CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

LANDOWNERS' MEETING

NOVEMBER 3, 2025

10:30 A.M.

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.centuryparkplacecdd.org
786-347-2711 Ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
Big Five Club
600 SW 92nd Avenue
Miami, Florida 33174
LANDOWNERS' MEETING
November 3, 2025
10:30 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
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    4. Ballot Tabulations
I. Certification of the Results
J. Landowners' Comments
K. Adjourn

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57820	IPL0277962	Legal Ad - IPL0277962	Notice of Landowners'	1.0	65.0L

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

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF LANDOWNERS' MEETING AND REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN to the public and all landowners within the Century Park Place Community Development District (the "District") that a Landowners' Meeting of the District will be held at 10:30 a.m. on November 3, 2025, in the Big Five Club located at 600 SW 92nd Avenue, Miami, Florida 33174.

The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors to the Board of Supervisors (the "Board") for the District. The purpose of the Regular Meeting is to consider any other business which may lawfully and properly come before the Board.

A copy of the Agenda for this meeting may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext 2011 and/or 1-877-737-4922 prior to the date of the meetings. The meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2711 Ext. 2011 and/or 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Century Park Place Community Development District

www.centuryparkplacecdd.org

IPL0277962
Oct 7,14 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:
10/07/25 Print, 10/14/25 Print

Print Tearsheet Link

Marketplace Link

Amy Robbins

DIGITALLY SIGNED

Amy Robbins

Sherry J Chasteen

DIGITALLY SIGNED

Sworn to and subscribed before me on Oct 14, 2025, 8:34 AM EDT

NOTARY PUBLIC STATE OF TEXAS
SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

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

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Century Park Place Community Development District

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IPL0277962
Oct 7,14 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.

CENTURY PARK PLACE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 6, 2023

A. CALL TO ORDER

Mrs. Perez called the November 6, 2023, Landowners' Meeting of the Century Park Place Community Development District (the "District") to order at 7:02 p.m. in the Century park Clubhouse located at 8950 West Flagler Street, Miami, Florida 33174.

B. PROOF OF PUBLICATION

Mrs. Perez presented proof of publication that notice of the Landowners' Meeting had been published in the *Miami Daily Business Review* on October 16, 2023, and October 23, 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 they own and/or being represented by Proxy in the District. A sign-in sheet was provided.

D. CONSIDER ADOPTION OF ELECTIONS 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 or Landowner approved the Election Procedures, as presented.

E. ELECTION OF CHAIRPERSON FOR LANDOWNERS' MEETING

Mrs. Perez stated that it would now be in order to elect a Chairperson for the Landowners' Meeting. Mr. Cruz elected himself to serve as Chairperson for the Landowners' Meeting.

F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

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

G. CONSIDER APPROVAL OF MINUTES

1. November 10, 2021, Landowners' Meeting

Mrs. Perez asked if there were any corrections or additions to the November 10, 2021, Landowners' Meeting Minutes. The Landowner reviewed the meeting minutes of November 10, 2021, and approved same, as presented, with no objections.

H. ELECTION OF SUPERVISORS

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

Mrs. Perez requested that the Landowners of property within the District identify themselves and register the number of units they own and/or being represented by Proxy in the District. A sign-in sheet was provided.

2. Nomination of Candidates

Mrs. Perez stated that the terms of office of Supervisors Ray Rodriguez, Albert Paradela and for a Vacant Seat were expiring this year and that it would be in order to nominate candidates to fill the three (3) expiring terms of office. The following persons were nominated:

Ray Rodriguez
Albert Paradela
Vacancy

Mrs. Perez asked if there were any other nominations from the floor. There being no further nominations, Mrs. Perez closed the nomination portion of the Landowners' Meeting.

3. Casting of Ballots

As per procedure, the landowners and proxy holders were requested to cast their votes. Mrs. Perez stated that the two (2) candidates with the highest vote count would be elected to four-year terms to expire in November 2027; the third highest would be elected to a two-year term to expire in November 2025. Each landowner/proxy holder can vote up to the number of votes they have for each candidate.

4. Ballot Tabulation

Mr. George reviewed the ballots and Mrs. Perez announced the following election results:

Ray Rodriguez 3 vote
Alberto Paradela 2 vote
Vacant 1 vote

Ray Rodriguez and Alberto Paradela will serve four (4) year terms; the Vacant Seat will have a (2) year term.

I. CERTIFICATION OF RESULTS

Mrs. Perez asked the landowners 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.

J. LANDOWNERS' COMMENTS

There were no comments from the landowners.

K. ADJOURNMENT

There being no further Landowner Meeting business to address, the Landowners' Meeting was adjourned at 7:16 p.m. There were no objections.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

LANDOWNER PROXY
CENTURY PARK PLACE
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 Century Park Place Community Development District to be held on November 3, 2025 at 10:30 a.m. at Big Five Club 600 SW 92nd Avenue Miami, FL 33174 , 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 above noted landowners' 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

_____ _____
Signature of Legal Owner Date

Parcel Description* **# of Units**

_____ _____

_____

_____

* 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 (2025), 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: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

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 # _____

CENTURY PARK PLACE
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING

ELECTION OF BOARD SUPERVISORS

NOVEMBER 3, 2025

The undersigned certifies that he/she is the owner (___) or duly authorized **representative of lawful proxy of an owner** (___) of land in the **Century Park Place Community Development District,** constituting _____ unit(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:

_____

_____

_____