

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

November 1, 2022

LANDOWNERS' MEETING AGENDA

Pacific Ace Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 334313
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

October 25, 2022

Landowners
Pacific Ace Community Development District

Dear Landowners:

A Landowners' Meeting of the Pacific Ace Community Development District will be held on November 1, 2022 at 3:00 p.m., at Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711. 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 & 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

ATTENDEES:

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

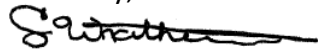
(2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

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 (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 943 865 3730



Miscellaneous Notices

Published in The Villages Daily Sun on October 8, 2022

Location

Lake County,

Notice Text

NOTICE OF LANDOWNERS MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Pacific Ace Community Development District (the District), the location of which is generally described as comprising approximately 379.9 acres, generally located east of US Hwy 27, south and west of Sawgrass Bay Blvd., and north of Citrus Pkwy, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors

DATE: November 1, 2022

TIME: 3:00 p.m.

PLACE: Hampton Inn & Suites by Hilton,

2200 E Hwy 50

Clermont, Florida 34711

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 and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (District 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 Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in the meeting is asked to contact the District Office at (561) 571-0010, at least forty-eight (48) hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District 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

#01088789 October 8, 2022

October 15, 2022



Miscellaneous Notices

Published in The Villages Daily Sun on October 15, 2022

Location

Lake County,

Notice Text

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District Manager

#01088789 October 8, 2022

October 15, 2022

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 1, 2022**

TIME: **3:00 PM**

LOCATION: **Hampton Inn & Suites by Hilton
2200 E Hwy 50
Clermont, Florida 34711**

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 by landowners. 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.

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

**PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 1, 2022**

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 Pacific Ace Community Development District to be held at Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711, on November 1, 2022, at 3:00 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

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[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.).

Pacific Ace CDD
Landowner Election Roll - 10/10/2022

Parcel ID	Altkey	Owner	Address	City	State	Zip	Acres	Votes
232426000100000400	1594880	AMERICAN LAND DEVELOPMENT OF CENTRAL FLORIDA LLC	3911 ORANGE LAKE DR	ORLANDO	FL	32817		
232426000200000401	2561050	AMERICAN LAND DEVELOPMENT OF CENTRAL FLORIDA LLC	3911 ORANGE LAKE DR	ORLANDO	FL	32817	4.17	
232426020000000100	3929297	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000000200	3929298	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000000300	3929299	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000000400	3929300	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000000500	3929301	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000000600	3929302	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000000700	3929303	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000000800	3929304	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000000900	3929305	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000001000	3929306	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000001100	3929307	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000001200	3929308	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000001300	3929309	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000028100	3929310	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000028200	3929311	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000028300	3929312	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000028400	3929313	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000028500	3929314	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000028600	3929315	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000028700	3929316	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000028800	3929317	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000028900	3929318	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
232426020000029000	3929319	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819		1
132426000300000300	1412366	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819	20.02	
142426000300000200	1412374	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819	40.07	
142426000300000400	1412382	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819	136.18	
232426000100001500	1412463	KB HOME ORLANDO LLC	9102 SOUTHPARK CENTER LOOP STE 140	ORLANDO	FL	32819	3.55	
							199.82	200
								223
2324260200A0300000	3929320	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.26	
2324260200A0400000	3929321	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	3.94	
2324260200A0500000	3929322	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.45	
2324260200A5A00000	3929323	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.003	
2324260200A5B00000	3929324	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.48	
2324260200A0600000	3929325	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	4.87	
2324260200A6A00000	3929326	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.66	
2324260200B0100000	3929327	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	3.44	
2324260200B0200000	3929328	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.75	
2324260200E0100000	3929329	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	3.57	
2324260200F0100000	3929330	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.66	
2324260200F4A00000	3929331	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	1.45	
2324260200F0500000	3929332	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.71	
2324260200F0600000	3929333	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.36	
2324260200F6A00000	3929334	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.18	

Pacific Ace CDD
Landowner Election Roll - 10/10/2022

2324260200F6B00000	3929335	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.02	
2324260200I0100000	3929336	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.31	
2324260200I0200000	3929337	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.58	
2324260200I0300000	3929338	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.79	
2324260200I0400000	3929339	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.18	
2324260200I0500000	3929340	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.05	
2324260200I0600000	3929341	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	1.49	
2324260200J0100000	3929342	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	3.19	
23242602000L00000	3929343	PACIFIC ACE CDD	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.13	
							28.523	29

OFFICIAL BALLOT
PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 1, 2022

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates 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 Pacific Ace Community Development District and described as follows:

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

[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		
4		
5		

Date: _____

Signed: _____

Printed Name: _____