

**MINUTES OF MEETING
ORANGE BRANCH COMMUNITY DEVELOPMENT DISTRICT**

The Orange Branch Community Development District held a Landowners' Meeting on April 10, 2024 at 11:00 a.m., at the St. Johns County Service Center, Julington Creek Branch Multipurpose Room, 725 Flora Branch Blvd., St. Johns, Florida 32259.

Present were:

Craig Wrathell
Ernesto Torres
Jennifer Kilinski
Justin Dudley
Austen Roberts

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Proxy Holder, Pulte Home Company LLC
Greenbriar Land Holdings LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:09 a.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. Wrathell served as Chair to conduct the Landowners' Meeting. He noted that Mr. Justin Dudley is a Proxy Holder of Pulte Home Company LLC, which owns 348.56 acres. Mr. Dudley is eligible to cast up to 349 votes per seat. Mr. Austen Roberts is an authorized officer of Greenbriar Land Holdings, LLC, which owns 627.73 acres. Mr. Roberts is eligible to cast up to 628 votes per seat.

Due to potential variations with regard to parcel boundaries, Mr. Wrathell noted that the total number of votes cast will be reduced slightly.

FOURTH ORDER OF BUSINESS

Election of Supervisors [All Seats]

A. Nominations

Mr. Dudley nominated the following:

Seat 1	Justin Dudley
Seat 2	Austen Roberts
Seat 3	Taylor Larza
Seat 4	Zach Decker
Seat 5	No nomination

No other nominations were made.

B. Casting of Ballots

- Determine Number of Voting Units Represented**

A total of 967 voting units were represented. Of the 628 Greenbriar Land Holdings, LLC, voting units represented, only 600 votes will be cast, and, of the 349 Pulte Home Company LLC voting units proxied, only 320 votes will be cast.

- Determine Number of Voting Units Assigned by Proxy**

A total of 349 voting units were assigned by proxy; however, a maximum of 320 votes will be cast by the proxyholder.

As the designated Proxy Holder of Pulte Home Company LLC, Mr. Dudley cast the following votes:

Seat 1	Justin Dudley	320 votes
Seat 2	Austen Roberts	320 votes
Seat 3	Taylor Larza	319 votes
Seat 4	Zach Decker	319 votes
Seat 5	No nomination	

As an authorized officer of Greenbriar Land Holdings, LLC, Mr. Roberts cast the following votes:

Seat 1	Justin Dudley	600 votes
Seat 2	Austen Roberts	600 votes
Seat 3	Taylor Larza	600 votes
Seat 4	Zach Decker	600 votes

Seat 5 No nomination

C. Ballot Tabulation and Results

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

Seat 1	Justin Dudley	920 votes	4-year Term
Seat 2	Austen Roberts	920 votes	4-year Term
Seat 3	Taylor Larza	919 votes	2-year Term
Seat 4	Zach Decker	919 votes	2-year Term
Seat 5	No nomination		

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 11:16 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair