CALDERA

COMMUNITY DEVELOPMENT
DISTRICT

June 15, 2023

BOARD OF SUPERVISORS

LANDOWNERS
MEETING AGENDA

Caldera Community Development District OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431 Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

June 8, 2023

ATTENDEES:

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

Landowner(s)

Caldera Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Caldera Community Development District will be held on June 15, 2023 at 11:30 a.m., at Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601. The agenda is as follows:

- 1. Call to Order/Roll Call
- 2. Affidavit/Proof of Publication
- 3. Election of Chair to Conduct Landowners' Meeting
- 4. Election of Supervisors [All Seats]
 - A. Nominations
 - B. Casting of Ballots
 - Determine Number of Voting Units Represented
 - Determine Number of Voting Units Assigned by Proxy
 - C. Ballot Tabulation and Results
- 5. Landowners' Questions/Comments
- 6. Adjournment

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 (five (5) 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.

0000287004-01

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Hernando, Citrus

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Notice of Landowners' Meeting & Organizational Meeting was published in said newspaper by print in the issues of: 5/17/23, 5/24/23 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus 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/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

mmu			
Signature Affiant			
Sworn to and subscribed	before me this .05/24/202	3	
Signature of Notary Pul	blic		
Personally known	X	or produced identification	
Type of identification pro	oduced		

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE CALDERA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Caldera Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 253.679 acres, located west of the Suncoast Parkway South, south of Robinhood Village, north of Powerline Road and east of Weeki Wachee Acres, entirely within Hernando County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: Jui

June 15, 2023

TIME: 11:30 AM PLACE: Coastal E

Coastal Engineering Associates, Inc.

as the meeting chair and who shall conduct the meeting

966 Candlelight Blvd. Brooksville, Florida 34601

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/O Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. 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

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's 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

05/17/23, 05/24/23

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A ...

Notary Public State of Florida
Deirdre Bonett
My Commission
HH 228935
Exp. 1/4/2025

Landowner(s)
Caldera Community Development District
June 15, 2023, Landowners' Meeting Agenda
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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 candidates 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 <u>one (1)</u> 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.

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,

Craig Wrathell District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: :943 865 3730

LANDOWNER PROXY CALDERA COMMUNITY DEVELOPMENT DISTRICT HERNANDO COUNTY, FLORIDA LANDOWNERS' MEETING – JUNE 15, 2023

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 Caldera Community Development District to be held at Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601, on June 15, 2023 at 11:30 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
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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. PULTE HOME COMPANY LLC Printed Name of Legal Owner
Signature of Legal Owner Date
Signature of Legal Owner Date Parcel Description Acreage Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

254 Votes

NOTES: 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. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

Parcel ID	Owner	Address	City State ZIP	Acres	Votes
R16 423 18 0000 0040 0000	PULTE HOME COMPANY LLC	2662 S FALKENBURG RD	RIVERVIEW FL 33578-2553	253.68	
Total			Total Acres as per Ordinance:	253.68	254

OFFICIAL BALLOT CALDERA COMMUNITY DEVELOPMENT DISTRICT HERNANDO COUNTY, FLORIDA LANDOWNERS' MEETING – JUNE 15, 2023

For Election (5 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the three (3) candidates receiving the next highest number of votes will each receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

the fe	_	s that he/she/it is the fee simple owner of la of land, located within Caldera Community	• •			
Descri	ption		<u>Acreage</u>			
See at	tached		253.68 acres			
identif	ication number of	address of each parcel, the legal description each parcel.] [If more space is needed, iden reference to an attachment hereto.]	•			
Or						
Attach	Proxy.					
 Landov		, as Landowner, or as (Landowner, bed hereto, do cast my votes as follows:	the <u>proxy holder</u> of ner) pursuant to the			
	SEAT NUMBER	NAME OF CANDIDATE	NUMBER OF VOTES			
	1		Nomber of Total			
	2					
	3					
	4					
	5					
Date: _						
		Printed Name:				

Parcel ID	Owner	Address	City State ZIP	Acres	Votes
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