

**MINUTES OF MEETING
KOA BAY COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Koa Bay Community Development District was held on October 28, 2024 at 10:00 a.m., at the Susan Broom Kilmer Branch Library, 101 Melody Lane, Fort Pierce, Florida 34950.

Present were:

Cindy Cerbone	District Manager
Clif Fischer	Wrathell, Hunt and Associates, LLC (WHA)
Jason Middleton	Wrathell, Hunt and Associates, LLC (WHA)
Kyle Magee	District Counsel
Roland LaBonte	Willow Lakes LLC
Chad LaBonte	
Kathy Houser	
Joby Slay	
Jacob Webb	
Brett Sealy (via telephone)	
Steve Marquart (via telephone)	
Joe Capra (via telephone)	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:05 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. Cerbone served as Chair to conduct the Landowners' meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [All Seats]

A. Nominations

Ms. Cerbone read the ballot of Mr. Roland LaBonte, an Officer for the sole Landowner, Willow Lakes LLC, into the record. Willow Lakes LLC owns approximately 200.30 acres, which equates to 201 voting units. Mr. LaBonte is eligible to cast up to 201 votes per Seat. Mr. LaBonte nominated the following:

Seat 1	Kathy Houser
Seat 2	Jacob Webb
Seat 3	Joby Slay
Seat 4	Ryan Perna
Seat 5	Roland LaBonte

No other nominations were made.

B. Casting of Ballots

- **Determine Number of Voting Units Represented**

A total of 201 voting units were represented.

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

None of the voting units were assigned by proxy.

Mr. LaBonte cast the following votes:

Seat 1	Kathy Houser	200 votes
Seat 2	Jacob Webb	200 votes
Seat 3	Joby Slay	180 votes
Seat 4	Ryan Perna	180 votes
Seat 5	Roland LaBonte	180 votes

C. Ballot Tabulation and Results

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

Seat 1	Kathy Houser	200 votes	Four-year Term
Seat 2	Jacob Webb	200 votes	Four-year Term
Seat 3	Joby Slay	180 votes	Two-year Term
Seat 4	Ryan Perna	180 votes	Two-year Term
Seat 5	Roland LaBonte	180 votes	Two-year Term

Ms. Cerbone stated that she was asked what will happen if one of these Board Members is no longer able to serve on the Board. She stated that Board Members can resign or decline their appointment for any reason including if, at any time, they believe a conflict of interest exists. If that occurs, another Board Member can be appointed by the remaining Board Members.

SIXTH ORDER OF BUSINESS**Adjournment**

There being nothing further to discuss, the meeting adjourned at 10:08 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair