

**MINUTES OF MEETING  
COUNTY ROAD 33  
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners meeting of the County Road 33 Community Development District was held Wednesday, **December 13, 2023** at 9:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present were:

Anthony Iorio  
George Flint

District Manager, GMS

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units  
Represented**

Mr. Flint: We have two proxies. The first proxy is from TLC Banning Ranch, LLC naming Anthony Iorio as the proxy holder representing 161 votes. The second proxy is from TLC Whitmarsh, LLC naming Anthony Iorio as the proxy hold for 281 votes. There are 442 authorized votes represented.

**SECOND ORDER OF BUSINESS**

**Call to Order**

Mr. Flint: We will go ahead and call to order the Landowner's meeting.

**THIRD ORDER OF BUSINESS**

**Election of Chairman for the Purpose of  
Conducting Landowners' Meeting**

Mr. Flint: Mr. Iorio, for purposes of running the Landowner's meeting would you designate me as the Chair?

Mr. Iorio: Yes.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Positions of  
Supervisor**

Mr. Flint: Mr. Iorio has provided me with his ballot nominating Anthony Iorio, Doug Beasley, Jason Lonas, Tom Franklin, and Duane "Rocky" Owen. Are there any other nominations, Mr. Iorio?

Mr. Iorio: That is all at this time.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Mr. Flint: We will close the floor to nominations and cast ballots based on the ballot provided by Mr. Iorio.

**SIXTH ORDER OF BUSINESS**

**Ballot Tabulation**

Mr. Flint: For the TLC Banning Ranch, Mr. Iorio casted 169 votes for each of the five seats. For TLC Whitemarsh, Mr. Iorio casted 281 votes for Anthony Iorio and Doug Beasley, and 280 votes for Jason Lonas, Tom Franklin, and Duane “Rocky” Owen. As a result of that Anthony Iorio and Doug Beasley will serve four-year terms, and Jason Lonas, Tom Franklin, and Duane “Rocky” Owen will serve two-year terms.

**SEVENTH ORDER OF BUSINESS**

**Landowners Questions and Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint: At this time we will adjourn the landowners’ meeting.