

RYALS CREEK

COMMUNITY DEVELOPMENT DISTRICT

November 5, 2024

LANDOWNERS' MEETING AGENDA

Ryals Creek Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 334313
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

October 29, 2024

Landowner(s)
Ryals Creek Community Development District

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

Dear Landowner(s):

A Landowners' Meeting of the Ryals Creek Community Development District will be held on November 5, 2024 at 9:00 a.m., at office of England-Thims & Miller, Inc., located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258. 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 1, 2, 4]
 - 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

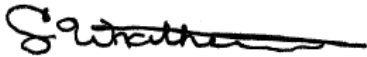
A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District,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

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 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 782 134 6157

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Rhonda Fisher, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Landowners' Meeting and Election and Meeting of The Board of Supervisors

in the matter of Ryals Creek Community Development District

in the Court, was published in said newspaper by print in the issues of 10/10/24, 10/17/24.

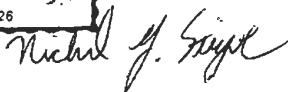
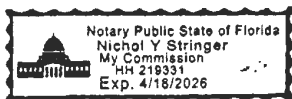
Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both
jaxdailyrecord.com and floridapublicnotices.com.



Rhonda Fisher

Sworn to and subscribed before me this 17th day of October, 2024 by Rhonda Fisher who is personally known to me.



Seal

Notary Public, State of Florida

**NOTICE OF LANDOWNERS'
MEETING AND ELECTION
AND MEETING OF THE
BOARD OF SUPERVISORS OF
THE RYALS CREEK
COMMUNITY**

DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Ryals Creek Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing in the City of Jacksonville, 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 and election, 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: 9:00 a.m.

PLACE: office of England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville,
Florida 32258

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 and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; Ph: (877) 276-0889 ("District 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 posi-

tion 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 the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (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
Oct. 10/17 00 (24-06571D)

LANDOWNER PROXY
RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT
DUVAL 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 Ryals Creek Community Development District to be held at the office of England-Thims & Miller, Inc., located at 14775 Old St. Augustine Road, Jacksonville, Florida 32258, on November 5, 2024 at 9:00 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.

Printed Name of Legal Owner

Signature of Legal Owner

Date

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

[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.).

Parcel Number	Owner	Address	City	State	ZIP Code	Acres		Votes
R-167740-0310	DRP FL 2 LLC	C/O DW PARTNERS	NEW YORK	NY	10022	0.09		1
R-167740-0100	JACKSONVILLE ELECTRIC AUTHORITY	225 N PEARL ST	JACKSONVILLE	FL	32202	0.06		
R-167740-0300	JACKSONVILLE ELECTRIC AUTHORITY	225 N PEARL ST	JACKSONVILLE	FL	32202	0.04		
						0.1		1
R-167739-0500	LTF REAL ESTATE COMPANY INC		JACKSONVILLE	FL	32224	8.534		9
R-167728-0015	PAVILION HEALTH SERVICES INC	1660 PRUDENTIAL DR BLDG 2 STE 203	JACKSONVILLE	FL	32207	10.44		11
R-167740-6500	RYALS CREEK COMMUNITY DEVELOPMENT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.01		1
R-167728-0013	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	2.70		
R-167740-0110	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	0.32		
R-167740-0120	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	2.44		
R-167740-0130	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	13.84		
R-167740-0140	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	1.16		
R-167740-0150	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	0.10		
R-167740-0200	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	35.91		
R-167740-0225	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	82.31		
R-167741-0030	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	27.24		
R-167741-0080	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	301.91		
						467.93		468
R-167741-0050	STILLWOOD ASSOCIATES LLC	300 S TRYON ST STE 200	CHARLOTTE	NC	28202	13.41		14
Total								505

OFFICIAL BALLOT
RYALS CREEK COMMUNITY DEVELOPMENT DISTRICT
DUVAL 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 remaining 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 Ryals Creek 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
1		
2		
4		

Date: _____

Signed: _____

Printed Name: _____

Parcel Number	Owner	Address	City	State	ZIP Code	Acres		Votes
R-167740-0310	DRP FL 2 LLC	C/O DW PARTNERS	NEW YORK	NY	10022	0.09		1
R-167740-0100	JACKSONVILLE ELECTRIC AUTHORITY	225 N PEARL ST	JACKSONVILLE	FL	32202	0.06		
R-167740-0300	JACKSONVILLE ELECTRIC AUTHORITY	225 N PEARL ST	JACKSONVILLE	FL	32202	0.04		
						0.1		1
R-167739-0500	LTF REAL ESTATE COMPANY INC		JACKSONVILLE	FL	32224	8.534		9
R-167728-0015	PAVILION HEALTH SERVICES INC	1660 PRUDENTIAL DR BLDG 2 STE 203	JACKSONVILLE	FL	32207	10.44		11
R-167740-6500	RYALS CREEK COMMUNITY DEVELOPMENT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.01		1
R-167728-0013	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	2.70		
R-167740-0110	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	0.32		
R-167740-0120	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	2.44		
R-167740-0130	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	13.84		
R-167740-0140	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	1.16		
R-167740-0150	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	0.10		
R-167740-0200	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	35.91		
R-167740-0225	SAWMILL TIMBER LLC	2963 DUPONT AVE	JACKSONVILLE	FL	32217	82.31		
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