

**MINUTES OF MEETING  
CYPRESS BAY WEST  
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Cypress Bay West Community Development District was held on May 18, 2022 at 12:00 p.m., at Kays Bar-B-Que & Steaks, 1552 West King Street, Cocoa, Florida 32926.

**Present at the meeting:**

Cindy Cerbone	District Manager/Proxy Holder
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Ashley Ligas (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 12:00 p.m.

**SECOND ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS**

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

Ms. Cerbone served as Chair to conduct the Landowners' meeting.

Ms. Cerbone presented a Proxy signed by Mr. John Chris Tyree, an officer of Forestar (USA) Real Estate Group, Inc. (Forestar), and stated she is the designated Proxy Holder for and authorized to cast 78 votes. She stated a member of Forestar called her and emailed a recorded Special Warranty Deed whereby the other two property owners in the CDD, Waterstone Holdings, Inc., and Waterstone Farms, LLC, conveyed their property to Forestar but that would not be taken into consideration for this Landowners' meeting. For ease, she would use the information from the Property Appraiser's website, which stated that Forestar owns 77.78 acres within the CDD boundaries.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [All Seats]**

**A. Nominations**

Ms. Cerbone nominated the following:

- Seat 1        Roger Van Auker
- Seat 2        John Wiggins
- Seat 3        Bill Fife
- Seat 4        Chris Tyree
- Seat 5        Robyn Bronson

No other nominations were made.

**B. Casting of Ballots**

- **Determine Number of Voting Units Represented**

A total of 78 voting units were represented.

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

All 78 voting units represented were assigned by proxy to Ms. Cerbone by the Landowner, Forestar.

Ms. Cerbone cast the following votes:

- Seat 1        Roger Van Auker                78 votes
- Seat 2        John Wiggins                    77 votes
- Seat 3        Bill Fife                         78 votes
- Seat 4        Chris Tyree                      77 votes
- Seat 5        Robyn Bronson                 77 votes

**C. Ballot Tabulation and Results**

The ballot tabulation, results and term lengths were as follows:

- Seat 1        Roger Van Auker                78 votes                4-Year Term
- Seat 2        John Wiggins                    77 votes                2-Year Term
- Seat 3        Bill Fife                         78 votes                4-Year Term
- Seat 4        Chris Tyree                      77 votes                2-Year Term
- Seat 5        Robyn Bronson                 77 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 12:03 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair