

SOLAERIS

**COMMUNITY DEVELOPMENT
DISTRICT**

February 3, 2023

**LANDOWNERS'
MEETING AGENDA**

Solaeris 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

February 28, 2023

ATTENDEES:

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

Landowners

Solaeris Community Development District

Dear Board Members:

A Landowners' Meeting of the Solaeris Community Development District will be held on February 3, 2023 at 11:00 a.m., at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie 34986. 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 [All Seats]
 - 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 (five (5) 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 candidates 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 (561) 346-5294.

Sincerely,

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960
AFFIDAVIT OF PUBLICATION

SOLAERIS COMMUNITY DEVELOPMENT DISTRICT
2300 GLADES RD #410W

BOCA RATON, FL 33431

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or 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. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :

01/09/2023, 01/16/2023

NOTICE OF LANDOWNERS' MEETING OF THE SOLAERIS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Solaeris Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 2,174.32 acres, generally located south the C-24 Canal and northwest of Glades Cut Off Road in St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) person/people to the District's Board of Supervisors ("Board", and individually, "Supervisor").

DATE: February 3, 2023
TIME: 11:00 a.m.
PLACE: Verano Social Clubhouse
10291 SW Visconti Way,
Port St. Lucie, Florida, 34986

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
Pub January 9th and 16th, 2023
TCN5547755

Subscribed and sworn to before on January 16, 2023:

Notary, State of WI, County of Brown

My commission expires

VICKY FELTY
Notary Public
State of Wisconsin

Publication Cost: \$424.08

Ad No: 0005547755

Customer No: 5615710010F

PO #:

**LANDOWNER PROXY
SOLAERIS 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 Cindy Cerbone ("**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 Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie, Florida, 34986, on February 3, 2023 at 11:00 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.

Oak Ridge Commercial LLC
Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
See attached	147.937 ACRES	148 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: 148 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.).

ATTACHMENT 1

[PARCEL DESCRIPTION]

BEING A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 36 , TOWNSHIP 36 SOUTH, RANGE 38 EAST AND SECTION 1, TOWNSHIP 37 SOUTH, RANGE 38 EAST, ST LUCIE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 36 SOUTH, RANGE 38 EAST; THENCE NORTH 00°08'55" WEST ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 431.14 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF GLADES CUT OFF ROAD (SR 709) AS RECORDED IN OFFICIAL RECORD BOOK 587, PAGE 1117 IN THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA ; THENCE SOUTH 44°46'11" WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY, 99.14 FEET TO A POINT ON A LINE THAT IS 70.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 36, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00°08'55" WEST ALONG SAID PARALLEL LINE, 621.47 FEET; THENCE SOUTH 77°55'57" WEST, 333.07 FEET; THENCE NORTH 48°33'57" WEST, 192.36 FEET; THENCE NORTH 18°02'52" WEST, 400.10 FEET; THENCE NORTH 13°11'21" WEST, 429.02 FEET; THENCE SOUTH 89°50'14" WEST, 202.26 FEET; THENCE SOUTH 00°39'30" WEST, 150.20 FEET; THENCE NORTH 89°20'30" WEST, 50.00 FEET; THENCE SOUTH 00°39'30" WEST, 156.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 30°53'34"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 134.79 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 31°33'04" WEST, 423.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 47°28'40"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 207.16 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°01'44" WEST, 359.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 45°36'53"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 199.03 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 33°24'51" WEST, 223.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 26°25'19"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 115.29 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 06°59'32" WEST, 198.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 38°04'14"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 332.23 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45°03'46" WEST, 381.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 22°35'07"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 197.09 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 67°38'53" WEST, 182.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 468.53 FEET AND A CENTRAL ANGLE OF 22°45'07"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 186.05 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 44°53'46" WEST, 636.05 FEET; THENCE SOUTH 45°13'49" EAST, 1447.65 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID GLADES CUTOFF ROAD; THENCE NORTH 44°46'11" EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY, 3398.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 120.86 ACRES MORE OR LESS.

BEING A PARCEL OF LAND LYING IN A PORTION OF SECTION 36 , TOWNSHIP 36 SOUTH, RANGE 38 EAST, ST LUCIE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 36 SOUTH, RANGE 38 EAST; THENCE NORTH 00°08'55" WEST ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 2469.48 FEET; THENCE NORTH 89°58'12" WEST, 70.00 FEET TO A POINT ON A LINE THAT IS 70.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 36, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°58'12" WEST, 358.00 FEET; THENCE NORTH 00°01'48" EAST, 778.28 FEET; THENCE SOUTH 89°59'56" WEST, 250.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°59'40"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 78.53 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°00'24" WEST, 1330.99 FEET TO A NON-TANGENT POINT OF CURVATURE THROUGH WHICH A RADIAL LINE BEARS NORTH 02°36'03" EAST; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1075.00 FEET, A CENTRAL ANGLE OF 02°35'58" AND AN ARC DISTANCE OF 48.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 90°00'00" EAST, 603.41 FEET TO A POINT ON A LINE THAT IS 70.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 36; THENCE SOUTH 00°08'55" EAST ALONG SAID PARALLEL LINE, 2158.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 1179460.20 SQUARE FEET OR 27.077 ACRES MORE OR LESS.

OFFICIAL BALLOT
SOLAERIS 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

See attached

147.937 Acres

[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, Cindy Cerbone, as Landowner, or as the proxy holder of Oak Ridge Commercial LLC (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1		<u> </u> Votes
2		<u> </u> Votes
3		<u> </u> Votes
4		<u> </u> Votes
5		<u> </u> Votes

Date: _____

Signed: _____

Printed Name: _____

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