SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 1-3 & 7-10

PORT ST. LUCIE

LANDOWNERS' MEETING
NOVEMBER 3, 2026
10:30 A.M.

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.southerngrovecdd1.org
www.southerngrovecdd2.org
www.southerngrovecdd3.org
www.southerngrovecdd7.org
www.southerngrovecdd8.org
www.southerngrovecdd9.org
www.southerngrovecdd10.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO.'s 1-3 & 7-10
Tradition Management Offices
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987
LANDOWNERS' MEETING
November 3, 2026
10:30 a.m.

A. Call to Order

B. Proof of Publication…..……Page 1

C. Establish Quorum

D. Consider Adoption of Election Procedures……..Page 8

E. Election of Chair for Landowners' Meeting

F. Election of Secretary for Landowners' Meeting

G. Approval of Minutes

1. February 23, 2023 Initial Landowners' Meeting Minutes……..…….....Page 11
2. November 6, 2024 Landowners' Meeting Minutes……..Page 15

H. Election of Supervisors

1. Determine Number of Voting Units Represented or Assigned by Proxy……Page 18
2. Nomination of Candidates
3. Casting of Ballots…….Page 19
4. Ballot Tabulations

I. Certification of the Results

J. Landowners' Comments

K. Adjourn

Publication Date	Subcategory
2026-10-14	Miscellaneous Notices

NOTICE OF LANDOWNERS MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notice is hereby given to the public and all landowners within Southern Grove Community Development District No. 1 (District) located within St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the Districts 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: November 3, 2026

TIME: 10:30 a.m.

PLACE: Tradition Management Offices
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (District Managers 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 landowners 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 Managers 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 Managers Office, at least 48 hours before the meeting. 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 Managers 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
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1
www.southerngrovecdd1.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 10/07/26 & 10/14/26 #12677564

Publication Date	Subcategory
2026-10-14	Miscellaneous Notices

NOTICE OF LANDOWNERS MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2

Notice is hereby given to the public and all landowners within Southern Grove Community Development District No. 2 (District) located within St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the Districts 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: November 3, 2026

TIME: 10:30 a.m.

PLACE: Tradition Management Offices
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (District Managers 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 landowners 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 Managers 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 Managers Office, at least 48 hours before the meeting. 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 Managers 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
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 2
www.southerngrovecdd2.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 10/07/26 & 10/14/26
TCN12677669

Publication Date	Subcategory
2026-10-14	Miscellaneous Notices

NOTICE OF LANDOWNERS MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3

Notice is hereby given to the public and all landowners within Southern Grove Community Development District No. 3 (District) located within St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the Districts 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: November 3, 2026

TIME: 10:30 a.m.

PLACE: Tradition Management Offices
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (District Managers 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 landowners 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 Managers 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 Managers Office, at least 48 hours before the meeting. 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 Managers 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
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3
www.southerngrovecdd3.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 10/07 & 10/14/26 TCN12677603

Publication Date	Subcategory
2026-10-14	Miscellaneous Notices

NOTICE OF LANDOWNERS MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7

Notice is hereby given to the public and all landowners within Southern Grove Community Development District No. 7 (District) located within St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the Districts 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: November 3, 2026

TIME: 10:30 a.m.

PLACE: Tradition Management Offices
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (District Managers 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 landowners 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 Managers Office. There may be an occasion where one or more supervisors will participate by telephone.

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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
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7
#12677644; 10/7 10/14/2026

Publication Date	Subcategory
2026-10-14	Miscellaneous Notices

NOTICE OF LANDOWNERS
MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8

Notice is hereby given to the public and all landowners within Southern Grove Community Development District No. 8 (District) located within St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the Districts 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: November 3, 2026
TIME: 10:30 a.m.
PLACE: Tradition Management Offices
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (District Managers 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 landowners 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 Managers 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 Managers Office, at least 48 hours before the meeting. 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 Managers 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
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 8
www.southerngrovecdd8.org
PUBLISH: ST. LUCIE NEWS TRIBUNE 10/07/26 & 10/14/26
#12678036

Publication Date	Subcategory
2026-10-14	Miscellaneous Notices

NOTICE OF LANDOWNERS MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9

Notice is hereby given to the public and all landowners within Southern Grove Community Development District No. 9 (District) located within St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the Districts 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: November 3, 2026

TIME: 10:30 a.m.

PLACE: Tradition Management Offices
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (District Managers 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 landowners 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 Managers 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 Managers Office, at least 48 hours before the meeting. 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 Managers 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
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 9
www.southerngrovecdd9.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 10/07/26 & 10/14/26
TCN12677625

Publication Date	Subcategory
2026-10-14	Miscellaneous Notices

NOTICE OF LANDOWNERS MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notice is hereby given to the public and all landowners within Southern Grove Community Development District No. 10 (District) located within St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the Districts 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: November 3, 2026

TIME: 10:30 a.m.

PLACE: Tradition Management Offices
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (District Managers 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 landowners 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 Managers 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 Managers Office, at least 48 hours before the meeting. 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 Managers 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
SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10
www.southerngrovecdd10.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 10/07 & 10/14/26 TCN12677636

SPECIAL DISTRICT (CDD)
ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.

c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

* At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.

b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NOS. 7, 8, 9, & 10
Tradition Management Offices
10807 SW Tradition Square
Port St. Lucie, Florida 34987
INITIAL LANDOWNERS' MEETING MINUTES
February 23rd, 2023
10:00 a.m.

A. CALL TO ORDER

The Initial Landowners' Meeting of the Southern Grove Community Development District No.'s 7, 8, 9 & 10 of February 23, 2023, was called to order at 10:02 a.m. in the Tradition Management Offices Conference room located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed notice of the Landowners' Meeting had been published in the *St. Lucie News Tribune* on February 1st and February 8th, 2023, as legally required.

C. ESTABLISH A QUORUM

Mr. Sakuma stated the attendance of a proxy for the landowner, Mattamy Palm Beach, LLC constituted a quorum.

Staff members in attendance were:

District Manager	B. Frank Sakuma, Jr.	Special District Services, Inc.
Assistant District Manager	Jessica Wargo	Special District Services, Inc.

Also present were: (See attached sign-in sheet)

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

The election procedures were adopted as presented without objection.

E. ELECTION OF CHAIR FOR LANDOWNERS' MEETING

Mr. Sakuma nominated himself as the Chair for the Landowners' Meeting and was appointed without objection.

F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

Mr. Sakuma nominated Mrs. Wargo as the Secretary for the Landowners' Meeting, she was appointed without objection.

G. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

- There was 1 voting unit represented by Tradition Community Association for CDD No. 7.
- There were 4 voting units represented by Tradition Community Association for CDD No. 8.
- There were 308 voting units represented by Mattamy Palm Beach LLC. for CDD No. 9.
- There were 22 voting units represented by Mattamy Palm Beach LLC. for CDD No. 10.

2. Nomination of Candidates

Individuals were nominated to fill the vacancies in each district as noted below:

- CDD No.7/Seat No. 1: Jennifer Davis
- CDD No.7/Seat No. 2: David Graham
- CDD No.7/Seat No. 3: Jeff Greenwalt
- CDD No.7/Seat No. 4: Stephen Okiye
- CDD No.7/Seat No. 5: Amy Eason

- CDD No.8/Seat No. 1: Jennifer Davis
- CDD No.8/Seat No. 2: David Graham
- CDD No.8/Seat No. 3: Jeff Greenwalt
- CDD No.8/Seat No. 4: Stephen Okiye
- CDD No.8/Seat No. 5: Amy Eason

- CDD No.9/Seat No. 1: Frank Covelli
- CDD No.9/Seat No. 2: Tyler Gaffney
- CDD No.9/Seat No. 3: Tara Toto
- CDD No.9/Seat No. 4: Steven Dassa
- CDD No.9/Seat No. 5: Tiffany Lewis

- CDD No.10/Seat No. 1: Jennifer Davis
- CDD No.10/Seat No. 2: David Graham
- CDD No.10/Seat No. 3: Jeff Greenwalt
- CDD No.10/Seat No. 4: Stephen Okiye
- CDD No.10/Seat No. 5: Amy Eason

3. Casting of Ballots

The following votes were cast by ballot:

- CDD No.7/Seat No. 1: Jennifer Davis (Tradition Community Association) – 1Vote
- CDD No.7/Seat No. 2: David Graham (Tradition Community Association) – 1Vote
- CDD No.7/Seat No. 3: Jeff Greenwalt (Tradition Community Association) – .5 Vote

- CDD No.7/Seat No. 4: Stephen Okiye (Tradition Community Association) – .5 Vote
- CDD No.7/Seat No. 5: Amy Eason (Tradition Community Association) – .5 Vote

- CDD No.8/Seat No. 1: Jennifer Davis (Tradition Community Association) – 4 Votes
- CDD No.8/Seat No. 2: David Graham (Tradition Community Association) – 4 Votes
- CDD No.8/Seat No. 3: Jeff Greenwalt (Tradition Community Association) – 3 Votes
- CDD No.8/Seat No. 4: Stephen Okiye (Tradition Community Association) – 3 Votes
- CDD No.8/Seat No. 5: Amy Eason (Tradition Community Association) – 3 Votes

- CDD No.9/Seat No. 1: Frank Covelli (Mattamy Homes) – 308 Votes
- CDD No.9/Seat No. 2: Tyler Gaffney (Mattamy Homes) – 308 Votes
- CDD No.9/Seat No. 3: Tara Toto (Mattamy Homes) – 307 Votes
- CDD No.9/Seat No. 4: Steven Dassa (Mattamy Homes) – 307 Votes
- CDD No.9/Seat No. 5: Tiffany Lewis (Mattamy Homes) – 307 Votes

- CDD No.10/Seat No. 1: Jennifer Davis (Mattamy Homes) – 22 Votes
- CDD No.10/Seat No. 2: David Graham (Mattamy Homes) – 22 Votes
- CDD No.10/Seat No. 3: Jeff Greenwalt (Mattamy Homes) – 21 Votes
- CDD No.10/Seat No. 4: Stephen Okiye (Mattamy Homes) – 21 Votes
- CDD No.10/Seat No. 5: Amy Eason (Mattamy Homes) – 21 Votes

4. Ballot Tabulations

Mr. Sakuma tabulated the ballots and announced the following results, including the number of years each candidate would serve as determined by candidates receiving the most and fewest number of votes:

- CDD No.7/Seat No. 1: Jennifer Davis (Tradition Community Association) – 4 Year Term
- CDD No.7/Seat No. 2: David Graham (Tradition Community Association) – 4 Year Term
- CDD No.7/Seat No. 3: Jeff Greenwalt (Tradition Community Association) – 2 Year Term
- CDD No.7/Seat No. 4: Stephen Okiye (Tradition Community Association) – 2 Year Term
- CDD No.7/Seat No. 5: Amy Eason (Tradition Community Association) – 2 Year Term

- CDD No.8/Seat No. 1: Jennifer Davis (Tradition Community Association) –4 Year Term
- CDD No.8/Seat No. 2: David Graham (Tradition Community Association) – 4 Year Term
- CDD No.8/Seat No. 3: Jeff Greenwalt (Tradition Community Association) – 2 Year Term
- CDD No.8/Seat No. 4: Stephen Okiye (Tradition Community Association) – 2 Year Term
- CDD No.8/Seat No. 5: Amy Eason (Tradition Community Association) – 2 Year Term

- CDD No.9/Seat No. 1: Frank Covelli (Mattamy Homes) – 4 Year Term

- CDD No.9/Seat No. 2: Tyler Gaffney (Mattamy Homes) – 4 Year Term
- CDD No.9/Seat No. 3: Tara Toto (Mattamy Homes) – 2 Year Term
- CDD No.9/Seat No. 4: Steven Dassa (Mattamy Homes) – 2 Year Term
- CDD No.9/Seat No. 5: Tiffany Lewis (Mattamy Homes) – 2 Year Term

- CDD No.10/Seat No. 1: Jennifer Davis (Mattamy Homes) – 4 Year Term
- CDD No.10/Seat No. 2: David Graham (Mattamy Homes) – 4 Year Term
- CDD No.10/Seat No. 3: Jeff Greenwalt (Mattamy Homes) – 2 Year Term
- CDD No.10/Seat No. 4: Stephen Okiye (Mattamy Homes) – 2 Year Term
- CDD No.10/Seat No. 5: Amy Eason (Mattamy Homes) – 2 Year Term

H. CERTIFICATION OF THE RESULTS

Mr. Sakuma asked if there were any objections to any of the ballots cast or the election results, there were none. The Chairman certified the landowner election results.

I. LANDOWNERS' COMMENTS

There were no comments from the landowners.

J. ADJOURNMENT

The Landowners' Meeting was adjourned at 10:11 a.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO.'s 1,2,3
Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987
LANDOWNERS' MEETING MINUTES
November 6, 2024
10:30 a.m.

A. CALL TO ORDER

The Landowners' Meeting of the Southern Grove Community Development District Nos. 1, 2 & 3 of November 6, 2024, was called to order at 10:31 a.m. in the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed notice of the Landowners' Meeting had been published in the *St. Lucie News Tribune* on October 10th and October 17th, 2024, as legally required.

C. ESTABLISH A QUORUM

Mr. Frank Sakuma, a proxy for landowner Mattamy Homes, LLC, was in attendance and therefore constituted a quorum.

Staff members in attendance were:

District Manager	B. Frank Sakuma, Jr.	Special District Services, Inc.

Also present were: (See attached sign-in sheet)

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

The election procedures were adopted as presented.

E. ELECTION OF CHAIR FOR LANDOWNERS' MEETING

Mr. Sakuma was elected as the Chair for the Landowners' Meeting.

F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

Mr. Sakuma was elected as the Secretary for the Landowners' Meeting.

***Note** *At approximately 10:31 a.m., Mr. Sakuma recessed the Landowners' Meeting and announced the meeting would reconvene at 3:00 p.m. this same day, at Tradition Management Offices located at 10807 SW Tradition Square, Port St. Lucie, Florida.*

***Note** *At approximately 3:00 p.m., Mr. Sakuma reconvened the Landowners' Meeting at Tradition Management Offices located at 10807 SW Tradition Square, Port St. Lucie, Florida.*

G. APPROVAL OF MINUTES

1. November 2, 2022, Landowners' Meeting

The November 2, 2022, Landowners' Meeting Minutes were approved, as presented.

H. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

- There were 16 voting units represented by Mattamy Homes Palm Beach LLC for CDD No. 1.
- There were 187 voting units represented by Mattamy Homes Palm Beach LLC for CDD No. 2.
- There were 351 voting units represented by Mattamy Homes Palm Beach LLC for CDD No. 3.

2. Nomination of Candidates

Individuals were nominated to fill the vacancies in each district as noted below:

- CDD No.1/Seat No. 3: Jonas Read
- CDD No.1/Seat No. 4: Tara Toto
- CDD No.1/Seat No. 5: Karl Albertson

- CDD No.2/Seat No. 3: Jonas Read
- CDD No.2/Seat No. 4: Tara Toto
- CDD No.2/Seat No. 5: Karl Albertson

- CDD No.3/Seat No. 1: David Graham
- CDD No.3/Seat No. 2: Eric Sexauer
- CDD No.3/Seat No. 5: Karl Albertson

3. Casting of Ballots

The following votes were cast by ballot:

- CDD No.1/Seat No. 3: Jonas Read (Ballot 1) – 15 Votes
- CDD No.1/Seat No. 4: Tara Toto (Ballot 1) – 16 Votes
- CDD No.1/Seat No. 5: Karl Albertson (Ballot 1) – 16 Votes

- CDD No.2/Seat No. 3: Jonas Read (Ballot 1) – 186 Votes
- CDD No.2/Seat No. 4: Tara Toto (Ballot 1) – 187 Votes
- CDD No.2/Seat No. 5: Karl Albertson (Ballot 1) – 187 Votes

- CDD No.3/Seat No. 1: David Graham (Ballot 1) – 350 Votes
- CDD No.3/Seat No. 2: Eric Sexauer (Ballot 1) – 351 Votes
- CDD No.3/Seat No. 5: Karl Albertson (Ballot 1) – 351 Votes

4. Ballot Tabulations

Mr. Sakuma tabulated the ballots and announced the following results, including the number of years each candidate would serve as determined by candidates receiving the most and fewest number of votes:

- CDD No.1/Seat No. 3: Jonas Read – 2 Year Term

- CDD No.1/Seat No. 4: Tara Toto – 4 Year Term
- CDD No.1/Seat No. 5: Karl Albertson – 4 Year Term

- CDD No.2/Seat No. 3: Jonas Read – 2 Year Term
- CDD No.2/Seat No. 4: Tara Toto – 4 Year Term
- CDD No.2/Seat No. 5: Karl Albertson – 4 Year Term

- CDD No.3/Seat No. 1: David Graham – 2 Year Term
- CDD No.3/Seat No. 2: Eric Sexauer – 4 Year Term
- CDD No.3/Seat No. 5: Karl Albertson – 4 Year Term

5. Certification of the Results

The Chairman asked if anyone present objected to any of the ballots cast during the election. There were no objections. The Chairman certified the landowner election results.

I. LANDOWNER COMMENTS

There were no comments from the landowners.

K. ADJOURNMENT

The Landowners' Meeting was adjourned at 3:04 p.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

LANDOWNER PROXY

SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

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 Shores At Stillwater Community Development District to be held on November 3, 2026 at 10:30 a.m. at Tradition Management Offices, 10521 SW Village Drive, Suite 203, Port St. Lucie, Florida 34987, 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
Name: _____
Title: _____

Parcel Description	**Acreage**	**Authorized Votes**
See attached Exhibit A.	_____ ACRES	____ 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: **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.).

BALLOT

BALLOT # _____

SOUTHERN GROVE
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

ELECTION OF BOARD SUPERVISORS

NOVEMBER 3, 2026

The undersigned certifies that he/she is the owner (___) or duly authorized **representative of lawful proxy of an owner** (___) of land in the **Southern Grove Community Development District No. _____,** constituting _____ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate	**Number of Votes**
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

_____

_____

_____