

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

**LANDOWNERS' MEETING
AGENDA**

May 20, 2016

Twin Creeks North Community Development District

2300 Glades Road, Suite 410W • Boca Raton, Florida 334313

Phone: (954) 426-2105 • Toll-free: (877) 276-0889 • Fax: (954) 426-2147

May 18, 2016

Landowners
Twin Creeks North Community Development District

<p>ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

A Landowners' Meeting of the Twin Creeks North Community Development District will be held on Friday, May 20, 2016 at 11:00 a.m., at the offices of Rogers Towers, P.A., located at 100 Whetstone Place, Suite 200, St. Augustine, Florida 32086. 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
 - i. Determine Number of Voting Units Represented
 - ii. Determine Number of Voting Units Assigned by Proxy
 - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

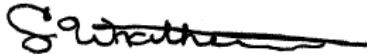
A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, 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.**

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 one (1) 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.

I look forward to seeing all of you at the upcoming meeting. In the meantime, should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF
TO ATTEND BY TELEPHONE:

Call-in number: 1-888-354-0094
Conference ID: 2144145

THE ST. AUGUSTINE RECORD

CREEKSIDE AT TWIN CREEKS CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431

Ref.#: 16722390D
P.O.#:

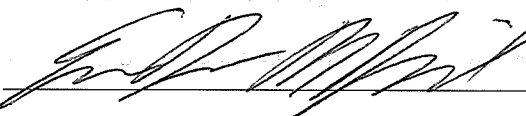
PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **NICOLE CORRIVEAU**
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement being a **NOTICE OF HEARING**
In the matter of **NTC OF LANDOWNERS ME - MEETING 5/20/16**
was published in said newspaper on **04/28/2016, 05/05/2016**

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore has been continuously published in said St. Johns County, Florida,
each day and has been entered as second class mail matter at the post office in the
City of St. Augustine, in said St. Johns County, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
he/she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this _____ day of MAY 05 2016
by Nicole Corriveau who is personally known to me
or who has produced as identification



(Signature of Notary Public)



(Seal)

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF LANDOWNERS' MEETING

Notice is hereby given to the public and all landowners within the
North Community Development District in St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of
receiving five (5) people to the District Board of Supervisors.

DATE: May 20, 2016
TIME: 11:00 A.M.
PLACE: Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086

Each landowner may vote in person or by written proxy. Proxy
be obtained upon request at the office of the District Manager
Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Ft.
Florida 33431, (561) 571-0010. At said meeting, each landowner
proxy shall be entitled to nominate persons for the position of
and cast one vote per acre of land, or fractional portion thereof,
him or her and located within the District for each person nomi-
position of Supervisor. A fraction of an acre shall be treated
entitling the landowner to one vote with respect thereto. Platted
counted individually and rounded up to the nearest whole acre.
age of platted lots shall not be aggregated for determining the
voting units held by a landowner or a landowner's proxy.
landowners' meeting, the landowners shall select a person to
meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted
in accordance with the provisions of Florida law. The meeting may be
held at a date, time, and place to be specified on the record at such
copy of the agenda for this meeting may be obtained from the
District Office.

There may be an occasion where one or more supervisors will be
present by telephone.

Any person requiring special accommodations at this meeting
due to a disability or physical impairment should contact the District
Office at 571-0010 at least forty-eight (48) hours prior to the meeting. If
hearing or speech impaired, please contact the Florida Relay Service
at 7-1-1, or 1-800-955-8771 (TTY)/ 1-800-955-8770 (Voice), for aid in
contacting the District Office.

A person who decides to appeal any decision made by the Board
of Supervisors to any matter considered at the meeting is advised that such
person shall need a record of the proceedings and that accordingly, the person
shall be responsible to ensure that a verbatim record of the proceedings is made,
including testimony and evidence upon which the appeal is to be based.

District Manager
Twin Creeks North CDD

16722390

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE
TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **May 20, 2016**

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

LOCATION: **Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086**

Pursuant to Chapter 190, Florida Statutes, after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the district. The following instructions on how all landowners may participate in the election is intended to comply with Section 190.006(2)(b), Florida Statutes, as amended by Chapter 2004-353, Laws of Florida.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each 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 seats on the Board will be up for election]. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. **Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the Landowners' Meeting, the first step is to elect a Chairperson for the meeting, who may be any person present at the meeting. The Chairperson shall conduct the nominations and the voting. If the Chairperson 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 candidates receiving the highest number of votes shall be elected for a term of four years, and the three candidates receiving the next largest number of votes shall be elected for a term of two years. The term of office for each successful candidate shall commence upon election. The members of the first board elected by landowners shall serve their respective four year or two year terms; however, the next election by landowners shall be held on the first Tuesday in November. Thereafter, there shall be an election of supervisors for the District every two 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 one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

OFFICIAL LANDOWNERS' PROXY
TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT
ST. JOHN'S COUNTY, FLORIDA
LANDOWNERS' MEETING
May 20, 2016

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 Twin Creeks North Community Development District to be held on May 20, 2016 at the offices of Rogers Towers, P.A., 100 Whetstone Place, Suite 200, St. Augustine, Florida 32086, at 11:00 a.m., and at any continuances or 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 election of members of 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 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 annual 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.

Print or type name of Landowner
(or, if applicable, authorized representative of Landowner)

Date

Signature of Landowner, or Landowner Representative

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

(must attach street address, tax parcel ID number, or Legal description)

Total Number of Authorized Votes: _____

* Pursuant to section 190.006(2)(b), Florida Statutes (2007), a fraction of an acre is treated as one acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two 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.). If more than one parcel, each must be listed or described.