumbo nominated Ms. Garcia, Ms. Dahl and Mr. Russo.

District No. 7: Mr. Mr. Palumbo presented proxies for Mattamy Palm Beach., LLC representing \_\_\_\_\_ acres authorizing \_\_\_\_ votes. Mr. Palumbo nominated Ms. Garcia, Mr. Pettibon and Mr. Russo.

District No. 8: Mr. Palumbo presented proxies for Mattamy Palm Beach, LLC representing \_\_\_\_\_ acres authorizing \_\_\_\_ votes. Mr. Palumbo nominated Ms. Garcia, Mr. Pettibon, and Mr. Russo.

District No. 9: Mr. \_\_\_\_\_ presented proxies for Mattamy Palm Beach, LLC representing \_\_\_\_\_ acres authorizing \_\_\_\_\_ votes. Mr. Palumbo nominated Ms. Garcia, Mr. Pettibon, and Mr. Russo.

District No. 10: Mr. Palumbo presented proxies for Mattamy Palm Beach, LLC representing \_\_\_\_\_ acres authorizing \_\_\_\_ votes. Mr. McCurry nominated Ms. Garcia, Mr. Pettibon, and Mr. Russo.

Mr. Pimentel asked if there were any other nominations, there were none. Mr. Pimentel closed the nominations part of the meeting.

Mr. Pimentel asked Mr. Palumbo to cast votes for the nominees.

Before announcing the results of the election, Mr. Pimentel stated according to Florida statutes, the two candidates receiving the highest number of votes will serve 4-year terms and the remainder, 2 years.

### **Ballot tabulation and results:**

District No. 1:

Seat No. 1 - Ms. Garcia received 40% of the votes and will serve a 4-year term

Seat No. 4 – Ms. Dahl received 40% of the votes and will serve a 4-year term

Seat No. 5 – Mr. Russo received 20% of the votes and will serve a 2-year term

District No. 2:

Seat No. 1 - Ms. Garcia received 40% of the votes and will serve a 4-year term

Seat No. 4 – Ms. Dahl received 40% of the votes and will serve a 4-year term

Seat No. 5 – Mr. Russo received 20% of the votes and will serve a 2-year term

District No. 7

Seat No. 1 – Mr. Russo received 40% of the votes and will serve a 4-year term

Seat No. 4 - Mr. Pettibon received 40% of the votes and will serve a 4-year term

Seat No. 5 – Ms. Garcia received 20% of the votes and will serve a 2-year term

District No. 8:

Seat No. 1 – Mr. Russo received 40% of the votes and will serve a 4-year term

Seat No. 4 - Mr. Pettibon received 40% of the votes and will serve a 4-year term



Seat No. 5 – Ms. Garcia received 20% of the votes and will serve a 2-year term

District No. 9:

Seat No. 1 – Mr. Russo received 40% of the votes and will serve a 4-year term

Seat No. 4 - Mr. Pettibon received 40% of the votes and will serve a 4-year term

Seat No. 5 – Ms. Garcia received 20% of the votes and will serve a 2-year term

District No. 10:

Seat No. 1 – Mr. Russo received 40% of the votes and will serve a 4-year term

Seat No. 4 - Mr. Pettibon received 40% of the votes and will serve a 4-year term

Seat No. 5 – Ms. Garcia received 20% of the votes and will serve a 2-year term

Mr. Pimentel asked if there were any landowner questions or comments. There were none.

There being no further business, the Landowner's Meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman  
Tradition Community Development District  
No's. 1-2 & 7-10

**LANDOWNER PROXY**  
**TRADITION COMMUNITY DEVELOPMENT DISTRICT**  
**LANDOWNERS' MEETING**

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 **Tradition Community Development District** to be held on December 2, 2020 at 2:30 p.m. at the Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987 and at any 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 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 be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners' 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.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description\***

**# of Acres**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

\* Insert in the space 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.]

Pursuant to section 190.006(2) (b), Florida Statutes (2020), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

**TOTAL NUMBER OF AUTHORIZED VOTES: \_\_\_\_\_**

**Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.**

**If the Legal Owner 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.)**

# **BALLOT**

For Internal Use

**BALLOT #** \_\_\_\_\_

## **TRADITION COMMUNITY DEVELOPMENT DISTRICT LANDOWNERS' MEETING**

### **ELECTION OF BOARD SUPERVISOR**

**DECEMBER 2, 2020**

The undersigned certifies that he/she is the owner (\_\_\_\_) or duly authorized **representative of lawful proxy of an owner** (\_\_\_\_) of land in the **Tradition Community Development District**, constituting \_\_\_\_\_acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

**Name of Candidate**

**Number of Votes**

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Signature: \_\_\_\_\_

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

Street Address or Tax Parcel Id Number for your Real Property:

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