

**MINUTES OF MEETING  
WINSLOW'S POINT  
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of Winslow's Point Community Development District was held on March 6, 2025 at 11:00 a.m., at the Oakland Neighborhood Center, 915 Ave. E, Haines City, Florida 33844.

**Present:**

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Chris Conti	Wrathell, Hunt and Associates, LLC
Jere Earlywine	District Counsel
Marc Stehli (via telephone)	District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel
Alex Madison	Forestar
Shelley Kaercher	Forestar
Robyn Bronson	Forestar
Roger Van Auker	Forestar
John Nowotny	Forestar
Winslow Stevens	Public
Judith Stevens	Public

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 11:03 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**

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

Ms. Sanchez is the designated Proxy Holder for the Landowner Forestar USA Real Estate Group, Inc., owner of 242.24 acres, equating to 243 voting units. Ms. Sanchez is eligible to cast up to 243 votes per Seat.

**FOURTH ORDER OF BUSINESS****Election of Supervisors [All Seats]****A. Nominations**

Ms. Sanchez nominated the following:

Seat 1	Chris Tyree
Seat 2	Shelley Kaercher
Seat 3	Robyn Bronson
Seat 4	Roger Van Auker
Seat 5	John Nowotny

No other nominations were made.

**B. Casting of Ballots****• Determine Number of Voting Units Represented**

A total of 243 voting units were represented.

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

All 243 voting units represented were assigned by proxy to Ms. Sanchez.

Ms. Sanchez cast the following votes:

Seat 1	Chris Tyree	243 votes
Seat 2	Shelley Kaercher	243 votes
Seat 3	Robyn Bronson	242 votes
Seat 4	Roger Van Auker	242 votes
Seat 5	John Nowotny	242 votes

**C. Ballot Tabulation and Results**

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

Seat 1	Chris Tyree	243 votes	4-year Term
Seat 2	Shelley Kaercher	243 votes	4-year Term
Seat 3	Robyn Bronson	242 votes	2-year Term

Seat 4	Roger Van Auker	242 votes	2-year Term
Seat 5	John Nowotny	242 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 11:05 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
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Linda  
Secretary/Assistant Secretary

  
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Shelley Kaucher  
Chair/Vice Chair