

**MINUTES OF MEETING
WINDWARD PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Windward Preserve Community Development District was held on April 16, 2024 at 3:00 p.m., at the Brevard County Government Center (Atlantic Room), 2725 Judge Fran Jamieson Way, Viera, Florida 32940.

Present at the meeting:

Cindy Cerbone	District Manager/Proxy Holder
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Antonio Shaw	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Bennett Davenport (via telephone)	Kutak Rock LLP
David Stokes (via telephone)	Interim District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel
George Nesov	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 3:03 p.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Kantarzhi served as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [All Seats]

Mr. Kantarzhi stated that the Property Appraiser's website still lists Beachline Partners LLC as the Landowner. Quite often, the Property Appraiser websites are very late to update

information. He presented a fully executed and recorded Special Warranty Deed whereby Beachline Partners, LLC has transferred ownership of the property to Taylor Morrison of Florida, Inc. (Taylor Morrison). He noted that Ms. Cindy Cerbone is the Proxy Holder designated by Ms. Heather Isaacs, an authorized signatory for Taylor Morrison, which is the sole Landowner in the CDD. Taylor Morrison is the owner of 216.21 acres, equating to 217 voting units.

Ms. Cerbone is eligible to cast up to 217 votes per Seat.

A. Nominations

Mr. Kantarzhi read Ms. Cerbone's nominations, as follows:

Seat 1	Susan Kane
Seat 2	Nora Shuster
Seat 3	Tyler Harding
Seat 4	Kevin LaRue
Seat 5	George Nesov

No other nominations were made.

B. Casting of Ballots

- **Determine Number of Voting Units Represented**

A total of 217 voting units were represented.

- **Determine Number of Voting Units Assigned by Proxy**

All 217 voting units were assigned by proxy to Ms. Cerbone.

Ms. Cerbone cast the following votes:

Seat 1	Susan Kane	100 votes
Seat 2	Nora Shuster	100 votes
Seat 3	Tyler Harding	50 votes
Seat 4	Kevin LaRue	50 votes
Seat 5	George Nesov	50 votes

C. Ballot Tabulation and Results

Mr. Kantarzhi reported the following ballot tabulation, results and term lengths:

Seat 1	Susan Kane	100 votes	4-Year Term
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Seat 2	Nora Shuster	100 votes	4-Year Term
Seat 3	Tyler Harding	50 votes	2-Year Term
Seat 4	Kevin LaRue	50 votes	2-Year Term
Seat 5	George Nesov	50 votes	2-Year Term

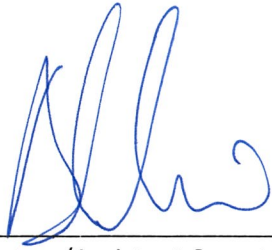
FIFTH ORDER OF BUSINESS**Landowners' Questions/Comments**

There were no Landowners' questions or comments.

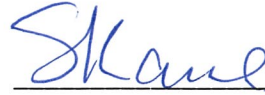
SIXTH ORDER OF BUSINESS**Adjournment**

There being nothing further to discuss, the meeting adjourned at 3:07 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair