



**LOS CAYOS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
LANDOWNERS' MEETING
NOVEMBER 4, 2025
9:45 A.M.**

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

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

AGENDA
LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
Lennar Homes, LLC
5505 Waterford District Drive
Miami, FL 33126
LANDOWNERS' MEETING
November 4, 2025
9:45 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Adoption of Election Procedures.....Page 3
- E. Election of Chairperson for Landowners' Meeting
- F. Election of Secretary for Landowners' Meeting
- G. Consider Approval of Minutes
 - 1. August 16, 2023 Initial Landowners' Meeting.....Page 6
- H. Election of Supervisors
 - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 9
 - 2. Nomination of Candidates
 - 3. Casting of Ballots.....Page 10
 - 4. Ballot Tabulations
- I. Certification of the Results
- J. Landowners' Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification | Order PO | Cols | Depth |
|-----------|--------------|-----------------------|----------|------|--------|
| 57974 | IPL0278561 | Legal Ad - IPL0278561 | | 1.0 | 111.0L |

ATTENTION: Los Cayos Community Development District IP
2501A Burns Road
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

NOTICE OF LANDOWNERS'
MEETING AND ELECTION AND
REGULAR MEETING OF THE
BOARD OF SUPERVISORS OF
THE LOS CAYOS COMMUNITY
DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Los Cayos Community Development District (the "District"), the location of which is generally described as comprising 25.72 acres of land. The District is in the City of Homestead, Miami-Dade County, Florida (the "City" and "County", respectively), and is bounded by SW 172 Avenue on the west, State Road 521/ Homestead Extension of Florida's Turnpike on the north, Theoretical SW 169 Court on the east, and SW 336 Street on the south, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering any other such business which may properly come before the Board.

DATE: November 4, 2025
TIME: 9:45 a.m.
PLACE: Lennar Homes, LLC
5505 Waterford
District Drive
Miami, FL 33126

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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

Gloria Perez
District Manager

LOS CAYOS COMMUNITY
DEVELOPMENT DISTRICT
PUBLISH: MIAMI HERALD
10/08/25 & 10/15/25
IPL0278561
Oct 8,15 2025

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

2.0 insertion(s) published on:
10/08/25 Print, 10/15/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



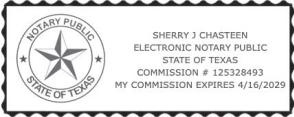
Julie Ambry

Sherry J Chasteen



Sworn to and subscribed before
me on

Oct 15, 2025, 10:07 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**NOTICE OF LANDOWNERS'
MEETING AND ELECTION AND
REGULAR MEETING OF THE
BOARD OF SUPERVISORS OF
THE LOS CAYOS COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within the Los Cayos Community Development District (the "District"), the location of which is generally described as comprising 25.72 acres of land. The District is in the City of Homestead, Miami-Dade County, Florida (the "City" and "County", respectively), and is bounded by SW 172 Avenue on the west, State Road 821/ Homestead Extension of Florida's Turnpike on the north, Theoretical SW 169 Court on the east, and SW 336 Street on the south, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering any other such business which may properly come before the Board.

DATE: November 4, 2025

TIME: 9:45 a.m.

**PLACE: Lennar Homes, LLC
5505 Waterford
District Drive
Miami, FL 33126**

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, 561-630-4922 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

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

Gloria Perez
District Manager

**LOS CAYOS COMMUNITY
DEVELOPMENT DISTRICT
PUBLISH: MIAMI HERALD
10/08/25 & 10/15/25**

IPL0278561
Oct 8, 15 2025



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.

**LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
INITIAL LANDOWNERS' MEETING
AUGUST 16, 2023**

A. CALL TO ORDER

The August 16, 2023, Initial Landowners' Meeting of the Los Cayos Community Development District (the "District") was called to order at 9:45 a.m. in the offices of Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Initial Landowners' Meeting had been published in *Miami Daily Business Review* on July 25, 2023, and August 1, 2023, as legally required.

C. ESTABLISH A QUORUM

Mrs. Perez requested that the landowners of property within the District identify themselves and register the number of acres/lots which they own and/or being represented by Proxy in the District.

Mrs. Perez stated that the attendance of Proxy Holder Vanessa Perez, representing Greg McPherson of Lennar Homes, LLC, constituted a quorum and it was in order to proceed.

Also in attendance were Michael Pawelczyk, District Counsel, of Billing Cochran, Lyles, Mauro & Ramsey, P.A.; and Gloria Perez of Special District Services, Inc.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Mrs. Perez 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 CHAIRPERSON FOR INITIAL LANDOWNERS' MEETING

Mrs. Perez stated that it would be in order to elect a Chairperson for the Initial Landowners' Meeting. The Proxy Holder elected herself to serve as Chairperson for the Initial Landowners' Meeting.

F. ELECTION OF SECRETARY FOR INITIAL LANDOWNERS' MEETING

Mrs. Perez stated that it would be in order to elect a Secretary for the Initial Landowners' Meeting for the purpose of conducting and recording the events of the Initial Landowners' Meeting. Ms. Vanessa Perez elected Mrs. Gloria Perez to serve as Secretary for the Initial Landowners' Meeting. Mrs. Perez accepted the position of Secretary for the Initial Landowners' Meeting.

G. ELECTION OF SUPERVISORS

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

Mrs. Perez stated that there were 25.72 acres (26 Voting Units) being represented/assigned to Vanessa Perez, the attending Proxy Holder on behalf of Greg McPherson, the primary landowner and developer in the District.

2. Nomination of Candidates

Mrs. Perez stated that the terms of office of the initial members of the Board of Supervisors named in the creation petition were expiring and that it would be in order to nominate candidates for election to fill the five (5) positions.

Ms. Vanessa Perez nominated the following persons for election to the Board of Supervisors of the District:

Teresa Baluja
Vanessa Perez
Marc Szaez
Raisa Krause
Carmen Orozco

There being no further nominations, Mrs. Perez closed the nomination portion of the Initial Landowners' Meeting.

3. Casting of Ballots

Ms. Vanessa Perez, Proxy Holder, was requested to cast votes for the following slate of nominees: Mrs. Perez stated the two (2) candidates receiving the highest number of votes would each serve four-year terms of office, expiring in November 2027; and the three (3) candidates receiving the next highest number of votes would each serve two-year terms of office, expiring in November 2025.

4. Ballot Tabulations

Mrs. Perez announced the following election results:

Teresa Baluja - 26 Votes
Vanessa Perez - 26 Votes
Marc Szasz - 25 Votes
Raisa Krause - 25 Votes
Carmen Orozco - 25 Votes

Furthermore, Mrs. Perez stated that Teresa Baluja (Seat #1) 26 votes; and Vanessa Perez (Seat #2) 26 votes and were both elected to 4-year terms of office and each individual term of office shall expire in November 2027. Marc Szasz (Seat #3) 25 votes; Raisa Krause (Seat #4) 25 votes and Carmen Orozco (Seat #5) 25 votes; each were elected to a 2-year term of office and their individual terms of office shall expire in November 2025.

H. CERTIFICATION OF RESULTS

Mrs. Perez asked Ms. Vanessa Perez, Proxy Holder, if there were any objections to the election results or to the procedures followed. There being no comments or objections, **Mrs. Perez declared the election results completed, final and certified.**

I. LANDOWNER COMMENTS

There were no comments from the landowners.

J. ADJOURNMENT

There being no further business to come before the Board, the Initial Landowners' Meeting was adjourned at 10:00 a.m.. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

LANDOWNER PROXY

**LOS CAYOS 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 **Los Cayos Community Development District** to be held on November 4, 2025 at 9:45 a.m. in the Meeting Room located at Lennar Homes, LLC, located at 5505 Waterford District Drive, Miami, Florida 33126, 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 annual 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/Entity

Signature of Legal Owner (and/or Authorized Representative)

Date

Parcel(s) Description(s)*{Folio Number(s)}

of Units/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* (2018), 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: _____

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 # _____

**LOS CAYOS
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISORS

NOVEMBER 4, 2025

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

