
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**MONTECITO
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' Meeting of Montecito Community Development District was held on **Wednesday, November 4, 2009**, at **10:10 a.m.** at the Montecito Beach Club, located at 208 Montecito Drive, Satellite Beach, Florida 32937.

Present were:

Hazel O'Toole	Proxy Holder, Towns of Montecito Community Developer, LLC Proxy Holder, Phoenix Community Developers, Inc. Proxy Holder, Mercedes Homes, LLC
Vivian Carvalho	District Manager, Rizzetta & Company, Inc.
Mike Pawelczyk	District Counsel, Billing, Cochran, Lyles, Mauro & Ramsey, P. A. (via speakerphone)
Berry Roy	District Engineer, Bowyer-Singleton Associates, Inc. (via speakerphone)
Paige Froio	Representative, Leland Management
Sharon Weber	Representative, Mercedes Homes, LLC
Jodi Thomke	Facility Attendant, Montecito Beach Club
Marcus Cain	Representative, Mercedes Homes, LLC
Brian Alderfer	Representative, Environmental Design Services
Rocky Owen	

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Ms. Carvalho called the meeting to order.

She stated that Ms. O'Toole is the designated Proxy Holder for Towns of Montecito Community Developers, LLC, which owns 80 acres; Phoenix Community Developers, Inc., which owns 50 acres; and Mercedes Homes, LLC, which owns 17 acres.

SECOND ORDER OF BUSINESS

Appointment of a Chairman

Ms. Carvalho asked Ms. O'Toole if she would like to appoint a meeting Chairman. Ms. O'Toole stated that she would like Ms. Carvalho to continue chairing the meeting.

Ms. Carvalho stated that the purpose of the Landowners' Meeting is to elect three Board Supervisors. She stated that the two candidates with the highest number of votes will each receive a four-year term and the candidate with the next highest number of votes will receive a two-year term.

THIRD ORDER OF BUSINESS

Announcement of Candidates/Call for Nominations

Ms. Carvalho stated that she received an official ballot from Ms. O'Toole. She stated that the ballot lists the candidates as follows: Duane Owen, Lee Beekman and Robert Kush. Ms. Carvalho asked if there were any other names to add to the ballot. Ms. O'Toole stated that there were none.

FOURTH ORDER OF BUSINESS

Casting of Ballots

Ms. Carvalho stated that the votes as listed on the ballot are as follows:

Duane Owen, 80 votes from Towns of Montecito Community Developers, LLC, 17 votes from Phoenix Community Developers, Inc., and 50 votes from Mercedes Homes, LLC, for a total of 147 votes;

Lee Beekman, 80 votes from Towns of Montecito Community Developers, LLC, 17 votes from Phoenix Community Developers, Inc., and 50 votes from Mercedes Homes, LLC, for a total of 147 votes; and

Robert Kush, 75 votes from Towns of Montecito Community Developers, LLC, 12 votes from Phoenix Community Developers, Inc., and 45 votes from Mercedes Homes, LLC, for a total of 132 votes;

She asked Ms. O'Toole if that was correct. Ms. O'Toole stated that it was correct.

Ms. Carvalho stated that as a result of the votes, Duane Owen and Lee Beekman will each receive a four-year term and Robert Kush will receive a two-year term. She asked if there were any questions or comments. There were none.

FIFTH ORDER OF BUSINESS

Adjournment

Ms. Carvalho stated that there were no other matters to come before the Landowners and she asked for a motion to adjourn.

On a Motion by Ms. O'Toole, the Landowners' Meeting was adjourned at 10:15 a.m. for Montecito Community Development District.