



**SEAGROVE
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
LANDOWNERS' MEETING
NOVEMBER 4, 2025
2:00 P.M.**

**Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410**

**www.seagrovecdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
SEAGROVE
COMMUNITY DEVELOPMENT DISTRICT
Special District Services, Inc.
10521 SW Village Center Drive, Suite 203
Port St Lucie, FL 34987
LANDOWNERS' MEETING
November 4, 2025
2:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Adoption of Election Procedures.....Page 2
- E. Election of Chairperson for Landowners' Meeting
- F. Election of Secretary for Landowners' Meeting
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- G. Approval of Minutes
- H. Election of Supervisors
 - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 8
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 - 4. Ballot Tabulations
- I. Certification of the Results
- J. Landowners' Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Laura Archer
Seagrove CDD
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207


STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

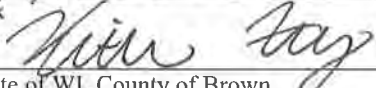
SCN StLucie-IndianRv-Stuart 10/08/2025, 10/15/2025
SCN tcpalm.com 10/08/2025, 10/15/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/15/2025



Legal Clerk



Notary, State of WI, County of Brown

3.7.27

My commission expires

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State of Wisconsin

**NOTICE OF LANDOWNERS' MEETING
AND ELECTION OF THE
SEAGROVE COMMUNITY DEVELOP-
MENT DISTRICT**

Notice is hereby given to the public and all landowners within the Seagrove Community Development District (the "District"), the location of which is generally described as comprising approximately 280.73 acres and is bounded to the North by the Indian River County Line, to the East by Indian River Aquatic Preserve, to the West by U.S. Highway One, and to the South by Florida Inland Navigational District's property located within unincorporated St. Lucie County, Florida, for the purpose of electing three (3) persons to the District Board of Supervisors.

DATE: November 4, 2025
TIME: 2:00 p.m.

PLACE: Special District Services, Inc.
10521 SW Village Center Drive,
Suite 203
Port St. Lucie, FL 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4927 ("District Office"). 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 is open to the public and will be conducted in accordance with the provisions of Florida law. The landowners' meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone. Any person requiring special accommodations to participate in this meeting is asked to contact the District Office at least forty-eight (48) hours before the meeting. 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
SEAGROVE COMMUNITY DEVELOP-
MENT DISTRICT
PUB 10/8 10/15/2025
TCN 11729285



SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

- a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
- c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

* At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

**SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
INITIAL LANDOWNERS' MEETING
MARCH 31, 2023**

A. CALL TO ORDER

District Manager Frank Sakuma called the March 31, 2023, Initial Landowners' Meeting of the Seagrove Community Development District (the "District") to order at 2:00 p.m. at the offices of Special District Services, Inc. Tradition Management Office located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Mr. Sakuma presented proof of publication that Notice of the Initial Landowners' Meeting had been published in the *St. Lucie News Tribune* on March 7, 2023, and March 14, 2023, as legally required.

C. ESTABLISH QUORUM

Mr. Sakuma requested that the landowners of property within the District identify themselves and register the number of acres/lots they own and/or being represented by proxy in the District.

Mr. Sakuma stated that the attendance of Proxy Holder Frank Sakuma, representing DRP FL6, LLC, constituted a quorum and it was in order to proceed.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Mr. Sakuma presented the Election Procedures and stated that it would be in order to review and approve same. There being no comments or changes, the Proxy Holder approved the Election Procedures, as presented.

E. ELECTION OF CHAIRPERSON FOR LANDOWNERS' MEETING

Mr. Sakuma stated that it would be in order to elect a Chairperson for the Landowners' Meeting. The Proxy Holder elected Frank Sakuma to serve as Chairperson for the Landowners' Meeting.

F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

Mr. Sakuma stated that it would be in order to elect a Secretary for the purpose of conducting and recording the events of the Landowners' Meeting. Mr. Sakuma elected Alan Barnes to serve as Secretary for the Landowners' Meeting.

G. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

Mr. Sakuma stated that there were **256.41 Acres (257 Voting Units)** being represented/assigned by Mr. Sakuma, the attending Proxy Holder on behalf of DRP FL6, LLC, the primary landowner in the District.

2. Nomination of Candidates

Mr. Sakuma stated that it would be in order to nominate candidates for election to fill the five (5) seats of the District.

Mr. Sakuma nominated the following persons for election to the Board of Supervisors of the District:

Gregory Pettibon
Chris Cutler
Matthew Pisciotta
Jared Shaver
Kayla Holody

There being no further nominations from the floor, Mr. Sakuma closed the nomination portion of the Landowners' Meeting.

3. Casting of Ballots

Mr. Sakuma asked for ballots to be submitted for the following slate of nominees: **Gregory Pettibon, Chris Cutler, Matthew Pisciotta, Jared Shaver and Kayla Holody**. Mr. Sakuma stated that the two (2) candidates receiving the highest number of votes would each serve a four-year term of office expiring in November 2027; and the three candidates receiving the lowest number of votes would each serve a two-year term of office expiring in November 2025.

4. Ballot Tabulations

Mr. Sakuma announced the following election results:

Gregory Pettibon received **257** Votes
Chris Cutler received **257** Votes
Matthew Pisciotta received **250** Votes
Jared Shaver received **250** Votes
Kayla Holody received **250** Votes

Mr. Sakuma stated that **Gregory Pettibon** and **Chris Cutler** would each serve four (4) year terms and such terms of office would expire in November 2027; **Matthew Pisciotta, Jared Shaver and Kayla Holody** would each serve a two (2) year term of office and such term of office would expire in November 2025.

I. Certification of Results

Mr. Sakuma asked if there were any objections to the election results or to the procedures followed. There being no comments or objections, Mr. Sakuma declared the election results complete, final and certified.

J. LANDOWNERS' COMMENTS

There were no additional comments.

K. ADJOURNMENT

There being no further business to conduct at the Landowners' Meeting, the meeting was declared adjourned by the presiding Chairperson, Frank Sakuma, at approximately 2:03 p.m. There were no objections.

Secretary

Chairperson

**LANDOWNER PROXY
SEAGROVE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Seagrove Community Development District to be held on November 4, 2025 at 2:00 p.m. at the Special District Services, Inc., 10521 SW Village Center Drive, Suite 203, Port St Lucie, FL 34987 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description*

of Acres

* Insert in the space 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.]

Pursuant to section 298 Florida Statutes (2025), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner 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.)

BALLOT

BALLOT # _____

**SEAGROVE
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISORS

NOVEMBER 4, 2025

The undersigned certifies that he/she is the owner (____) or duly authorized **representative of lawful proxy of an owner** (____) of land in the **Seagrove Community Development District**, constituting _____ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate

Number of Votes

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:
