

**MINUTES OF MEETING
VARREA SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The Varrea South Community Development District held a Landowners' Meeting on October 16, 2020 at 10:00 a.m., at the offices of Stantec, 777 S. Harbour Island Blvd., Suite 600, Tampa, Florida.

Present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Mike Doherty (in person)	Proxy Holder for Multiple Property Owners
Jere Earlywine	District Counsel
Tonja Stewart (in person)	Interim District Engineer
Ryan Zook	
Teddianne Sherman	
Ryan Hoppe	
William (Bill) Conerly	
Brian Mihelich	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:08 a.m. Mr. Doherty, Proxy Holder for Multiple Property Owners, was present, in-person, at the meeting location.

In consideration of the COVID-19 pandemic, this meeting was being held in-person, via Zoom and telephonically, as permitted under the Florida Governor's Executive Orders, which allow local governmental public meetings to occur by means of communication media technology, including virtually and telephonically.

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

This item, previously Item 4B, was presented out of order.

Mr. Wrathell stated Mr. Doherty was appointed the proxy holder of a combined total of 437 voting units by Walton Acquisitions FL, LLC, WUSF 3 Harvest Grove N. LLC and WUSF 4.

Mr. Doherty may cast up to 437 votes, per Seat.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was provided for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Doherty agreed to Mr. Wrathell serving as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [All Seats]

A. Nominations

The following nominations were made:

- Seat 1 Ryan Zook
- Seat 2 Brian Mihelich
- Seat 3 Teddianne Sherman
- Seat 4 William (Bill) Conerly
- Seat 5 Ryan Hoppe

No other nominations were made.

B. Casting of Ballots

• Determine Number of Voting Units Represented

A total of 437 voting units were represented.

• Determine Number of Voting Units Assigned by Proxy

All 437 of the voting units represented were assigned by proxy.

Mr. Doherty cast the following votes:

- Seat 1 Ryan Zook 437 votes
- Seat 2 Brian Mihelich 437 votes
- Seat 3 Teddianne Sherman 436 votes
- Seat 4 William (Bill) Conerly 436 votes
- Seat 5 Ryan Hoppe 436 votes

C. Ballot Tabulation and Results

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

- Seat 1 Ryan Zook 437 votes 4-year Term
- Seat 2 Brian Mihelich 437 votes 4-year Term

Seat 3	Teddianne Sherman	436 votes	2-year Term
Seat 4	William (Bill) Conerly	436 votes	2-year Term
Seat 5	Ryan Hoppe	436 votes	2-year Term

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments


There being no Landowners' questions or comments, the next item followed.


SIXTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 10:14 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair