

CODDINGTON

COMMUNITY DEVELOPMENT

DISTRICT

March 2, 2022

BOARD OF SUPERVISORS

LANDOWNERS'

MEETING AGENDA

Coddington 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

February 24, 2022

Landowner(s)
Coddington Community Development District

Dear Landowner(s)

A Landowners' Meeting of the Coddington Community Development District will be held on March 2, 2022 at 11:00 a.m., at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203. 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,

ATTENDEES:

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

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.

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

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 801 901 3513



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
83111	206745	Print Legal Ad - IPL0057653		\$271.44	2	57 L

Attention: Daphne Gillyard
 Coddington CDD
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

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

Notice is hereby given to the public and all landowners within Coddington Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 120.011 acres, located north of East State Road 64, southeast of Rye Road East, and southwest of Rye Preserve, in Manatee 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: March 2, 2022
 TIME: 11:00 AM
 PLACE: Country Inn & Suites Bradenton/Lakewood Ranch
 5610 Manor Hill Ln
 Bradenton, Florida 34203

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, 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
 IPL0057653
 Feb 7, 14 2022

THE STATE OF TEXAS COUNTY OF DALLAS

Before the undersigned authority personally appeared Ryan Dixon, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

No. of Insertions: 2
 Beginning Issue of: 02/07/2022
 Ending Issue of: 02/14/2022

THE STATE OF FLORIDA COUNTY OF MANATEE

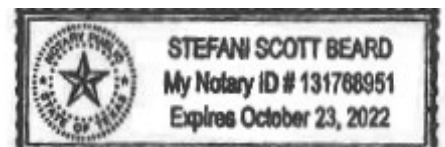
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Ryan Dixon

Sworn to and subscribed before me this 14th day of February in the year of 2022

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

**LANDOWNER PROXY
 CODDINGTON 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 Country Inn & Suites Bradenton/Lakewood Ranch, 5610 Manor Hill Ln, Bradenton, Florida 34203 on March 2, 2022 at 11:00 a.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.

FORESTAR (USA) REAL ESTATE GROUP, INC
 Printed Name of Legal Owner

 Signature of Legal Owner

 Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>SEE ATTACHMENT 1</u>	121 ACRES	121 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: 121 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.).

Coddington CDD - Landowners Information

Parcel ID	Owner	Acres	Votes
561605059	FORESTAR (USA) REAL ESTATE GROUP, INC	31.41	
561601006	FORESTAR (USA) REAL ESTATE GROUP, INC	35.27	
561600057	FORESTAR (USA) REAL ESTATE GROUP, INC	5.00	
561610309	FORESTAR (USA) REAL ESTATE GROUP, INC	10.00	
561925009	FORESTAR (USA) REAL ESTATE GROUP, INC	9.21	
561924507	FORESTAR (USA) REAL ESTATE GROUP, INC	7.98	
561923004	FORESTAR (USA) REAL ESTATE GROUP, INC	2.50	
561916008	FORESTAR (USA) REAL ESTATE GROUP, INC	2.50	
561612003	FORESTAR (USA) REAL ESTATE GROUP, INC	5.00	
561610056	FORESTAR (USA) REAL ESTATE GROUP, INC	1.00	
561610106	FORESTAR (USA) REAL ESTATE GROUP, INC	4.00	
561610209	FORESTAR (USA) REAL ESTATE GROUP, INC	5.00	
561910522	FORESTAR (USA) REAL ESTATE GROUP, INC	0.22	
561910555	FORESTAR (USA) REAL ESTATE GROUP, INC	1.00	
	Total	120.09	121

OFFICIAL BALLOT
CODDINGTON 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
 (see attached)

Acreage
 121 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 FORESTAR (USA) REAL ESTATE GROUP, INC (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

Description Sketch

DESCRIPTION: A portion of the Northwest 1/4 and the Southwest 1/4 of Section 26, together with a portion of the Northeast 1/4 of Section 27, all lying in Township 34 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:



COMMENCE at the Northeast corner of said Northwest 1/4 of Section 26, run thence along the East boundary thereof the following two (2) courses: 1) S.00°40'41"W., a distance of 2029.84 feet to the **POINT OF BEGINNING**; 2) continue, S.00°40'41"W., a distance of 616.97 feet to the Northeast corner of said Southwest 1/4 of Section 26; thence along the East boundary of said Southwest 1/4 of Section 26, S.00°27'42"W., a distance of 609.17 feet; thence departing said East boundary, N.89°28'35"W., a distance of 985.76 feet; thence S.00°35'20"W., a distance of 662.51 feet to a point on the Northerly right-of-way of Waterline Road, as described in that certain Warranty Deed, recorded in Official Records Book 262, Page 363, of the Public Records of Manatee County, Florida; thence along said Northerly right-of-way, N.89°31'38"W., a distance of 328.63 feet to a point on the West boundary of the Northeast 1/4 of said Southwest 1/4 of Section 26; thence along said West boundary, N.00°34'27"E., a distance of 1272.59 feet to the Southeast corner of the Southwest 1/4 of said Northwest 1/4 of Section 26; thence along the South boundary of said Southwest 1/4 of the Northwest 1/4 of Section 26, N.89°25'07"W., a distance of 1315.19 feet to the Southwest corner thereof; thence along the West boundary of said Southwest 1/4 of the Northwest 1/4 of Section 26, N.00°27'16"E., a distance of 1263.03 feet to a point on a line lying sixty (60) feet South of and parallel with the South boundary of the Northeast 1/4 of said Northeast 1/4 of Section 27; thence along said line, N.89°22'04"W., a distance of 952.16 feet; thence departing said line, N.39°47'04"W., a distance of 78.71 feet to a point on the Southeasterly maintained right-of-way of Rye Road (formerly known as Rye Bridge Road); thence along said Southeasterly maintained right-of-way, N.50°13'10"E., a distance of 60.00 feet; thence S.39°47'04"E., a distance of 50.99 feet to a point on aforesaid South boundary of the Northeast 1/4 of the Northeast 1/4 of Section 27; thence along said South boundary, S.89°22'04"E., a distance of 924.26 feet to the Southeast corner of said Northeast 1/4 of the Northeast 1/4 of Section 27; thence departing said South boundary, N.50°14'12"E., a distance of 424.30 feet; thence N.39°46'49"W., a distance of 650.30 feet to said Southeasterly maintained right-of-way of Rye Road (formerly known as Rye Bridge Road); thence along said Southeasterly maintained right-of-way, N.50°14'44"E., a distance of 522.65 feet; thence S.51°32'29"E., a distance of 2954.27 feet to the **POINT OF BEGINNING**.

Containing 120.011 acres, more or less.

SURVEYORS NOTES

1. Bearings shown hereon are grid bearings based on the East boundary of the Northwest 1/4 Section 26, Township 34 South, Range 19 East, having a Grid bearing of S.00°40'41"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 ADJUSTMENT) for the West Zone of Florida, as established by RTK GPS Network.
2. Sheet sheets 2 and 3 for Sketch and Line Table

(Not A Survey)

PROJECT: RYE ROAD			Prepared For: FORESTAR GROUP		
PHASE: BOUNDARY					
DRAWN: MAS	DATE: 4/8/21	CHECKED BY: CMA	 <p style="font-size: small;">This item has been electronically signed and sealed by CHARLES M. ARNETT using a Digital Signature and Data. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p>		
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
Charles M. Arnett FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6884			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 		
FILE PATH: F:\CODDINGTON (RYE ROAD)\PLAT\DESCRIPTIONS\RYE.ROAD-DS.DWG LAST SAVED BY: ALEXS					
					01 of 03