

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

November 5, 2024

LANDOWNERS' MEETING AGENDA

Waterside 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 29, 2024

ATTENDEES:

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

Landowner(s)
Waterside Community Development District

Dear Landowner(s)

A Landowners' Meeting of the Waterside Community Development District will be held on November 5, 2024 at 9:15 a.m., at the Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956. 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 [Seats 3,4,5]
 - 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

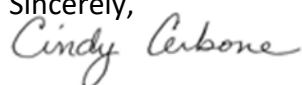
A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, 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 (three (3) 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 candidate 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.

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 867 327 4756



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Waterside CDD
Waterside Cdd

2300 Glades RD # 410W
Boca Raton FL 33431-8556

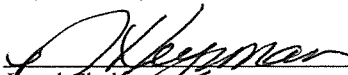
STATE OF WISCONSIN, COUNTY OF BROWN

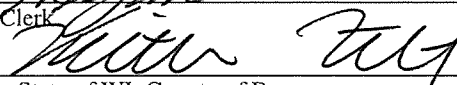
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

10/11/2024, 10/18/2024

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 10/18/2024


Legal Clerk


Notary, State of WI, County of Brown

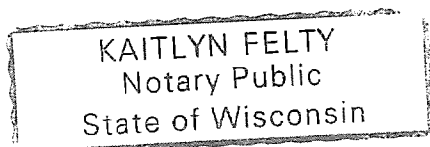
3-7-27

My commission expires

Publication Cost:	\$370.48	
Tax Amount:	\$0.00	
Payment Cost:	\$370.48	
Order No:	10659498	# of Copies:
Customer No:	1070591	1
PO #:	Landowners Meeting	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given to the public and all landowners within Waterside Community Development District (the "District") in Martin County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors 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: November 5, 2024
TIME: 9:15 a.m.
PLACE: Indianatown Realty
1664 S.W. Warfield Boulevard
Indianatown, Florida 34955

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request of the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 of Supervisors 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 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. 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 Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District 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
Pub October 11th & 18th, 2024
TCN10659498

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
WATERSIDE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: **9:15 a.m.**

LOCATION: **Courtyard by Marriott Stuart
7615 SW Lost River Road
Stuart, Florida 34997**

Pursuant to Chapter 190, Florida Statutes, and 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 ("**Board**") 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 are intended to comply with Section 190.006(2)(b), Florida Statutes.

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 position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of 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 chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or 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 that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

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.

LANDOWNER PROXY

**WATERSIDE COMMUNITY DEVELOPMENT DISTRICT
MARTIN COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

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 Waterside Community Development District to be held at 9:15 a.m., on November 5, 2024, at the Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida 34997, 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

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: _____

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.).

**Waterside CDD
Landowner Election Roll**

Parcel ID	Owner	Address	City	State	Zip	Acres	Votes	
13-39-40-009-000-00030-0	TR SFL GATEWAY III RETAIL OWNER LLC	300 S TRYON ST STE 2500	Charlotte	NC	28202	4.02		
						4.02	5	1.10%
13-39-40-009-000-00050-0	SOUTH FLORIDA GATEWAY III PROPERTY LLC	300 S TRYON ST # 2500	Charlotte	NC	28202	16.75		
						16.75	17	3.74%
13-39-40-000-003-00000-1	KANNER/96TH ST INVESTMENTS LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444	281.91		
						281.91	282	62.11%
13-39-40-009-000-00040-0	FOUNDRY SOUTH FLORIDA GATEWAY LLC	225 NE MIZNER BLVD #225	BOCA RATON	FL	33432	17.29		
13-39-40-009-000-00010-0	FOUNDRY SOUTH FLORIDA GATEWAY LLC	225 NE MIZNER BLVD #225	BOCA RATON	FL	33432	49.11		
						66.4	67	14.76%
13-39-40-010-000-00020-0	KANNER HWY RETAIL INVESTMENTS LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444	9.8		
						9.8	10	2.20%
13-39-40-009-000-00020-0	SOUTH FLORIDA GATEWAY INDUSTRIAL LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444	51.38		
						51.38	52	11.45%
13-39-40-010-000-00010-0	KCS ICEBOX SUA 1 LLC	2150 GOODLETTE-FRANK RD #501	NAPLES	FL	34102	20.76		
						20.76	21	4.63%
13-39-40-000-014-00010-0	MARTIN COUNTY C/O PROPERTY MANAGEMENT DEPT	2401 SE MONTEREY RD	STUART	FL	34996	29.6		
						29.6	30	
13-39-40-009-000-00002-0	WATERSIDE COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	10.48		
						10.48	11	
Total							495	

OFFICIAL BALLOT

**WATERSIDE COMMUNITY DEVELOPMENT DISTRICT
MARTIN COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates 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 Waterside Community Development District and described as follows:

Description

Acreage

[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
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

**Waterside CDD
Landowner Election Roll**

Parcel ID	Owner	Address	City	State	Zip	Acres	Votes
13-39-40-009-000-00030-0	TR SFL GATEWAY III RETAIL OWNER LLC	300 S TRYON ST STE 2500	Charlotte	NC	28202	4.02	
						4.02	5
							1.10%
13-39-40-009-000-00050-0	SOUTH FLORIDA GATEWAY III PROPERTY LLC	300 S TRYON ST # 2500	Charlotte	NC	28202	16.75	
						16.75	17
							3.74%
13-39-40-000-003-00000-1	KANNER/96TH ST INVESTMENTS LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444	281.91	
						281.91	282
							62.11%
13-39-40-009-000-00040-0	FOUNDRY SOUTH FLORIDA GATEWAY LLC	225 NE MIZNER BLVD #225	BOCA RATON	FL	33432	17.29	
13-39-40-009-000-00010-0	FOUNDRY SOUTH FLORIDA GATEWAY LLC	225 NE MIZNER BLVD #225	BOCA RATON	FL	33432	49.11	
						66.4	67
							14.76%
13-39-40-010-000-00020-0	KANNER HWY RETAIL INVESTMENTS LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444	9.8	
						9.8	10
							2.20%
13-39-40-009-000-00020-0	SOUTH FLORIDA GATEWAY INDUSTRIAL LLC	105 NE 1ST ST	DELRAY BEACH	FL	33444	51.38	
						51.38	52
							11.45%
13-39-40-010-000-00010-0	KCS ICEBOX SUA 1 LLC	2150 GOODLETTE-FRANK RD #501	NAPLES	FL	34102	20.76	
						20.76	21
							4.63%
13-39-40-000-014-00010-0	MARTIN COUNTY C/O PROPERTY MANAGEMENT DEPT	2401 SE MONTEREY RD	STUART	FL	34996	29.6	
						29.6	30
13-39-40-009-000-00002-0	WATERSIDE COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	10.48	
						10.48	11
Total							495