CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT

ST. LUCIE COUNTY

LANDOWNERS' MEETING

NOVEMBER 16, 2026

1:30 P.M.

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

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

AGENDA
CAPRON TRAIL
COMMUNITY DEVELOPMENT DISTRICT
Premier Citrus
14885 Indrio Road
Ft. Pierce, Florida 34945
LANDOWNERS' MEETING
November 16, 2026
1:30 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 Chair for Landowners Meeting

F. Election of Secretary for Landowners Meeting

G. Approval of Minutes

1. November 18, 2024 Landowners' Meeting Minutes……...Page 5

H. Election of Supervisors

1. Determine Number of Voting Units Represented or Assigned by Proxy……Page 7
2. Nomination of Candidates
3. Casting of Ballots…….Page 8
4. Ballot Tabulations
5. Certification of the Results

I. Landowners' Comments

J. Adjourn

Publication Date
2026-10-27

Subcategory
Miscellaneous Notices

CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF LANDOWNERS
MEETING & REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Capron Trail Community Development District (the District) will hold a Landowners Meeting and Regular Board Meeting at 1:30 p.m., or as soon thereafter as can be heard, on November 16, 2026, at the offices of Offices of Premier Citrus located at 14885 Indrio Road, Fort Pierce, Florida 34945.

The primary purpose of the Landowners Meeting is to elect three (3) Supervisors to the District. The purpose of the Regular Board Meeting is to conduct any business to come before the Board. Copies of the Agendas for these meetings may be obtained from the Districts website or by contacting the District Manager at (772) 345-5119 and/or toll free at 1-877-737-4922 at least five (5) days prior to the date of these meetings.

From time to time one or more Supervisors may participate in the Regular Board Meeting by telephone; therefore, at the location of the meeting there will be a speaker telephone present so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (772) 345-5119 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings.

Meetings may be cancelled from time to time without advertised notice.

Capron Trail Community Development District
www.caprontrailcdd.org
Pub: October 20 & 27, 2026
TCN12708293

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.

CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 18, 2024

A. CALL TO ORDER

District Manager Stephanie Brown called the November 18, 2024, Landowners' Meeting of the Capron Trail Community Development District (the "District") to order at 1:30 p.m. in the Offices of Premier Citrus located at 14885 Indrio Road, Ft. Pierce, Florida, 33945.

B. PROOF OF PUBLICATION

Ms. Brown presented proof of publication that notice of the Landowners' Meeting had been published in the *St. Lucie News Tribune* on October 22, 2024, and October 29, 2024, as required by law.

C. ESTABLISH QUORUM

Ms. Brown 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. Ms. Brown stated that the attendance of Proxy Holder Stephanie Brown, representing Premier Citrus, LLC, constituted a quorum and it was in order to proceed.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Ms. Brown 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 CHAIR FOR LANDOWNERS' MEETING

Ms. Brown stated that it would be in order to elect a Chairperson for the Landowners' Meeting. The Proxy Holder elected Stephanie Brown to serve as Chairperson for the Landowners' Meeting.

F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

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

G. APPROVAL OF MINUTES

1. November 21, 2022, Landowners' Meeting

The minutes of the November 21, 2022, Landowners' Meeting were approved, as presented.

H. ELECTION OF SUPERVISORS

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

Ms. Brown stated that there were **3,917.1 Acres** (**3,918 Voting Units**) being represented/assigned by Ms. Brown, the attending Proxy Holder on behalf of Premier Citrus, LLC, the primary landowner in the District.

2. Nomination of Candidates

Ms. Brown nominated the following persons for re-election to the Board of Supervisors of the District:

Seat 3 - Tom Jerkins
Seat 4 - Buster Hunter

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

3. Casting of Ballots

Ms. Brown was requested to cast votes for the following slate of nominees: **Tom Jerkins and Buster Hunter.** Ms. Brown stated that the two (2) candidates receiving the most votes would each serve a four-year term of office expiring in November 2028.

4. Ballot Tabulations

Ms. Brown announced the following election results:

Tom Jerkins (Seat 3) received **3,918** Votes
Buster Hunter (Seat 4) received **3,918** Votes

There were no nominations for Seat 5.

Ms. Brown stated that **Tom Jerkins** and **Buster Hunter** would each serve four (4) year terms, and such terms of office would expire in November 2028.

5. Certification of the Results

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

I. LANDOWNERS' COMMENTS

There were no comments from the landowners.

J. ADJOURNMENT

The Landowners' Meeting was adjourned at 1:36 p.m. There were no objections.

_____ _____

Secretary Chairman

LANDOWNER PROXY
CAPRON TRAIL
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 Capron Trail Community Development District to be held on **November 16, 2026 at 1:30 p.m**. at the offices of Premier Citrus located at 14885 Indrio Road, Fort Pierce, Florida 34945, 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 190.006(2) (b), Florida Statutes (2019), 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 # _____

CAPRON TRAIL
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

ELECTION OF BOARD SUPERVISORS

NOVEMBER 16, 2026

The undersigned certifies that he/she is the owner (___) or duly authorized **representative of lawful proxy of an owner** (___) of land in the **Capron Trail 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:

_____

_____

_____