

**MINUTES OF MEETING  
OAK HILL TOWN CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Oak Hill Town Center Community Development District was held on January 14, 2025 at 1:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114.

**Present:**

Cindy Cerbone  
Chris Conti

District Manager/Proxy Holder  
Wrathell, Hunt and Associates, LLC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 1:00 p.m. There were no other Landowners, Landowner representatives or Proxy Holders present.

**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. She is the designated Proxy Holder for the Landowner OHTC Development, LLC, who owns six parcels totaling 355.18 acres, equating to 356 voting units. Ms. Cerbone is eligible to cast up to 356 votes per seat.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [All Seats]**

**A. Nominations**

The following nominations were made:

Seat 1            Harry Newkirk

Seat 2            Bradley Bauknecht

Seat 3            Cody Bogart  
 Seat 4            Shamus Schroeder  
 Seat 5            Justin Payne  
 No other nominations were made.

**B. Casting of Ballots**

- **Determine Number of Voting Units Represented**

A total of 356 voting units were represented.

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

All 356 voting units represented were assigned by proxy to Ms. Cerbone, who may cast up to 356 votes per Seat.

Ms. Cerbone cast the following votes:

|        |                   |           |
|--------|-------------------|-----------|
| Seat 1 | Harry Newkirk     | 300 Votes |
| Seat 2 | Bradley Bauknecht | 300 Votes |
| Seat 3 | Cody Bogart       | 200 Votes |
| Seat 4 | Shamus Schroeder  | 200 Votes |
| Seat 5 | Justin Payne      | 200 Votes |

**C. Ballot Tabulation and Results**

Ms. Cerbone reported the following ballot tabulation, results and term lengths:

|        |                   |           |             |
|--------|-------------------|-----------|-------------|
| Seat 1 | Harry Newkirk     | 300 Votes | 4-year Term |
| Seat 2 | Bradley Bauknecht | 300 Votes | 4-year Term |
| Seat 3 | Cody Bogart       | 200 Votes | 2-year Term |
| Seat 4 | Shamus Schroeder  | 200 Votes | 2-year Term |
| Seat 5 | Justin Payne      | 200 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 1:01 p.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair