

LOWERY HILLS

COMMUNITY DEVELOPMENT DISTRICT

October 9, 2023

BOARD OF SUPERVISORS

LANDOWNERS' MEETING AGENDA

Lowery Hills 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

October 2, 2023

Landowner(s)
Lowery Hills Community Development District

Dear Landowner(s):

A Landowners' Meeting of the Lowery Hills Community Development District will be held on October 9, 2023 at 5:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850. 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.

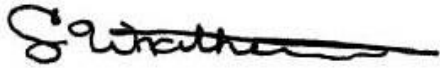
ATTENDEES:

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

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.

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

LOCALi

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Daphne Gillyard
Lowery Hills CDD
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

09/15/2023, 09/22/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/22/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$967.58

Order No: 9275681

Customer No: 972843

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Lowery Hills Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 184.3 acres, located in the City of Lake Alfred, Polk 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 a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business, which may properly come before the Board.

DATE: October 9, 2023
TIME: 5:00 p.m.
PLACE: Lake Alfred Public Library
345 N Seminole Avenue,
Lake Alfred, Florida, 33850

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request of the office of the District Manager, c/o Wraithell, 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 as the meeting chair and who shall conduct the meeting.

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
9/15/23, 9/22/23 9275681

**LANDOWNER PROXY
LOWERY HILLS 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 District to be held at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850, on October 9, 2023 at 5:00 p.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 Legal Owner(s)

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

SEE ATTACHMENT 1

_____ ACRES

_____ 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:

_____ VOTES

NOTES: 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. 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.).

ATTACHMENT 1

Parcel number	Owner	Address	City State ZIP	Acres	Votes
26-27-22-000000-042080	BROXTON JENNIFER S	PO BOX 2236	AUBURNDALE FL 33823-6236		
				21.55	22
26-27-22-000000-042010	AUBURNDALE FRUIT CO INC	120 ARIETTA SHORES DR	AUBURNDALE FL 33823-9551		
26-27-22-000000-042020	AUBURNDALE FRUIT CO INC	120 ARIETTA SHORES DR	AUBURNDALE FL 33823-9551		
26-27-22-000000-042040	AUBURNDALE FRUIT CO INC	120 ARIETTA SHORES DR	AUBURNDALE FL 33823-9551		
26-27-22-000000-042050	AUBURNDALE FRUIT CO INC	120 ARIETTA SHORES DR	AUBURNDALE FL 33823-9551		
26-27-22-000000-042060	AUBURNDALE FRUIT CO INC	120 ARIETTA SHORES DR	AUBURNDALE FL 33823-9551		
26-27-22-000000-042070	AUBURNDALE FRUIT CO INC	120 ARIETTA SHORES DR	AUBURNDALE FL 33823-9551		
				16.28	17
26-27-27-000000-031020	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-000000-031010	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-000000-013010	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-000000-031030	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-000000-013030	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-000000-013020	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-000000-032010	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-000000-014030	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-000000-014010	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-000000-032030	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-000000-032050	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-000000-032020	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-000000-014050	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-000000-012030	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-490100-000702	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-490100-000701	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-490100-000605	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
				179.7136	180
Total			Total Acres as per Ordinance:	217.5436	219

OFFICIAL BALLOT
LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

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 each successful candidate commencing upon election.

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 District and described as follows:

Description

Acreage

(see attachment 1)

_____ acres

[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:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1		___ Votes
2		___ Votes
3		___ Votes
4		___ Votes
5		___ Votes

Date: _____

Signed: _____

Printed Name: _____

ATTACHMENT 1

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26-27-27-000000-014030	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
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26-27-27-000000-014050	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-000000-012030	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-490100-000702	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-490100-000701	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
26-27-27-490100-000605	CARIBBEAN DISTILLERS LLC	530 N DAKOTA AVE	LAKE ALFRED FL 33850-2130		
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