

# Wynnmere West Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-723-5900

[www.wynnmerewestcdd.com](http://www.wynnmerewestcdd.com)

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The following is the agenda for the Wynnmere West Community Development District Landowners Meeting, scheduled to be held on **Thursday, November 5, 2020 at 2:00 p.m. located at 608 Chatham Walk Drive, Ruskin, Florida 33570.**

For those unable to attend in person, the call-in information for the meeting is as follows:

Phone: **1-844-621-3956**

Access Code: **790 393 986 #**

## **LANDOWNERS' MEETING AGENDA**

- Call to Order
- Appointment of Chairperson for the Purpose of Conducting the Landowners' Meeting
- Determination of Number of Voting Units Represented or Assigned by Proxy
- Acceptance of Nominations for the Board of Supervisors
- Casting of Ballots
- Ballot Tabulations and Announcement of Election Results
- Adjournment



**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
WYNNMERE WEST  
COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING:       **November 5, 2020**

TIME:                                       **2:00 p.m.**

LOCATION:                                   **608 Chatham Walk Drive  
Ruskin, Florida 33570**

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. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, 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.

This year, three (3) seats on the Board will be up for election. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for the successful landowner 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**

**WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 5, 2020**

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 Wynnmere West Community Development District to be held at the Offices of LGI Homes, 17425 Bridge Hill Court, Suite 101, Tampa, Florida 33647, on November 5, 2020, at 2:00 p.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**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[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:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. 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**

**WYNNMERE WEST  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 5, 2020**

For Election (3 Supervisors): The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The 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.

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 Wynnmere West Community Development District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[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:

<b>SEAT #</b>	<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

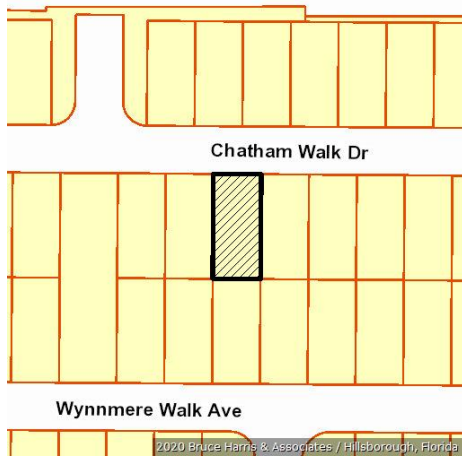
Printed Name: \_\_\_\_\_



# Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafl.org/>  
15th Floor County Ctr.  
601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

## Folio: 055639-0234



### Owner Information

<b>Owner Name</b>	LGI HOMES- FLORIDA LLC
<b>Mailing Address</b>	1450 LAKE ROBBINS DR STE 430 SPRING, TX 77380-3294
<b>Site Address</b>	805 CHATHAM WALK DR, RUSKIN
<b>PIN</b>	U-05-32-19-A01-000003-00001.0
<b>Folio</b>	055639-0234
<b>Prior PIN</b>	U-05-32-19-ZZZ-000001-76690.0
<b>Prior Folio</b>	055628-0000
<b>Tax District</b>	U - UNINCORPORATED
<b>Property Use</b>	0100 SINGLE FAMILY R
<b>Plat Book/Page</b>	124/169
<b>Neighborhood</b>	227001.00   Ruskin Area W of I75 E of Hwy 41
<b>Subdivision</b>	A01   WYNNMERE WEST PHASE 1

### Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$180,780	\$180,780	\$0	\$180,780
Public Schools	\$180,780	\$180,780	\$0	\$180,780
Municipal	\$180,780	\$180,780	\$0	\$180,780
Other Districts	\$180,780	\$180,780	\$0	\$180,780

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

### Sales Information

Book	Page	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
23113	1846	02	2015	WD	Unqualified	Vacant	\$5,534,800

## Building Information

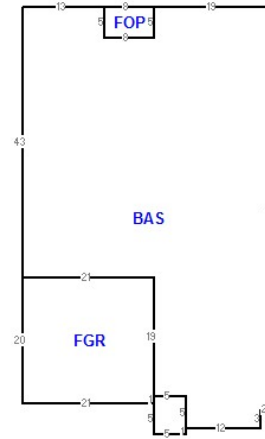
### Building 1

**Type** 01 | SINGLE FAMILY

**Year Built** 2016

### Building 1 Construction Details

Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	7	Masonry Frm: Stucco
Roof Structure	3	Gable or Hip
Roof Cover	3	Asphalt/Comp. Shingle
Interior Walls	5	Drywall
Interior Flooring	8	Carpet
Interior Flooring	7	Tile
Heat/AC	2	Central
Architectural Style	5	Contemporary 1-Story
Condition	3	Average
Bedrooms	4.0	
Bathrooms	2.0	
Stories	1.0	
Units	1.0	



### Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	2,145	2,145	\$130,449
FOP	40		\$608
FGR	420		\$12,771
FOP	30		\$487
<b>Totals</b>	<b>2,635</b>	<b>2,145</b>	<b>\$144,315</b>

## Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
REF2	Res SF Class 6.50	PD	50.00	110.00	SF   SQUARE FEET	5,500.00	\$36,465

## Legal Description

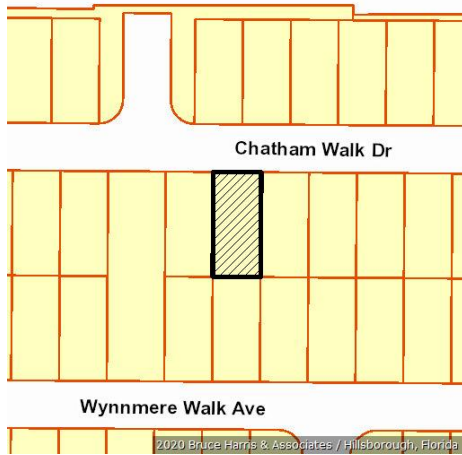
WYNNMERE WEST PHASE 1 LOT 1 BLOCK 3



# Bob Henriquez Hillsborough County Property Appraiser

https://www.hcpafil.org/  
15th Floor County Ctr.  
601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

## Folio: 055639-0236



### Owner Information

<b>Owner Name</b>	LGI HOMES- FLORIDA LLC
<b>Mailing Address</b>	1450 LAKE ROBBINS DR STE 430 SPRING, TX 77380-3294
<b>Site Address</b>	803 CHATHAM WALK DR, RUSKIN
<b>PIN</b>	U-05-32-19-A01-000003-00002.0
<b>Folio</b>	055639-0236
<b>Prior PIN</b>	U-05-32-19-ZZZ-000001-76690.0
<b>Prior Folio</b>	055628-0000
<b>Tax District</b>	U - UNINCORPORATED
<b>Property Use</b>	0000 VACANT RESIDENTIAL
<b>Plat Book/Page</b>	124/169
<b>Neighborhood</b>	227001.00   Ruskin Area W of I75 E of Hwy 41
<b>Subdivision</b>	A01   WYNNMERE WEST PHASE 1

### Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$36,465	\$29,262	\$0	\$29,262
Public Schools	\$36,465	\$36,465	\$0	\$36,465
Municipal	\$36,465	\$29,262	\$0	\$29,262
Other Districts	\$36,465	\$29,262	\$0	\$29,262

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

### Sales Information

Book	Page	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
23113	1846	02	2015	WD	Unqualified	Vacant	\$5,534,800

### Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
REF2	Res SF Class 6.50	PD	50.00	110.00	SF   SQUARE FEET	5,500.00	\$36,465

### Legal Description

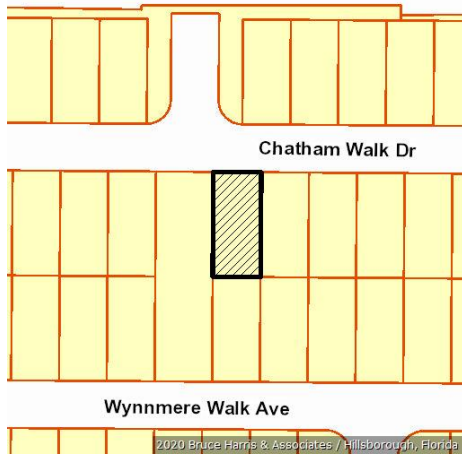
WYNNMERE WEST PHASE 1 LOT 2 BLOCK 3



# Bob Henriquez Hillsborough County Property Appraiser

https://www.hcpafil.org/  
15th Floor County Ctr.  
601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

## Folio: 055639-0238



### Owner Information

<b>Owner Name</b>	LGI HOMES- FLORIDA LLC
<b>Mailing Address</b>	1450 LAKE ROBBINS DR STE 430 SPRING, TX 77380-3294
<b>Site Address</b>	801 CHATHAM WALK DR, RUSKIN
<b>PIN</b>	U-05-32-19-A01-000003-00003.0
<b>Folio</b>	055639-0238
<b>Prior PIN</b>	U-05-32-19-ZZZ-000001-76690.0
<b>Prior Folio</b>	055628-0000
<b>Tax District</b>	U - UNINCORPORATED
<b>Property Use</b>	0000 VACANT RESIDENTIAL
<b>Plat Book/Page</b>	124/169
<b>Neighborhood</b>	227001.00   Ruskin Area W of I75 E of Hwy 41
<b>Subdivision</b>	A01   WYNNMERE WEST PHASE 1

### Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$36,465	\$29,262	\$0	\$29,262
Public Schools	\$36,465	\$36,465	\$0	\$36,465
Municipal	\$36,465	\$29,262	\$0	\$29,262
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### Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
REF2	Res SF Class 6.50	PD	50.00	110.00	SF   SQUARE FEET	5,500.00	\$36,465

### Legal Description

WYNNMERE WEST PHASE 1 LOT 3 BLOCK 3