

# NEW RIVER COMMUNITY DEVELOPMENT DISTRICT

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## LANDOWNER MEETING AGENDA

November 14, 2016

**New River  
Community Development District**

The **Landowners' Election** of the New River Community Development District will be held on **November 14, 2016 at 6:30 PM**, at 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545 for the purpose of conducting the required landowners' election of three supervisors for the District.

The agenda for the meeting will be as follows:

1. Call to Order
2. Appointment of Meeting Chairman
3. Announcement of Candidates/Call for Nominations
4. Election of Supervisors
5. Owners Request
6. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (321) 549-0721.

Sincerely,

Vivian Carvalho  
District Manager  
Leland Management, Inc.

**LANDOWNERS' MEETING OF THE NEW RIVER  
COMMUNITY DEVELOPMENT DISTRICT  
FOR THE  
ELECTION OF SUPERVISORS**

**Date of Landowners Meeting: Monday, November 14, 2016**

**Time: 6:30 p.m.**

**Location: The New River Amenity Center, 5227 Autumn Ridge Drive, Wesley Chapel, FL 33545**

Pursuant to Chapter 190, Florida Statutes, after a Community Development District ('District') has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the district. The following instructions on how all landowners may participate in the election is intended to comply with Section 190.006(2)(b), Florida Statutes, as amended by Chapter 2004-353, Laws of Florida.

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 vote per acre of land owned by him or 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 vote with respect thereto. ***Please note that a particular landowner is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.***

At the Landowners' Meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and voting. If the chair is a landowner or proxy holder of a landowner, he or 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 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 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 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.

DESIGNATION OF PROXY

NEW RIVER COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS LANDOWNERS' ELECTION

The undersigned landowner in the NEW RIVER COMMUNITY DEVELOPMENT DISTRICT hereby designates the Chairman of the Board of Supervisors, or Eric Marks, as its duly authorized proxy, to exercise all voting rights of such landowner to the same extent as if the landowner was personally present, at the duly noticed landowners election of the NEW RIVER COMMUNITY DEVELOPMENT DISTRICT, for the purpose of electing Board of Supervisors and transacting such other business necessary and to do and perform all and any act or thing in the landowner's name and stead at the election scheduled on November 14, 2016 at 6:30 p.m., or any subsequent adjournment thereof in Pasco County, Florida, at 5227 Autumn Ridge Drive, Wesley Chapel, Florida 33545. This Proxy must be submitted at the election along with the ballot vote in the landowner's election. This Proxy may also be revoked by the landowner at any time prior to the election, provided prior written notice of the revocation is delivered to the District.

DATE: 11/14/2016

  
Landowner's Signature

ERIC MARKS  
Landowner's Printed Name

STREET ADDRESS OF LANDS OWNED  
WITHIN THE DISTRICT

Per the attached Exhibit "A"

LEGAL DESCRIPTION OF THE PROPERTY  
OR TAX PARCEL  
IDENTIFICATION NUMBER

Per the attached Exhibit "A"

STATE NUMBER OF AUTHORIZED  
VOTES

63

[IF MORE THAN ONE VOTE IS  
AUTHORIZED EACH PROPERTY  
MUST BE LISTED AND THE NUMBER  
OF ACRES OF EACH PROPERTY MUST  
BE INCLUDED]

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*Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; 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.*



**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF PROPERTY AND PROPERTY MAP**

Lots 1, 2, 3, 5, and 6, Block 19, New River Lakes Phase 1, Parcel D, as recorded in Plat Book 64, Page 90 of the Public Records of Pasco County, Florida.

Lots 3, 4, 5, 7, 10, 11, 13, 14, 15, and 16, Block 21, New River Lakes Phase 1, Parcel D, as recorded in Plat Book 64, Page 90 of the Public Records of Pasco County, Florida.

Lots 2, 3, and 7 Block 22, New River Lakes Phase 1, Parcel D, as recorded in Plat Book 64, Page 90 of the Public Records of Pasco County, Florida.

Lots 2, 3, 5, 8, 9, 10, 11, 12, 14, 16, 28, 29, 30, 36, 40, 41, 42, and 43, Block 23, New River Lakes Phase 1, Parcel D, as recorded in Plat Book 64, Page 90 of the Public Records of Pasco County, Florida.

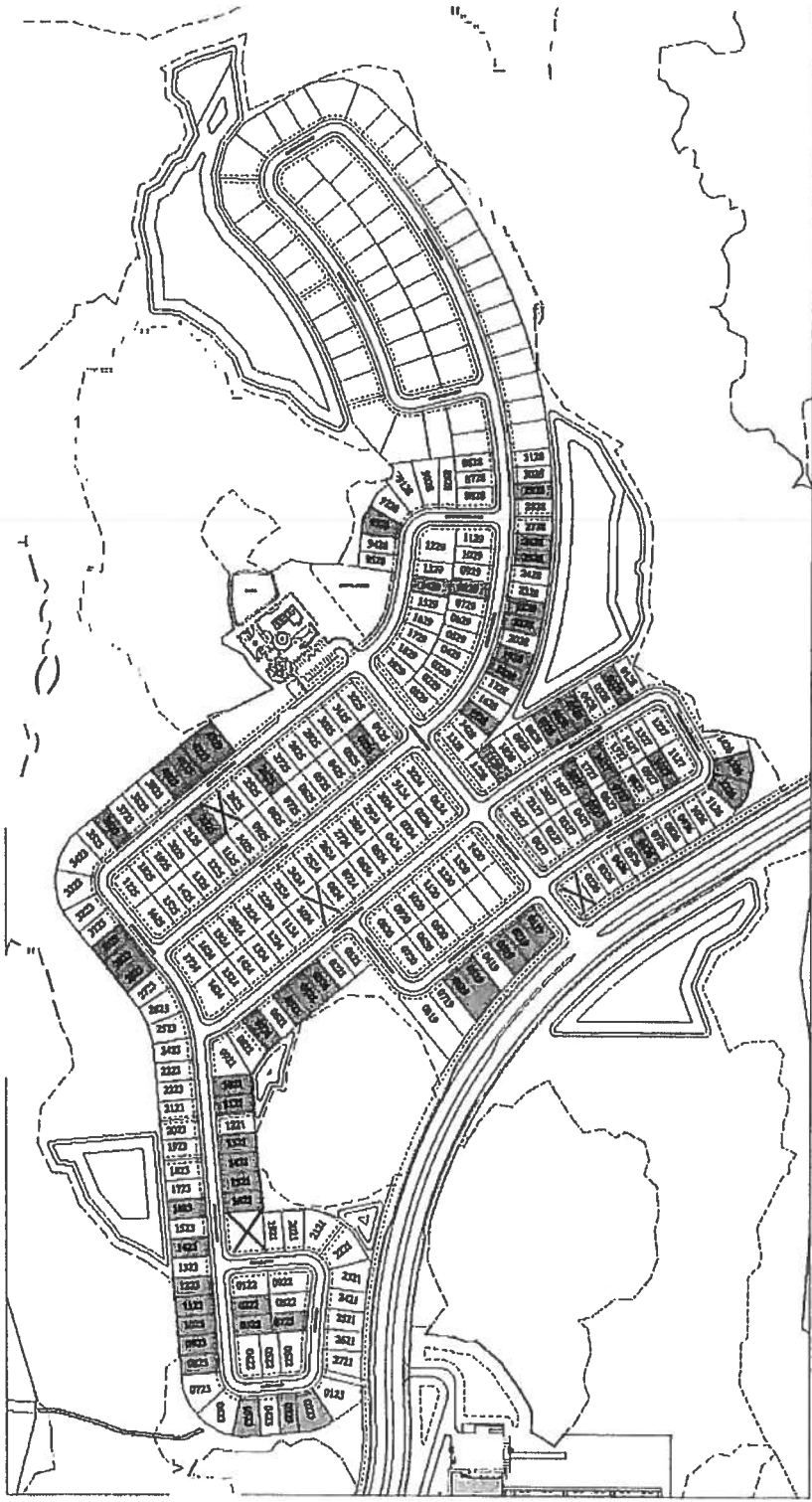
Lots 2, 22, and 26, Block 25, New River Lakes Phase 1, Parcel D, as recorded in Plat Book 64, Page 90 of the Public Records of Pasco County, Florida.

Lots 6, 12, and 13, Block 26, New River Lakes Phase 1, Parcel D, as recorded in Plat Book 64, Page 90 of the Public Records of Pasco County, Florida.

Lots 5, 7, 10, 16, and 18, Block 27, New River Lakes Phase 1, Parcel D, as recorded in Plat Book 64, Page 90 of the Public Records of Pasco County, Florida.

Lots 2, 5, 6, 7, 11, 15, 18, 19, 21, 22, 25, 26, 29, and 93, Block 28, New River Lakes Phase 1, Parcel D, as recorded in Plat Book 64, Page 90 of the Public Records of Pasco County, Florida.

Lots 8 and 14, Block 29, New River Lakes Phase 1, Parcel D, as recorded in Plat Book 64, Page 90 of the Public Records of Pasco County, Florida.



**2016 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L11000110769

Entity Name: SITEX NR DEVELOPMENT, LLC

**Current Principal Place of Business:**

3680 AVALON PARK EAST BLVD., STE. 300  
ORLANDO, FL 32828

**Current Mailing Address:**

3680 AVALON PARK EAST BLVD., STE. 300  
ORLANDO, FL 32828

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

**Name and Address of Current Registered Agent:**

DEFILLO, MARYBEL  
3680 AVALON PARK EAST BLVD., STE. 300  
ORLANDO, FL 32828 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

SIGNATURE: MARYBEL DEFILLO

03/24/2016

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title	PRESIDENT	Title	VP
Name	KAHLI, BEAT M	Name	MARKS, ERIC
Address	3680 AVALON PARK EAST BLVD., STE. 300	Address	3680 AVALON PARK EAST BLVD.,STE.300
City-State-Zip:	ORLANDO FL 32828	City-State-Zip:	ORLANDO FL 32828
Title	VP SECRETARY		
Name	DEFILLO , MARYBEL		
Address	3680 AVALON PARK EAST BLVD., STE. 300		
City-State-Zip:	ORLANDO FL 32828		

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

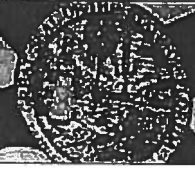
SIGNATURE: BEAT KAHLI

PRESIDENT

03/24/2016

Electronic Signature of Signing Authorized Person(s) Detail

Date



## Detail by Entity Name

### Florida Limited Liability Company

SITEX NR DEVELOPMENT, LLC

### Filing Information

Document Number	L11000110769
FEI/EIN Number	45-3576009
Date Filed	09/27/2011
State	FL
Status	ACTIVE

### Principal Address

3680 AVALON PARK EAST BLVD., STE. 300  
ORLANDO, FL 32828

### Mailing Address

3680 AVALON PARK EAST BLVD., STE. 300  
ORLANDO, FL 32828

### Registered Agent Name & Address

DEFILLO, MARYBEL  
3680 AVALON PARK EAST BLVD., STE. 300  
ORLANDO, FL 32828

Name Changed: 03/24/2016

Address Changed: 03/24/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title President

KAHLI, BEAT M  
3680 AVALON PARK EAST BLVD., STE. 300  
ORLANDO, FL 32828

Title VP

MARKS, ERIC  
3680 AVALON PARK EAST BLVD., STE. 300  
ORLANDO, FL 32828



Title VP Secretary

Defillo , MARYBEL  
3680 AVALON PARK EAST BLVD., STE. 300  
ORLANDO, FL 32828

**Annual Reports**

Report Year	Filed Date
2014	04/09/2014
2015	03/31/2015
2016	03/24/2016

**Document Images**

<u>03/24/2016 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
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<u>09/27/2011 -- Florida Limited Liability</u>	<a href="#">View image in PDF format</a>