



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

**PORT ST. LUCIE  
REGULAR BOARD MEETING  
APRIL 6, 2022  
11:00 A.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)  
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[www.traditioncdd4.org](http://www.traditioncdd4.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**

**OR**

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/3341025012>

**Meeting ID: 334 102 5012**

**Dial In at: 1 929 436 2866**

**REGULAR BOARD MEETING**

**April 6, 2022**

**11:00 a.m.**

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Appointment to Vacant Board Seats
  - 1. CDD No.'s 1 & 2 / Seat No. 4
  - 2. CDD No. 6 / Seat No. 1
  - 3. CDD No. 3 / Seat No. 1
  - 4. Consider Resolution No. 2022-03; Election of Officers.....Page 3
- E.** Additions or Deletions
- F.** Comments from the Public for Items Not on the Agenda
- G.** Consent Items
  - 1. Approval of February 9, 2022 Regular Board Meeting Minutes.....Page 7
- H.** Old Business
- I.** New Business
  - 1. Consider Memorandum No. 22-02; Board Member Elections 2022 - Notice of Qualifying Period; Election of Board Supervisors for District No.'s 3, 4, 5, and 6.....Page 14
  - 2. Notification of Landowners' Election.....Page 20
- J.** Administrative Matters
  - 1. Manager's Report
  - 2. Attorney's Report
  - 3. Engineer's Report
  - 4. Financial Report (Under Separate Cover).....Page 26
  - 5. Founder's Report
- K.** Board Member Discussion Requests and Comments
- L.** Adjourn

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10**  
**REVISED FISCAL YEAR 2021/2022**  
**REGULAR BOARD MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Tradition Community Development District Nos. 1-10 (“Districts”) will conduct Regular Board Meetings of the Board of Supervisors (“Board”) for the purpose of conducting the business of the Districts that may properly come before the Board. The following meetings will be held at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the following dates:

**March 2, 2022**  
**April 6, 2022**  
**\*May 4, 2022\***  
**June 1, 2022**  
**July 6, 2022**  
**\*August 3, 2022\***  
**September 7, 2022**

\*An Irrigation System Rate Committee Meeting will take place at 9:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the above dates, as indicated.\*

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meetings may be obtained from the District Manager’s office located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that one or more Supervisors may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at 772-345-5119 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a meeting is advised that they 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 such appeal is to be based.

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

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-10**

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

**PUBLISH: ST. LUCIE NEWS TRIBUNE 02/21/22**

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT 1, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District 1 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 1:**

1. The following persons are elected to the offices shown, to wit:

Frank Covelli	Chairman
Anissa Cruz	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
James Fitzgerald	Assistant Secretary/Treasurer
Steven Dassa	Assistant Secretary/Treasurer
Tyler Gaffney	Assistant Secretary/Treasurer

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 6<sup>th</sup> DAY OF APRIL, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 1**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT 2, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District 2 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 2:**

1. The following persons are elected to the offices shown, to wit:

Frank Covelli	Chairman
Anissa Cruz	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
James Fitzgerald	Assistant Secretary/Treasurer
Steven Dassa	Assistant Secretary/Treasurer
Tyler Gaffney	Assistant Secretary/Treasurer

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 6<sup>th</sup> DAY OF APRIL, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 2**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT 6, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District 6 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 6:**

1. The following persons are elected to the offices shown, to wit:

Jerry Krbec	Chairman
Luis Pagan	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
George Russell	Assistant Secretary
Tom Battaglia	Assistant Secretary
Frank Smith	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 6<sup>th</sup> DAY OF APRIL, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 6**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT 3, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tradition Community Development District 3 (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the St. Lucie County, Florida; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 3:**

1. The following persons are elected to the offices shown, to wit:

Isiah Steinberg	Chairman
Rick Dufour	Vice-Chairman
B. Frank Sakuma, Jr.	Secretary/Treasurer
_____	Assistant Secretary
Ryan Bartlett	Assistant Secretary
Rosario “Roy” Perconte	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 6<sup>th</sup> DAY OF APRIL, 2022.**

**ATTEST:**

**TRADITION COMMUNITY  
DEVELOPMENT DISTRICT 3**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman



**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-10**  
**Tradition Town Hall**  
**10799 SW Civic Lane**  
**Port St. Lucie, Florida 34987**  
**OR**  
**Join Zoom Meeting: <https://us02web.zoom.us/j/3341025012>**  
**Meeting ID: 334 102 5012**  
**OR**  
**Dial In at: 1 929 436 2866**  
**REGULAR BOARD MEETING**  
**February 9, 2022**  
**11:00 a.m.**

**A. CALL TO ORDER**

The Regular Board Meeting of the Tradition Community Development District No.'s 1-10 of February 9, 2022, was called to order at 11:11 a.m. in the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that showed notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on October 1<sup>st</sup>, 2021, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

<b>CDD #'s 1,2,7,8,9,10</b>		
Chairman	Frank Covelli	Present
Vice Chairman	Anissa Cruz	Present
Supervisor	Carolyn DeSanti	Present via Zoom
Supervisor	Steven Dassa	Present
Supervisor	Vacant	-

<b>CDD # 3</b>		
Chairman	Isiah Steinberg	Present
Vice Chairman	Rick Dufour	Present
Supervisor	Carol Anderson	Absent
Supervisor	Ryan Bartlett	Present
Supervisor	Roy Perconte	Present

<b>CDD # 4</b>		
Chairman	Gail Cost	Present
Vice Chairman	Norm Ytkin	Present
Supervisor	Rob Siedlecki	Present
Supervisor	Rich Giglia	Absent

Supervisor	Robert Burn	Absent
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<b>CDD # 5</b>		
Chairperson	Cathy Powers	Present
Vice Chairperson	Chris King	Present
Supervisor	Dave Lasher	Present
Supervisor	Rick Dixon	Present
Supervisor	Joe Pinto	Present

<b>CDD # 6</b>		
Chairman	Jerry Krbec	Present
Vice Chairman	Luis Pagan	Present
Supervisor	Howard Rothman	Present
Supervisor	Frank Smith	Present
Supervisor	Tom Battaglia	Present

Staff members in attendance were:

District Manager	B. Frank Sakuma, Jr.	Special District Services, Inc.
Assistant District Manager	Jessica Wargo	Special District Services, Inc.
District Counsel	Dan Harrell	Gonano & Harrell Law

Also present via Zoom were: District Manager - Andrew Karmeris with Special District Services, Inc.; District Engineer - Kelly Cranford with Culpepper and Terpening; In attendance were: Tony Palumbo with Mattamy Homes. (See attached sign-in sheet)

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

Staff requested (4) items under “New Business:”

- 1 – (New Business/H-12) Outline of Future Administration; Creating a new CDD No. 11 & Revise/restate the 2008 & 2021 Interlocal Agreements.**
- 2 – (New Business/H-13) Consideration of Meeting Schedule Change to first Wed. of each month – Starting March 2<sup>nd</sup>, 2022**
- 3 – (New Business/H-14) Accept Resignation of Carolyn DeSanti - District No.’s 1, 2, 7, 8, 9, & 10 / Seat No.3**
- 4 – (New Business/H-15) Appointment to Vacant Board Seats - District No.’s 1, 2, 7, 8, 9, & 10 / Seat No.3**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No.1 to Adopt the agenda as amended.

**E. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**F. CONSENT ITEMS**

## 1. November 10, 2021 Regular Board Meeting

Minutes of the November 10, 2021 Regular Board Meeting.

### 2. WA #19-143-128; Western Grove 1 – Irrigation – *\*Item Moved to New Business\**

WA #19-143-128; Approve proposed project connecting to the Tradition Master Irrigation System under the following conditions:

1 – Responding to the outstanding request for additional information to the CDD Engineer’s satisfaction.

### 3. WA #19-143-129; Tradition Parkway / West – Irrigation – *\*Item Moved to New Business\**

WA #19-143-129; Approve proposed project connecting to the Tradition Master Irrigation System under the following conditions:

1 – Responding to the outstanding request for additional information to the CDD Engineer’s satisfaction.

### 4. WA #19-143-130; The Landings at Tradition Phase 2, Parcel 6

WA #19-143-130; Approve proposed project connecting to the Tradition Master Irrigation System under the following conditions:

1 – Responding to the outstanding request for additional information to the CDD Engineer’s satisfaction.

### 5. WA #19-143-127; 11487 SW Kingslake Circle – Pool

Ratify WA #19-143-127; Ratify the approval of WA #19-143-127

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to Approve all items under Consent. (Items No. 2 & 3 were pulled and placed first in New Business)

## G. OLD BUSINESS

There were no matters of old business to come before the Board.

## H. NEW BUSINESS

### *\* Consent Item #2\**

- **WA #19-143-128; Western Grove 1 – Irrigation**

WA #19-143-128; Approve proposed project connecting to the Tradition Master Irrigation System under the following conditions:

1 – Responding to the outstanding request for additional information to the CDD Engineer’s satisfaction.

Mr. Rothman asked how will the additional connections to the irrigation system affect the system as a whole? Mr. Sakuma replied that it will not. The plant should be able to keep up.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to Approve WA #19-143-128.

**\* Consent Item #3\***

**• WA #19-143-129; Tradition Parkway / West – Irrigation**

WA #19-143-129; Approve proposed project connecting to the Tradition Master Irrigation System under the following conditions:

1 – Responding to the outstanding request for additional information to the CDD Engineer’s satisfaction.

Ms. King asked if an irrigation capacity study has been done. Mr. Sakuma said yes, the studies were done per district.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to Approve WA #19-143-129.

**1. Ratify and Approve the Solitude Lake Management Services Contract, by CDD No. 1**

Mr. Covelli asked how long is the new contract? Mr. Sakuma stated that we can terminate at any time or wait until the contract ends.

Dr. Powers would like all names printed on contracts along with the signatures.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1.

**2. Ratify and Approve the Agricultural Services International Contract, by CDD No. 1**

Mr. Sakuma reviewed the extra operations support for the Irrigation Plant at an additional 20 hours per week.

Mr. Pinto inquired about the hourly rate and how we are charged.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1

**3. Approve 2021 Bond Requisition Construction Account; Minto Lake Reimbursement/Town Park**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to Approve the 2021 Bond Requisition No. 41, Construction Account; Minto Lake Reimbursement/Town Park.

**4. Approve ITB #2020-04; Continuing Services Agreement for Miscellaneous Construction Activities - Recommendation to Award, by CDD No. 1**

No action was taken.

**5. Approve ITB #2021-04; Lake Irrigation Intake Replacement Project - Recommendation to Award; by CDD No. 1**

Mr. Krbec questioned what is being done. Mr. Sakuma reviewed how we are using the primary water intake and that a new structure is being built to pull more water.

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to Approve ITB #2021-04; Lake Irrigation Intake Replacement Project.

**6. Appointment of Members to the Tradition/SG Irrigation System Rate Committee Seat No. 1 (Non-Voting) and Seat No.'s 2, 7, & 8.**

A **Motion** was made by CDD No. 1 Mr. Dassa, seconded by Ms. Cruz and passed unanimously by CDD No. 1 to Appoint Mr. Covelli to the Tradition/SG Irrigation System Rate Committee Seat No. 1 (Non-Voting) and Seat No.'s 2, 7, & 8.

**7. Accept Resignation of Supervisor Jeremy Bunner – District No.'s 1 & 2 / Seat No. 4; District No.'s 7, 8, 9, & 10 / Seat No. 2**

A **Motion** was made by CDD No. 1 Mr. Dassa, seconded by Mr. Covelli and passed unanimously by CDD No. 1 to Accept the Resignation of Supervisor Jeremy Bunner.

**8. Appointment to Vacant Board Seat - District No.'s 1 & 2 / Seat No. 4; District No.'s 7, 8, 9, & 10 / Seat No. 2**

*The appointment of Mr. Frank Covelli to vacant seats on District Nos. 1 & 2 was made in error. Appointment to Vacant Board Seat District Nos. 1 & 2 / Seat No. 4 will be considered at a future meeting.*

A **Motion** was made by CDD No. 1 Mr. Dassa, seconded by Mr. Covelli and passed unanimously by CDD Nos. 7, 8, 9 & 10 to Appoint Mr. James Fitzgerald to District No.'s 7, 8, 9, & 10 / Seat No. 2.

**9. Accept Resignation of Supervisor Carol Anderson – District No. 3 / Seat No. 1**

A **Motion** was made by CDD No. 3 Mr. Steinberg, seconded by Mr. Dufour and passed unanimously by CDD No. 3 to Accept the Resignation of Supervisor Carol Anderson.

**10. Appointment to Vacant Board Seat - District No. 3 / Seat No. 1**

No action was taken at this time.

**11. Resolution No. 2022-02; Election of Officers**

Item moved to the end of New Business.

**12. Consider the Future approach and outline of creating a new CDD No. 11 from portions of one or more of the WG/New CIP Districts, create a new Administrative**

**Entity, and to revise/restate the 2008 & 2021 Interlocal Agreements from District No.'s 1-10.**

Mr. Palumbo reviewed the proposed addition of a new CDD No. 11 to act as the transition administrative district, the concept of creating an Administration Entity, and answered questions from the Board Supervisors.

A **Motion** was made by CDD No.'s 1, 2, 7, 8, 9, & 10 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No.'s 1, 2, 7, 8, 9, & 10 to Approve creating new District No. 11, adopt the concept of the Administration Entity, and to move forward with next steps.

A **Motion** was made by CDD No. 3 Mr. Steinberg, seconded by Mr. Dufour and passed unanimously by CDD No. 3 to Approve creating new District No. 11, adopt the concept of the Administration Entity, and to move forward with next steps.

A **Motion** was made by CDD No. 4 Ms. Cost, seconded by Mr. Ytkin and passed unanimously by CDD No. 4 to Approve creating new District No. 11, adopt the concept of the Administration Entity, and to move forward with next steps.

A **Motion** was made by CDD No. 5 Dr. Powers, seconded by Mr. Lasher and passed unanimously by CDD No. 5 to Approve creating new District No. 11, adopt the concept of the Administration Entity, and to move forward with next steps.

A **Motion** was made by CDD No. 6 Mr. Pagan, seconded by Mr. Battaglia and passed unanimously by CDD No. 6 to Approve creating new District No. 11, adopt the concept of the Administration Entity, and to move forward with next steps.

**13. Authorize change of the meeting schedule to first Wed. of each month – Starting March 2<sup>nd</sup>, 2022, through the remainder of the FY year, September 2022, and authorize publishing Notice of the same.**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to authorize changing the meeting schedule to the first Wednesday of each month starting March 2<sup>nd</sup>, 2022, and to publish notice of the new meeting schedule.

**14. Accept Resignation of Supervisor Carolyn DeSanti / District No.'s 1, 2, 7, 8, 9, & 10 Seat No. 3**

A **Motion** was made by CDD No. 1 Mr. Dassa, seconded by Mr. Covelli and passed unanimously by CDD No. 1 to Accept the Resignation of Supervisor Carolyn DeSanti.

**15. Appointment to Vacant Board Seat - District No. 3 / Seat No. 1**

A **Motion** was made by CDD No. 1 Mr. Dassa, seconded by Mr. Covelli and passed unanimously by CDD No. 1 to Appoint Mr. Tyler Gaffney to District No. 3 / Seat No. 1.

**11. Resolution No. 2022-02; Election of Officers**

Resolution No. 2022-02 was presented; entitled:

**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF TRADITION  
COMMUNITY DEVELOPMENT DISTRICT NO.'S 1 - 10, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

A **Motion** was made by CDD No. 1 Mr. Covelli, seconded by Mr. Dassa and passed unanimously by CDD No. 1 to Adopt Resolution No. 2022-02; Election of Officers.

**I. ADMINISTRATIVE MATTERS**

**1. Manager's Report**

Mr. Sakuma had nothing further to report.

**2. Attorney's Report**

Mr. Harrell had nothing further to report at this time.

**3. Engineer's Report**

Ms. Cranford had no additional items to note.

**4. Financial Report**

Mr. Karmeris gave an overview of the financials.

**5. Founder's Report**

No Founder's report was offered.

**J. BOARD MEMBERS DISCUSSION REQUESTS AND COMMENTS**

Mr. Rothman asked when meetings are cancelled that the financial report still be posted.

Dr. Powers would like a notice regarding work authorizations for pools adjacent to CDD property be sent to HOA's. Mr. Sakuma will work with the District Engineer to draft and send notice.

**K. ADJOURNMENT**

There being no further business to come before the Board, CDD No. 1 Mr. Covelli adjourned the meeting at 12:50p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice-Chair

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

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

Law Offices  
of  
**GONANO & HARRELL**  
A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS  
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**VIA ELECTRONIC TRANSMISSION ONLY**

MEMORANDUM NO. 22-02

March 4, 2022

MEMORANDUM TO MEMBERS OF THE BOARDS OF SUPERVISORS OF THE TRADITION  
COMMUNITY DEVELOPMENT DISTRICTS

Re: Notice of Qualifying Period—Elections of Members of the Boards of Supervisors of  
District Nos. 3, 4, 5, and 6

G&H File No. 1513-001

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As I believe you are aware, Section 190.006(3)(b), Florida Statutes, requires each community development district to publish a notice of the qualifying period for each election of Board members whose seats are subject to election by qualified electors (that is, registered voters residing in the respective district). The notice must be published at least two weeks prior to the start of the qualifying period. In 2022, the qualifying period commences at noon on Monday, June 13, and closes at noon on Friday, June 17, although qualifying papers may be submitted beginning May 30 for processing and filing during the qualifying period.

Board member seats in Tradition Community Development District Nos. 3, 4, 5, and 6 will be subject to election by qualified electors in 2022, while seats in the other Districts (Nos. 1, 2, 7, 8, 9, and 10) will continue to be filled by landowner elections, as follows:

District Nos. 1 and 2. The terms of Seats 3, 4, and 5 on each of the Boards of Supervisors will expire this year. The Honorable Tyler Gaffney, James Fitzgerald, and Anissa Cruz currently serve in Seats 3, 4, and 5, respectively. Each of these seats will be filled by landowner election, to be separately noticed and held in the Fall. On each Board, the two candidates receiving the highest number of votes shall be elected to serve four-year terms, and the remaining candidate elected shall serve a two-year term, all commencing in November 2022.

District No. 3. The terms of those members currently serving in Seats 2, 3, and 4 on the Board of Supervisors (The Honorable Isaiah Steinberg, Ryan Bartlett, and Rosario Perconte, respectively) will expire this year, and each of those seats will be open for election by qualified electors to a four years term that will commence in November 2022.

District No. 4. The terms of Seats 1, 3, and 4 on the Board will expire this year (currently occupied by The Honorable Rob Siedlecki, Norman Ytkin, and Robert Burn, respectively). Each of



Seats 1, 3, and 4 will be open for election by qualified electors to a four year term that will commence in November 2022.

District No. 5. The terms of the members serving in Seats 1, 3, and 5 on the Board will expire this year (currently occupied by The Honorable Roland Lasher, Rick Dixon, and Joseph Pinto, respectively). Each of Seats 1, 3, and 5 will be open for election by qualified electors to a four year term that will commence in November 2022.

District No. 6. The terms of the members serving in Seats 1, 3, and 5 on the Board will expire this year (Seat 1 is vacant, and The Honorable Frank Smith and Tom Battaglia currently occupy Seats 3 and 5, respectively). Each of those seats will be open for election by qualified electors to a four year term that will commence in November 2022.

District No. 7. The terms of Seats 2, 3, and 5 on the Board of Supervisors will expire this year. The Honorable James Fitzgerald, Tyler Gaffney, and Anissa Cruz currently serve in Seats 2, 3, and 5, respectively. Each of these seats will be filled by landowner election, to be separately noticed and held in the Fall. The two candidates receiving the highest number of votes shall be elected to serve four-year terms, and the remaining candidate elected shall serve a two-year term, all commencing in November 2022.

District Nos. 8, 9, and 10. The terms of seats 3, 4, and 5 on each of the Boards of Supervisors will expire this year. The Honorable Tyler Gaffney, Frank Covelli, and Anissa Cruz currently serve in Seats 3, 4, and 5, respectively. Each of these seats will be filled by landowner election, to be separately noticed and held in the Fall. On each Board, the two candidates receiving the highest number of votes shall be elected to serve four-year terms, and the remaining candidate elected shall serve a two-year term, all commencing in November 2022.

Attached for District Nos. 3, 4, 5, and 6 are proposed forms of the required notices of the qualifying period. By copy of this memorandum to the District Manager, I respectfully request that this matter be placed on the agenda of a future Board meeting. At that time, each of the affected Boards should consider authorizing publication of the respective notice on or about May 9. Please advise if you have any question.

Daniel B. Harrell

DBH/mm

Attachments

cc: The Honorable Gertrude Walker  
Mr. B. Frank Sakuma, Jr.  
Ms. Jesse Wargo

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3**

NOTICE IS HEREBY GIVEN that the qualifying period for candidates for the office of Supervisor of Tradition Community Development District No. 3 (“District”) will commence at noon on June 13, 2022, and will close at noon on June 17, 2022. As provided in Section 99.061(8), Florida Statutes, qualifying papers may be submitted beginning May 30, 2022, to be processed and filed during the qualifying period. Candidates must qualify for the office of Supervisor of the District with the St. Lucie County Supervisor of Elections, at one of the following locations (the Supervisor of Elections recommends that qualifying papers filed during the June 13-17 qualifying period be submitted to the Fort Pierce office):

St. Lucie West South County Annex  
250 NW Country Club Drive  
Port St. Lucie, Florida 34986  
Telephone: (772) 871-5410

Walton Road County Admin. Annex  
1664 S.E. Walton Road  
Port St. Lucie, Florida 34952  
Telephone: (772) 337-5623

Orange Blossom Business Center  
4132 Okeechobee Road  
Fort Pierce, Florida 34947  
Telephone: (772) 462-1500

Tradition-Located inside the Tax Collectors Office  
10264 S.W. Village Parkway  
Port St. Lucie, Florida 34987  
Telephone: (772) 462-1500

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who also is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three seats up for election, specifically Seats 2, 3, and 4. Each seat carries a four year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

Dated this 6<sup>th</sup> day of May, 2022.

**B. FRANK SAKUMA, JR., District Manager  
TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 3**

Publish: May 9, 2022

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4**

NOTICE IS HEREBY GIVEN that the qualifying period for candidates for the office of Supervisor of Tradition Community Development District No. 4 (“District”) will commence at noon on June 13, 2022, and will close at noon on June 17, 2022. As provided in Section 99.061(8), Florida Statutes, qualifying papers may be submitted beginning May 30, 2022, to be processed and filed during the qualifying period. Candidates must qualify for the office of Supervisor of the District with the St. Lucie County Supervisor of Elections, at one of the following locations (the Supervisor of Elections recommends that qualifying papers filed during the June 13-17 qualifying period be submitted to the Fort Pierce office):

St. Lucie West South County Annex  
250 NW Country Club Drive  
Port St. Lucie, Florida 34986  
Telephone: (772) 871-5410

Walton Road County Admin. Annex  
1664 S.E. Walton Road  
Port St. Lucie, Florida 34952  
Telephone: (772) 337-5623

Orange Blossom Business Center  
4132 Okeechobee Road  
Fort Pierce, Florida 34947  
Telephone: (772) 462-1500

Tradition-Located inside the Tax Collectors Office  
10264 S.W. Village Parkway  
Port St. Lucie, Florida 34987  
Telephone: (772) 462-1500

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who also is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three seats up for election, specifically Seats 1, 3, and 4. Each seat carries a four year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

Dated this 6<sup>th</sup> day of May, 2022.

**B. FRANK SAKUMA, JR., District Manager  
TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 4**

Publish: May 9, 2022

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5**

NOTICE IS HEREBY GIVEN that the qualifying period for candidates for the office of Supervisor of Tradition Community Development District No. 5 (“District”) will commence at noon on June 13, 2022, and will close at noon on June 17, 2022. As provided in Section 99.061(8), Florida Statutes, qualifying papers may be submitted beginning May 30, 2022, to be processed and filed during the qualifying period. Candidates must qualify for the office of Supervisor of the District with the St. Lucie County Supervisor of Elections, at one of the following locations (the Supervisor of Elections recommends that qualifying papers filed during the June 13-17 qualifying period be submitted to the Fort Pierce office):

St. Lucie West South County Annex  
250 NW Country Club Drive  
Port St. Lucie, Florida 34986  
Telephone: (772) 871-5410

Walton Road County Admin. Annex  
1664 S.E. Walton Road  
Port St. Lucie, Florida 34952  
Telephone: (772) 337-5623

Orange Blossom Business Center  
4132 Okeechobee Road  
Fort Pierce, Florida 34947  
Telephone: (772) 462-1500

Tradition-Located inside the Tax Collectors Office  
10264 S.W. Village Parkway  
Port St. Lucie, Florida 34987  
Telephone: (772) 462-1500

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who also is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three seats up for election, specifically seats 1, 3, and 5. Each seat carries a four year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

Dated this 6<sup>th</sup> day of May, 2022.

**B. FRANK SAKUMA, JR., District Manager  
TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 5**

Publish: May 9, 2022

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6**

NOTICE IS HEREBY GIVEN that the qualifying period for candidates for the office of Supervisor of Tradition Community Development District No. 6 (“District”) will commence at noon on June 13, 2022, and will close at noon on June 17, 2022. As provided in Section 99.061(8), Florida Statutes, qualifying papers may be submitted beginning May 30, 2022, to be processed and filed during the qualifying period. Candidates must qualify for the office of Supervisor of the District with the St. Lucie County Supervisor of Elections, at one of the following locations (the Supervisor of Elections recommends that qualifying papers filed during the June 13-17 qualifying period be submitted to the Fort Pierce office):

St. Lucie West South County Annex  
250 NW Country Club Drive  
Port St. Lucie, Florida 34986  
Telephone: (772) 871-5410

Walton Road County Admin. Annex  
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Port St. Lucie, Florida 34952  
Telephone: (772) 337-5623

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Fort Pierce, Florida 34947  
Telephone: (772) 462-1500

Tradition-Located inside the Tax Collectors Office  
10264 S.W. Village Parkway  
Port St. Lucie, Florida 34987  
Telephone: (772) 462-1500

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who also is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three seats up for election, specifically Seats 1, 3, and 5. Each seat carries a four year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

Dated this 6<sup>th</sup> day of May, 2022.

**B. FRANK SAKUMA, JR., District Manager  
TRADITION COMMUNITY DEVELOPMENT  
DISTRICT NO. 6**

Publish: May 9, 2022



### 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 33004  
Direct: 305.777.0761

- 
- 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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**LANDOWNER PROXY**

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. \_\_\_\_**

**LANDOWNERS' MEETING NOVEMBER 2, 2022**

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 No. \_\_\_\_ to be held at 10799 SW Civic Lane, Port St. Lucie, Florida, on November 2, 2022 at 11:00 a.m. (“Landowners’ Meeting”), 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 that may be considered at the Landowners’ Meeting including, but not limited to, the election of members of the Board of Supervisors. The 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 the Landowners’ Meeting.

Any proxy heretofore given by the undersigned for the Landowners’ 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 exercising the voting rights conferred by this Proxy.

\_\_\_\_\_  
Printed Name of Fee Simple Landowner

\_\_\_\_\_  
Signature of Fee Simple Landowner

\_\_\_\_\_  
Date

**Parcel Description(s)\***

List description(s) and acreage(s) of each parcel on the attached Exhibit

**TOTAL ACREAGE (as set forth on the attached Exhibit)** \_\_\_\_\_

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

\*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.

**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 residential parcel if it is located on one acre or less of 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 bylaws, corporate resolution, etc.).**

**EXHIBIT TO LANDOWNER PROXY—PARCEL DESCRIPTION(S)**

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. \_\_\_\_**

**LANDOWNERS' MEETING NOVEMBER 2, 2022**

**Name of Fee Simple Landowner: \_\_\_\_\_**

**Parcel Descriptions (for each parcel, include both (1) the street address, legal description, or tax identification number, and (2) total number of acres):**

<u>Description(s)</u>	<u>Total Acres</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
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_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**TOTAL ACREAGE ALL PARCELS: \_\_\_\_\_**

**BALLOT**

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

**COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING**

**ELECTION OF BOARD SUPERVISORS**

**\_\_\_\_\_, 20**

The undersigned certifies that he/she is the owner (\_\_\_\_) or duly authorized **representative of lawful proxy of an owner** (\_\_\_\_) of land in the \_\_\_\_\_

**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**

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

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

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

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

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

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

# Financial Report: (Under Separate Cover)

