

**MINUTES OF MEETING  
ESPLANADE AT MCKINNON GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Esplanade at McKinnon Groves Community Development District was held on August 22, 2024 at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 2, Minneola, Florida 34715.

**Present were:**

Cindy Cerbone	District Manager/Proxy Holder
Bennett Davenport (via telephone)	District Counsel
Cynthia Wilhelm (via telephone)	Bond Counsel
Larry Ray (via telephone)	District Engineer
Susan Kane	
Garrett Stevenson	
Shane Willows	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:30 a.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**

Ms. Cerbone served as Chair to conduct the Landowners' meeting.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [All Seats]**

Ms. Cerbone stated that she is the Proxy Holder designated by the Landowner McKinnon Groves LLLP, who owns a total of 180.41907 acres, equating to 181 voting units.

The Proxy is executed by Mr. Scott Boyd, on behalf of McKinnon Groves LLLP.

Ms. Cerbone is eligible to cast up to 181 votes per Seat.

**A. Nominations**

Ms. Cerbone nominated the following:

Seat 1	Susan Kane
Seat 2	Garrett Stevenson
Seat 3	Josh Kalin
Seat 4	Andrea Fidler
Seat 5	Shane Willows

No other nominations were made.

**B. Casting of Ballots**

- **Determine Number of Voting Units Represented**

A total of 181 voting units were represented.

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

All 181 voting units were assigned by proxy to Ms. Cerbone.

Ms. Cerbone cast the following votes:

Seat 1	Susan Kane	180 votes
Seat 2	Garrett Stevenson	170 votes
Seat 3	Josh Kalin	170 votes
Seat 4	Andrea Fidler	170 votes
Seat 5	Shane Willows	180 votes

**C. Ballot Tabulation and Results**

The ballot tabulation, results and term lengths were as follows:

Seat 1	Susan Kane	180 votes	4-year Term
Seat 2	Garrett Stevenson	170 votes	2-year Term
Seat 3	Josh Kalin	170 votes	2-year Term
Seat 4	Andrea Fidler	170 votes	2-year Term
Seat 5	Shane Willows	180 votes	4-year Term

There were no Landowners' questions or comments.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned at 10:32 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



---

Secretary/Assistant Secretary



---

Chair/Vice Chair