

# **HARBOR VILLAGE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**September 14, 2021**

**LANDOWNERS'  
MEETING AGENDA**

**Harbor Village Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

September 7, 2021

Landowner(s)  
Harbor Village Community Development District

Dear Board Members:

A Landowners' Meeting of the Harbor Village Community Development District will be held on September 14, 2021, at 12:30 P.M., at the Centennial Park Recreation Center, located at 1120 Centennial Boulevard, Port Charlotte, Florida 33953. 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 [All Seats]
  - 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 (five (5) 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.**

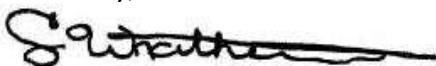
(2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

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 candidates 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

Sincerely,



Craig Wrathell  
District Manager

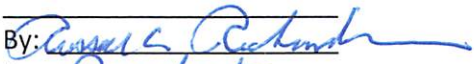
**ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 413 553 5047**

**LANDOWNER PROXY  
HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owners of the lands described herein, hereby constitutes and appoints Candice Smith ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held on Tuesday, September 14, 2021 at 12:30 p.m. and at Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953, 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.

**2008 FL RECOVERY LIMITED PARTNERSHIP,**  
an Oklahoma limited partnership  
BY: GBR Properties, Inc., General Partner

By:   
Its: President  
Date: 8.17.21

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
SEE ATTACHMENT 1	408.39 ACRES	409 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: 409 VOTES**

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. 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.).

# ATTACHMENT 1



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A PARCEL OF LAND  
LYING IN SECTIONS 4 & 9, T-41-S, R-21-E,  
CHARLOTTE COUNTY, FLORIDA.

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTIONS 4 AND 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST, BEING A PORTION OF THE TOWN OF MCCALL, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 776 AND EAST OF STATE ROAD 771, ALONG WITH THE RIGHTS-OF-WAY OF MAGNOLIA AVENUE, PINE AVENUE, CYPRESS AVENUE, OAK AVENUE, 5th STREET AND ALL ALLEY WAYS WITHIN, TOGETHER WITH THE NORTH ONE-HALF (1/2) OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST, LYING AND BEING IN CHARLOTTE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR STATE ROAD 771 AND LESS PARCEL GAS-106 AS DESCRIBED IN STIPULATED ORDER OF TAKING RECORDED IN O.R. BOOK 3880, PAGE 573, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N.89°31'51"E. ALONG THE NORTH LINE OF SAID SECTION 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST FOR 160.10 FEET TO A POINT ON THE EAST LINE OF FEE ACQUISITION PARCEL GAS-107, AS RECORDED IN OFFICIAL RECORDS BOOK 3880, PAGE 1229, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID FEE ACQUISITION PARCEL GAS-107 FOR THE FOLLOWING THREE COURSES: N.89°31'51"E. FOR 10.30 FEET; THENCE N.13°24'14"E. FOR 449.67 FEET; TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 2964.81 FEET, A DELTA ANGLE OF 10°15'47", A CHORD BEARING OF N.08°16'21"E., AND A CHORD DISTANCE OF 530.37 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 531.07 FEET TO A POINT ON A THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 776 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 01050-2521; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1250.00 FEET, A DELTA ANGLE OF 38°04'02", A CHORD BEARING OF N.66°03'00"E., AND A CHORD DISTANCE OF 815.30 FEET; THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 776 AND THE ARC OF SAID CURVE, FOR 830.50 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 776 THE FOLLOWING FOUR COURSES: S.89°36'07"E. FOR 9.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1256.56 FEET, A DELTA ANGLE OF 18°04'43", A CHORD BEARING OF N.37°39'42"E., AND A CHORD DISTANCE OF 394.84 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 396.48 FEET; THENCE S.00°23'40"W. FOR 6.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1259.84 FEET, A DELTA ANGLE OF 17°07'00", A CHORD BEARING OF N.20°20'26"E., A CHORD DISTANCE OF 374.97 FEET; THENCE ALONG THE ARC OF SAID CURVE, FOR 376.37 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FOXGLOVE LANE (60' WIDE RIGHT-OF-WAY); THENCE S.89°36'07"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FOXGLOVE LANE FOR 471.92 FEET TO POINT ON THE WEST RIGHT-OF-WAY LINE OF OXBOW STREET (70' WIDE RIGHT-OF-WAY), SAID POINT ALSO BEING POINT "A"; THENCE S.00°24'17"W. ALONG SAID WEST RIGHT-OF-WAY LINE OF OXBOW STREET FOR 1260.62 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID OXBOW STREET; THENCE S.89°31'35"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OXBOW STREET AND THE SOUTH LINE OF FARM LOT 52, TOWN OF MCCALL, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA FOR 657.20 FEET TO THE WEST LINE OF FARM LOT 60, TOWN OF MCCALL, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.00°42'19"W. ALONG SAID WEST LINE OF SAID FARM LOT 60 FOR 661.37 FEET TO THE NORTH QUARTER (1/4) CORNER OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST; THENCE N.89°58'27"E. ALONG SAID NORTH LINE OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST FOR 2622.80 FEET TO THE NORTHEAST CORNER OF SAID SECTION 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST; THENCE S.00°05'24"E. ALONG THE EAST LINE OF SAID SECTION 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST FOR 2653.96 FEET TO THE EAST QUARTER (1/4) CORNER OF SAID SECTION 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST; THENCE S.89°39'19"W. ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST FOR 5258.86 FEET TO THE WEST QUARTER (1/4) CORNER OF SAID SECTION 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST SAID POINT HAVING

SHEET 1 OF 3

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A PLAIN COORDINATE VALUE OF NORTH: 941323.52 AND EAST: 583483.11 BASED ON NORTH AMERICAN DATUM OF 1983/1990 FLORIDA WEST ZONE; THENCE N.00°54'47"E. ALONG THE WEST LINE OF SAID SECTION 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST FOR 1944.06 FEET TO A POINT ON THE EAST LINE OF FEE ACQUISITION PARCEL GAS-106, AS RECORDED IN OFFICIAL RECORDS BOOK 3880, PAGE 573, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N.13°24'14"E. ALONG THE EAST LINE OF SAID FEE ACQUISITION PARCEL GAS-106 FOR 740.90 FEET TO THE POINT OF BEGINNING. THENCE COMMENCING AT SAID POINT "A"; RUN N.52°27'19"E. FOR 88.77 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OXBOW STREET (70' WIDE RIGHT-OF-WAY) SAID POINT ALSO BEING THE SOUTHWEST CORNER OF FARM LOT 36, TOWN OF MCCALL, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF CHARLOTTE COUNTY AND THE POINT OF BEGINNING; THENCE N.89°45'27"E. ALONG THE SOUTH LINE OF SAID FARM LOT 36, TOWN OF MCCALL FOR 257.50 FEET; THENCE N.00°42'17"E. FOR 330.90 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID FARM LOT 36, TOWN OF MCCALL; THENCE S.89°47'42"W. ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF SAID FARM LOT 36, TOWN OF MCCALL FOR 259.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF OXBOW STREET (70' WIDE RIGHT-OF-WAY); THENCE N.00°24'17"E. ALONG SAID EAST RIGHT-OF-WAY LINE OF OXBOW STREET FOR 331.06 FEET TO THE NORTH LINE OF SAID FARM LOT 36, TOWN OF MCCALL; THENCE N.89°50'01"E. ALONG THE NORTH LINE OF SAID FARM LOT 36, TOWN OF MCCALL FOR 597.63 FEET TO THE WEST LINE OF FARM LOT 37, TOWN OF MCCALL, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF CHARLOTTE COUNTY; THENCE S.00°42'19"W. ALONG THE WEST LINE OF SAID FARM LOT 37, TOWN OF MCCALL, FOR 661.37 FEET TO THE SOUTH LINE OF SAID FARM LOT 37, TOWN OF MCCALL; THENCE N.89°52'12"E. ALONG THE SOUTH LINE OF SAID FARM LOT 37, TOWN OF MCCALL FOR 327.28 FEET TO A POINT HAVING A PLAIN COORDINATE VALUE OF NORTH: 945992.63 AND EAST: 586466.60 BASED ON NORTH AMERICAN DATUM OF 1983/1990 FLORIDA WEST ZONE; THENCE S.00°41'19"W. ALONG THE WEST LINE OF THE EAST 1/2 OF FARM LOT 44 TOWN OF MCCALL, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF CHARLOTTE COUNTY FOR 661.56 FEET TO THE NORTH LINE OF FARM LOT 53, TOWN OF MCCALL, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF CHARLOTTE COUNTY; THENCE S.89°54'17"W. ALONG THE NORTH LINE OF SAID FARM LOT 53, TOWN OF MCCALL FOR 327.47 FEET TO THE WEST LINE OF SAID FARM LOT 53, TOWN OF MCCALL; THENCE S.00°42'19"W. ALONG THE WEST LINE OF SAID FARM LOT 53, TOWN OF MCCALL FOR 330.68 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF FARM LOT 36, TOWN OF MCCALL, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14, PUBLIC RECORDS OF CHARLOTTE COUNTY; THENCE N.89°55'26"W. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID FARM LOT 36, TOWN OF MCCALL FOR 588.94 FEET TO THE EAST RIGHT-OF-WAY OF OXBOW STREET (70' WIDE RIGHT-OF-WAY); THENCE N.00°24'17"E. ALONG SAID EAST RIGHT-OF-WAY OF OXBOW STREET FOR 988.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 408.39 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON "THE STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT - EPOCH 2010) AND WERE DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK, SITE CODE "PNTA". WHEREIN THE WEST LINE OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 21 EAST BEARS N.00°54'47"E.

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FLORIDA LICENSED BUSINESS NO. LB6690

APRIL 07, 2021



Digitally signed by Richard M. Ritz, R.L.S., #4009 State of Florida using an SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies. Date: 2021.04.07 08:33:01 -0400

RICHARD M. RITZ, R.L.S.  
REGISTERED LICENSED SURVEYOR  
FLORIDA CERTIFICATION NO. 4009

SHEET 2 OF 3

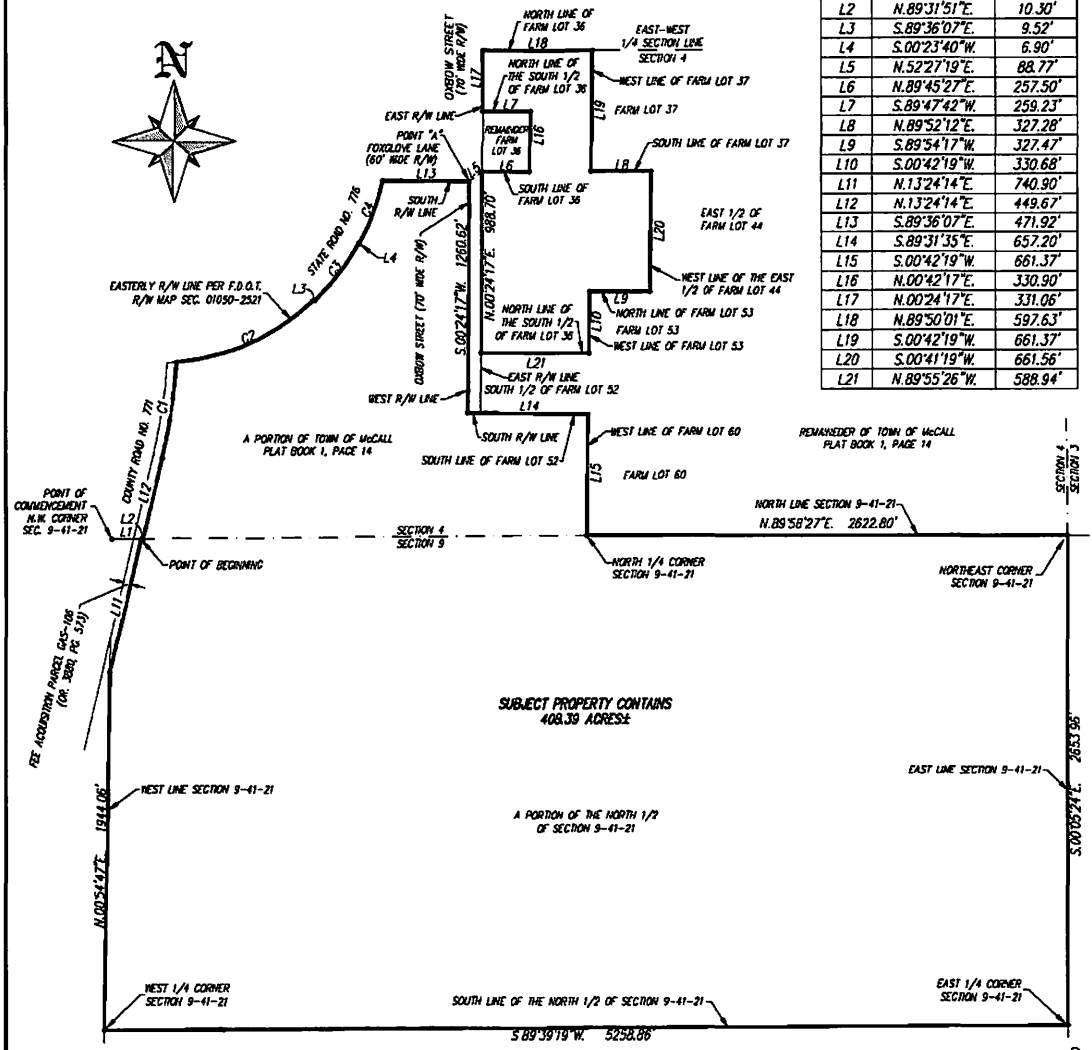
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NOTE:  
BEARINGS BASED ON THE WEST LINE OF SECTION 9, TOWNSHIP  
41 SOUTH, RANGE 21 EAST WHICH BEARS N00°54'47"E.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N.89°31'51"E.	160.10'
L2	N.89°31'51"E.	10.30'
L3	S.89°36'07"E.	9.52'
L4	S.00°23'40"W.	6.90'
L5	N.52°27'19"E.	88.77'
L6	N.89°45'27"E.	257.50'
L7	S.89°47'42"W.	259.23'
L8	N.89°52'12"E.	327.28'
L9	S.89°54'17"W.	327.47'
L10	S.00°42'19"W.	330.68'
L11	N.13°24'14"E.	740.90'
L12	N.13°24'14"E.	449.67'
L13	S.89°36'07"E.	471.92'
L14	S.89°31'35"E.	657.20'
L15	S.00°42'19"W.	661.37'
L16	N.00°42'17"E.	330.90'
L17	N.00°24'17"E.	331.06'
L18	N.89°50'01"E.	597.63'
L19	S.00°42'19"W.	661.37'
L20	S.00°41'19"W.	661.56'
L21	N.89°55'26"W.	588.94'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	2964.81'	531.07'	530.37'	N.08°16'21"E.	10°15'47"
C2	1250.00'	830.50'	815.30'	N.66°03'00"E.	38°04'02"
C3	1256.56'	396.48'	394.84'	N.37°39'42"E.	18°04'43"
C4	1259.84'	376.37'	374.97'	N.20°20'26"E.	17°07'00"

LEGEND  
R/W RIGHT OF WAY  
SEC. SECTION  
C1 LINE 1 OF CURVE TABLE  
L1 LINE 1 OF LINE TABLE  
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION

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Professional Engineers, Planners, & Land Surveyors  
Saving The State Of Florida

PLAT NUMBER: 2015-0000-0000-0000  
COUNTY: CHARLOTTE, FLORIDA 32802  
PROJECT: (407) 623-1000 FAX: (407) 623-1000  
DRAWING: (407) 623-1000  
DATE: 4/10/2015  
WWW.BANKS-ENG.COM

SKETCH TO ACCOMPANY DESCRIPTION  
**PD LIMITS**  
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-I-R)
4/06/21	4198	4198-SK	JS	BLC	1"=300'	30F3	489-41-21

**OFFICIAL BALLOT**  
**HARBOR VILLAGE COMMUNITY DEVELOPMENT DISTRICT**  
**LANDOWNERS' MEETING**

**For Election (5 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the three (3) candidates receiving the next highest number of votes will each receive a two (2) year term, with the term of office for each successful candidate 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 District and described as follows:

**Description**

**Acreage**

\_\_\_\_\_

[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
1		___ Votes
2		___ Votes
3		___ Votes
4		___ Votes
5		___ Votes

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

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

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