

BENTON HILLS

COMMUNITY DEVELOPMENT DISTRICT

November 5, 2024

LANDOWNERS' MEETING AGENDA

Benton Hills 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

October 28, 2024

ATTENDEES:

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

Landowner (s)
Benton Hills Community Development District

Dear Landowners:

A Landowners' Meeting of the Benton Hills Community Development District will be held on November 5, 2024 at 9:00 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604. 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 3, 4 and 5]
 - 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

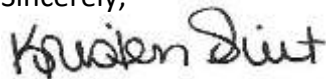
A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District,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

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,



Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 943 865 3730

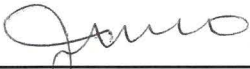
Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hernando, Citrus

} ss

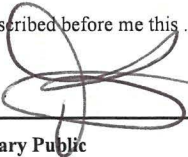
Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of Landowners' Meeting** was published in said newspaper by print in the issues of: **10/13/24, 10/20/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hernando, Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Hernando, Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hernando, Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she 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.



 Signature Affiant

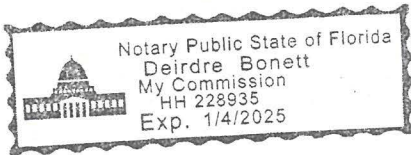
Sworn to and subscribed before me this **10/20/2024**



 Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE BENTON HILLS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Benton Hills Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 198.59 acres, located south of Cortez Boulevard, north of Powerline Road, east of I-75 and west of McKethan Road, entirely within Hernando County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor").

DATE: November 5, 2024
 TIME: 9:00 AM
 PLACE: Greater Hernando County Chamber of Commerce
 15588 Aviation Loop Drive
 Brooksville, Florida 34604

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 is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting 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 the meeting is asked to contact the District Manager's 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 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

October 13 and 20, 2024

0000363430

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE
BENTON HILLS COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: **9:00 AM**

LOCATION: **Greater Hernando County Chamber of Commerce
15588 Aviation Loop Drive
Brooksville, Florida 34604**

Pursuant to Chapter 190, Florida Statutes, and 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 ("**Board**") 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 are intended to comply with Section 190.006(2)(b), Florida Statutes.

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 position on the Board that is open for election for the upcoming term. 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 parcel of real property 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 the 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 that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

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.

**LANDOWNER PROXY
BENTON HILLS 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 the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604 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

Parcel Description

Acreage

Authorized Votes

_____ 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.).

OFFICIAL BALLOT
BENTON HILLS 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

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
3		___ Votes
4		___ Votes
5		___ Votes

Date: _____

Signed: _____

Printed Name: _____

Parcel Number	Owner	Address	City, State, Zip	Acres	Units	Votes
R1232117003100N00000	(LIFT STATION)	15470 FLIGHT PATH DR	BROOKSVILLE FL 34604-6823	0.070		1
R4232117000000600000	HERNANDO 195 LLC	2764 SUNSET POINT RD STE 200	CLEARWATER FL 33759-1590	2.3		
R4232117000000600010	HERNANDO 195 LLC	2764 SUNSET POINT RD STE 200	CLEARWATER FL 33759-1590	0.1		
R4232117000000700000	HERNANDO 195 LLC	2764 SUNSET POINT RD STE 200	CLEARWATER FL 33759-1590	38.4		
R4232117000000400020	HERNANDO 195 LLC	2764 SUNSET POINT RD STE 200	CLEARWATER FL 33759-1590	6.7		
R4232117000000400030	HERNANDO 195 LLC	2764 SUNSET POINT RD STE 200	CLEARWATER FL 33759-1590	17.6		
R4232117000000600020	HERNANDO 195 LLC	2764 SUNSET POINT RD STE 200	CLEARWATER FL 33759-1590	0.03		
Total				65.200		66
R4232117000000400010	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966	20.9		
R1232117003100000010	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000020	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000030	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000040	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000050	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000060	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000070	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000080	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000090	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000100	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000110	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000120	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000130	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000140	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000150	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000160	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000170	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000180	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000190	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000200	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000210	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000220	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000230	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000240	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000250	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000260	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000270	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1
R1232117003100000280	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966			1

[illegible]

[illegible]

[illegible]

[illegible]

R1232117003100J00000	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966	1.747		
R1232117003100L00000	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966	0.8756		
R1232117003100M00000	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966	0.7456		
R1232117003100O00000	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966	0.082		
R1232117003100P00000	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966	0.055		
R1232117003100Q00000	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966	1.5		
R1232117003100R00000	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966	1.5		
R1232117003100S00000	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966	13.2		
R1232117003100T00000	MERITAGE HOMES OF FLORIDA INC	8800 E RAINTREE DR STE 300	SCOTTSDALE AZ 85260-3966	0.4724		
Total				105.7447	183	288.7447
Total (Rounded)						289

Total	356
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