

**MINUTES OF MEETING
WEST PORT
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the West Port Community Development District was held on November 12, 2024 at 12:30 p.m., at the Country Inn & Suites by Radisson, 24244 Corporate Court, Port Charlotte, Florida 33954.

Present were:

Clif Fischer
Bennett Davenport
Members of the Public

District Manager & Proxy Holder
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Fischer called the meeting to order at 12:36 p.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Fischer served as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 1, 2 & 5]

A. Nominations

Mr. Fischer nominated the following:

Seat 1 William Fife

Seat 2 Jim Manners

Seat 5 Lindsey Hernandez

No other nominations were made.

B. Casting of Ballots

I. Determine Number of Voting Units Represented

Mr. Fischer is the designated Proxy Holder of 73 votes for Landowners KL West Port LLC and 154 votes for Forestar USA Real Estate Group Inc., equating to a total of 227 voting units. Mr. Fisher is eligible to cast up to 227 votes per Seat.

A total of 227 voting units were represented.

II. Determine Number of Voting Units Assigned by Proxy

All 227 voting units were assigned by proxy to Mr. Fischer.

Mr. Fischer cast the following votes:

Seat 1	William Fife	227 Votes
Seat 2	Jim Manners	227 Votes
Seat 5	Lindsey Hernandez	222 Votes

Discussion ensued regarding whether the seven Landowners present wished to nominate candidates and cast votes and the fact that they do not constitute enough votes to override the votes cast by the majority Landowners.

Mr. Fischer stated that all Landowners' present indicated that they are waiving their right to nominate candidates and cast a vote.

C. Ballot Tabulation and Results

Mr. Fischer reported the following ballot tabulation, results and term lengths:

Seat 1	William Fife	227 Votes	4-year Term
Seat 2	Jim Manners	227 Votes	4-year Term
Seat 5	Lindsey Hernandez	222 Votes	2-year Term

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

A Landowner asked what impact the Landowners' Election has on the taxes. Mr. Fischer stated that this Election has no impact on the taxes; it is just an election of CDD Board Members. The CDD assessments for Fiscal Year 2025 were determined when the Fiscal Year 2025 budget was adopted several months ago.

A Landowner asked if the CDD bond is a 30-year bond and if the interest rate is subject to change. Mr. Fischer stated that the status of the bonds can be discussed at the next regular CDD meeting.

A Landowner stated his opinion that not many Landowners knew about this Landowners' Election. He thinks the CDD should do more to notify Landowners of the Election. In his opinion, the meeting dates and time are not convenient for residents. He thinks the meetings need to be held at a time when more residents can attend.

Mr. Fischer reminded everyone to limit their questions to the Landowners' Election that is occurring now. Questions about CDD matters can be addressed at a Regular CDD meeting.

A Landowner voiced his opinion that people should not attend meetings via telephone because he thinks it is difficult to hear them.

A Landowner stated that those present are in attendance because they heard a rumor that the CDD fees are going up. Mr. Fischer reiterated that the CDD assessments are not related to the Landowners' Election that is currently underway. The Landowner reiterated his opinion that Landowners should be better notified of Landowners' Elections.

Mr. Bennett and Staff explained and discussed the requirements of Landowners' Elections, setting the Landowners' Elections, advertising and notification requirements, the Annual Meeting Schedule posted on the website, location of the Landowners' Election and CDD meetings, requirements and thresholds that must be met to transition to the General Election process to elect Board Members.

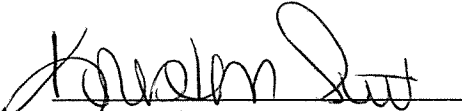
A Landowner must vote in person or they can also vote on behalf of other Landowners. It was noted that Landowners can proxy their votes to another person to cast on their behalf.

SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 12:51 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair