

**MINUTES OF MEETING  
CYPRESS CREEK RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Cypress Creek Reserve Community Development District was held on December 11, 2024 at 1:30 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850.

**Present were:**

Ernesto Torres	District Manager
Jere Earlywine (via telephone)	District Counsel
Candice Bain	
Baron Woodard	
Owen Budorick	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 1:35 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**

Mr. Torres served as Chair to conduct the meeting.

Mr. Torres is the designated Proxy Holder for the Landowner, Structure Development LLC, which owns two parcels totaling 335.92 acres, equating to 336 voting units. Mr. Torres is eligible to cast up to 336 votes per seat.

No other Landowners, Landowner representatives or Proxy Holders were present.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [All Seats]**

**A. Nominations**

Mr. Torres nominated the following:

Seat 1	William Fife
Seat 2	Candice Bain
Seat 3	Baron Woodard
Seat 4	Owen Budorick
Seat 5	Eric Morissette

No other nominations were made.

#### **B. Casting of Ballots**

- **Determine Number of Voting Units Represented**

A total of 336 voting units were represented.

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

All 336 voting units were assigned by proxy.

Mr. Torres cast the following votes:

Seat 1	William Fife	300 votes
Seat 2	Candice Bain	300 votes
Seat 3	Baron Woodard	250 votes*
Seat 4	Owen Budorick	250 votes
Seat 5	Eric Morissette	250 votes

\*Mr. Torres misspoke on the audio stating 300 votes were cast for Mr. Woodard; however, the ballot accurately has 250 votes cast for Mr. Woodard.

#### **C. Ballot Tabulation and Results**

Mr. Torres reported the following ballot tabulation, results and term lengths:

Seat 1	William Fife	300 votes	4-Year Term
Seat 2	Candice Bain	300 votes	4-Year Term
Seat 3	Baron Woodard	250 votes	2-Year Term
Seat 4	Owen Budorick	250 votes	2-Year Term
Seat 5	Eric Morissette	250 votes	2-Year Term

#### **FIFTH ORDER OF BUSINESS**

#### **Landowners' Questions/Comments**

There were no Landowners' questions or comments.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

The meeting adjourned at 1:37 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair