

**MINUTES OF MEETING
HYDE PARK
COMMUNITY DEVELOPMENT DISTRICT 1**

A Landowner's Meeting of the Hyde Park Community Development District 1 was held on November 5, 2024 at 10:00 a.m., at the offices of Coleman, Yovanovich & Koester, P.A., Northern Trust Bank Building, 4001 Tamiami Trail North, Suite 300, Naples, Florida 34103.

Present were:

Meagan Magaldi

District Counsel/Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order / Roll Call

Ms. Magaldi called the meeting to order at 10:05 a.m., and stated that no representatives of the Landowner, members of the public or other District Staff were present.

SECOND ORDER OF BUSINESS

Affidavit of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Ms. Magaldi, being the only person present, was to serve as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 3, 4 and 5]

A. Nominations

Ms. Magaldi, being the Proxy Holder of both Neal Communities of Southwest Florida LLC and Hyde Park Land Holdings LLC, nominated the following:

Seat 3	Steve Wojcechowskyj
Seat 4	Carl Thrushman
Seat 5	Clifford Olson

No other nominations were made.

B. Casting of Ballots

I. Determine Number of Voting Units Represented

Ms. Magaldi stated that there are a total of 823 voting units in the CDD.

A total of 716 of the 823 voting units are represented at the meeting today.

II. Determine Number of Voting Units Assigned by Proxy

All 716 voting units represented at the meeting were assigned by proxy to Ms. Magaldi.

Ms. Magaldi stated that Neal Communities of Southwest Florida LLC assigned 466 votes via Landowner Proxy dated November 4, 2024. Ms. Magaldi is the appointed Proxy Holder for Neal Communities of Southwest Florida LLC.

Ms. Magaldi cast the following votes as Proxy Holder for Neal Communities of Southwest Florida LLC:

Seat 3	Steve Wojcechowskyj	466 votes
Seat 4	Carl Thrushman	466 votes
Seat 5	Clifford Olson	400 votes

Ms. Magaldi stated that Hyde Park Land Holdings LLC assigned 250 votes via Landowner Proxy dated November 4, 2024. Ms. Magaldi is the appointed Proxy Holder for Hyde Park Land Holdings LLC.

Ms. Magaldi cast the following votes as Proxy Holder for Hyde Park Land Holdings LLC:

Seat 3	Steve Wojcechowskyj	250 votes
Seat 4	Carl Thrushman	250 votes
Seat 5	Clifford Olson	200 votes

C. Ballot Tabulation and Results

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

Seat 3	Steve Wojcechowskyj	716 votes	4-year Term
Seat 4	Carl Thrushman	716 votes	4-year Term
Seat 5	Clifford Olson	600 votes	2-year Term

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

There being no Landowners present, the next item followed.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 10:15 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair