

**MINUTES OF MEETING
PALM COAST 145
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Palm Coast 145 Community Development District was held on November 5, 2024 at 1:30 p.m., at Flagler County Government Services Building 1769 E. Moody Blvd., Bldg. 2, 1st Floor Conference Room, Bunnell, Florida 32110.

Present was:

Andrew Kantarzhi

District Manager/Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 1:39 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. Kantarzhi served as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 1, 2, 5]

A. Nominations

Mr. Kantarzhi stated he is the designated Proxy Holder for Palm Cost 145 Acquisition LLC, who is the owner of 145.46 acres, which equates to 146 votes.

Mr. Kantarzhi nominated the following:

Seat 1 Michael Beebe

Seat 2 Robert Attack

Seat 5 Greg Ulmer

No other nominations were made.

B. Casting of Ballots

- **Determine Number of Voting Units Represented**

A total of 146 voting units were represented.

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

All 146 voting units represented were assigned by proxy to Mr. Kantarzhi by the Landowner, Palm Coast 145 Acquisition LLC. Mr. Kantarzhi is eligible to cast up to 146 votes per seat.

Mr. Kantarzhi cast the following votes:

Seat 1	Michael Beebe	140 votes
Seat 2	Robert Attack	140 votes
Seat 5	Greg Ulmer	130 votes

C. Ballot Tabulation and Results

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

Seat 1	Michael Beebe	140 votes	4-Year Term
Seat 2	Robert Attack	140 votes	4-Year Term
Seat 5	Greg Ulmer	130 votes	2-Year Term

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

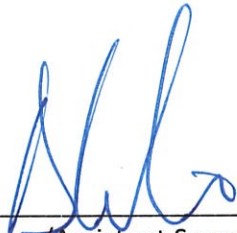
There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 1:41 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair