

**HAWTHORNE**

**MILL NORTH**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**December 8, 2021**

**BOARD OF SUPERVISORS**

**LANDOWNERS'**

**MEETING AGENDA**

# Hawthorne Mill North 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

December 1, 2021

Landowners

Hawthorne Mill North Community Development District

Dear Landowners:

A Landowners' Meeting of the Hawthorne Mill North Community Development District will be held on December 8, 2021 at 11:30 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808. 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 (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.

### ATTENDEES:

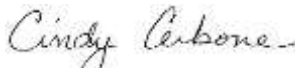
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

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 or Kristen Suit at (410) 207-1802.

Sincerely,



Cindy Cerbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 801 901 3513**



## Miscellaneous Notices

Published in News Chief on November 19, 2021

### Location

Polk County, Florida

### Notice Text

NOTICE OF LANDOWNERS MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Hawthorne Mill North Community Development District ( District ), the location of which is generally described as comprising a parcel or parcels of land containing approximately 289.07 acres, generally located east of County Line Road, south of Pipkin Road West, west of undeveloped lands and north of undeveloped lands, in the City of Lakeland, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners meeting there will be convened an organizational meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board, and to conduct any other business that may come before the Board.

DATE: December 8, 2021

TIME: 11:30 A.M.

PLACE: Ramada by Wyndham Davenport Orlando South

43824 Highway 27

Davenport, Florida 33837-6808

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. 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 and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (561)-571-0010 at least forty-eight (48) hours before the hearing. 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.

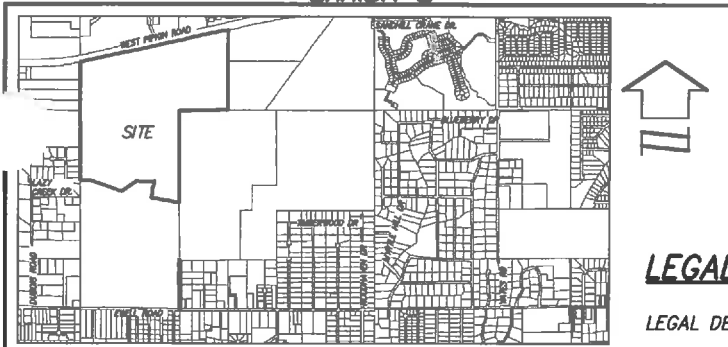
District Manager

Nov 12, 19, 2021 No. 6506821



**ATTACHMENT 1**

**EXHIBIT 2**



**VICINITY MAP:**  
SCALE: 1"=5000'

**LEGAL DESCRIPTION:**

LEGAL DESCRIPTION: (HAWTHORNE MILL CDD)

A PARCEL OF LAND LYING IN SECTIONS 7, 8 AND 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 18; THENCE RUN SOUTH 00°18'05" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 2491.06 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 80°54'38" WEST, A DISTANCE OF 779.68 FEET; THENCE RUN NORTH 10°10'42" WEST, A DISTANCE OF 327.37 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1488.45 FEET, A CENTRAL ANGLE OF 04°39'45", A CHORD BEARING NORTH 07°50'50" EAST AND A CHORD DISTANCE OF 121.08 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.12 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 90°00'00" WEST, A DISTANCE OF 403.12 FEET; THENCE RUN NORTH 70°01'01" WEST, A DISTANCE OF 76.77 FEET; THENCE RUN SOUTH 54°34'30" WEST, A DISTANCE OF 506.41 FEET; THENCE RUN NORTH 69°38'59" WEST, A DISTANCE OF 872.09 FEET; THENCE RUN SOUTH 90°00'00" WEST, A DISTANCE OF 270.47 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 00°14'25" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 18, A DISTANCE OF 1889.96 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE AFORESAID SECTION 7; THENCE RUN NORTH 00°12'21" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 1303.41 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST PIPKIN ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 4374, PAGE 911, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 7090.00 FEET, A CENTRAL ANGLE OF 01°58'47", A CHORD BEARING NORTH 78°21'11" EAST AND A CHORD DISTANCE OF 244.95 FEET; THENCE RUN NORTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 244.96 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES AND DISTANCES: NORTH 77°21'48" EAST, 991.75 FEET; THENCE NORTH 80°13'33" EAST, 200.25 FEET; NORTH 77°21'48" EAST, 300.00 FEET; NORTH 74°30'03" EAST, 200.25 FEET; NORTH 77°21'48" EAST, 300.00 FEET; NORTH 88°40'24" EAST, 50.99 FEET; NORTH 77°21'48" EAST, 600.00 FEET; NORTH 66°03'12" EAST, 50.99 FEET; NORTH 77°21'48" EAST, 900.00 FEET; NORTH 82°21'50" EAST, 243.58 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 8; THENCE RUN SOUTH 00°15'34" EAST ALONG SAID EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, A DISTANCE OF 2168.03 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8; THENCE RUN SOUTH 89°51'39" WEST ALONG THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, A DISTANCE OF 1324.84 FEET TO THE POINT OF BEGINNING.

CONTAINING: 12591763.36 SQUARE FEET OR 289.07 ACRES MORE OR LESS.

**SHEET 1 OF 2**

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF SOUTH 89°59'43" EAST ALONG THE NORTH LINE OF THE EAST 1/2 OF SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST.
2. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
5. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 04/19/2021 PER FAC 5J-17.062(2).



WILLIAM D. DONLEY  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NUMBER LS 5381  
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**HAWTHORNE MILL  
COMMUNITY DEVELOPMENT  
DISTRICT**

SECTION 7, 8, AND 18 TOWNSHIP 29 SOUTH,  
RANGE 23 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**REAL ESTATE GROUP INC.**

DATE: 04/06/21  
REV DATE:  
SCALE 1" = N/A

PROJ: 50138735  
DRAWN BY: MCD  
CHECKED BY: WDD

Drawing name: C:\Users\mcd\AppData\Local\Temp\AcPublish\50128046\_sursketch.dwg SKETCH SHEET 1 Apr 19, 2021 8:33am by: mcdchiera

**OFFICIAL BALLOT**  
**HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT**  
**LANDOWNERS' MEETING**  
**DECEMBER 8, 2021**

**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:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
See attached	289.07 Acres

[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 **Forestar (USA) Real Estate Group Inc.**, (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
		___ Votes
		___ Votes
<b>3</b>		___ Votes
<b>4</b>		___ Votes
<b>5</b>		___ Votes

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

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

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



**ATTACHMENT 1**

**Hawthorne Mill North CDD**  
**Landowner Election Roll - 11/29/2021**

<b>Parcel Number</b>	<b>Owner</b>	<b>Address</b>	<b>City State ZIP</b>	<b>Acres</b>	<b>Votes</b>
23-29-08-000000-023010	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	62.11	
23-29-07-000000-021010	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	92.23	
23-29-07-000000-022010	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	5.17	
23-29-18-000000-011010	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	32.13	
23-29-18-000000-011020	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON TX 76006-7458	97.43	
<b>Total</b>				<b>289.07</b>	<b>290</b>