

**MINUTES OF MEETING  
PALM COAST 145  
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Palm Coast 145 Community Development District was held on March 22, 2022 at 2:00 p.m., at the at the Hilton Garden Inn Palm Coast Town Center, 55 Town Center Blvd., Palm Coast, Florida 32164.

**Present at the meeting:**

Cindy Cerbone	District Manager/Proxy Holder
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Jonathan Johnson (via telephone)	District Counsel
JW Howard (via telephone)	Morgan Stanley
Brad Kline (via telephone)	Landowner
Blake Kline (via telephone)	Landowner
David Hansen	
Robert Atack	
John Amm (via telephone)	M-R Development & Construction, Inc.
Brian Robinson (via telephone)	M-R Development & Construction, Inc.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 2:06 p.m.

**SECOND ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

Ms. Cerbone stated that Palm Coast 145 Acquisition LLC, the sole Landowner in the CDD, owns 145.46 acres, which equates to 146 votes. As proxy holder for the Landowner, she confirmed the names and terms desired by Mr. Brad Kline, a representative of the Landowner.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners' Meeting**

All in attendance agreed to Ms. Cerbone serving as Chair to conduct the Landowners' meeting.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [All Seats]**

**A. Nominations**

The following nominations were made:

- Seat 1            Michael Beebe
- Seat 2            Robert Atack
- Seat 3            Franklin Green
- Seat 4            David Hansen
- Seat 5            Clifton Fischer

No other nominations were made.

**B. Casting of Ballots**

- **Determine Number of Voting Units Represented**

A total of 146 voting units were represented.

- **Determine Number of Voting Units Assigned by Proxy**

All 146 voting units represented were assigned by proxy to Ms. Cerbone by the Landowner, Palm Coast 145 Acquisition LLC. Ms. Cerbone was eligible to cast up to 146 votes per seat.

Ms. Cerbone cast the following votes:

- |        |                 |           |
|--------|-----------------|-----------|
| Seat 1 | Michael Beebe   | 145 votes |
| Seat 2 | Robert Atack    | 145 votes |
| Seat 3 | Franklin Green  | 146 votes |
| Seat 4 | David Hansen    | 146 votes |
| Seat 5 | Clifton Fischer | 145 votes |

**C. Ballot Tabulation and Results**

Ms. Cerbone reported the following ballot tabulation, results and term lengths:

- |        |                 |           |             |
|--------|-----------------|-----------|-------------|
| Seat 1 | Michael Beebe   | 145 votes | 2-Year Term |
| Seat 2 | Robert Atack    | 145 votes | 2-Year Term |
| Seat 3 | Franklin Green  | 146 votes | 4-Year Term |
| Seat 4 | David Hansen    | 146 votes | 4-Year Term |
| Seat 5 | Clifton Fischer | 145 votes | 2-Year Term |

**FIFTH ORDER OF BUSINESS**

**Landowners' Questions/Comments**

There were no Landowners' questions or comments.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned at 2:10 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair