

**MINUTES OF MEETING  
BEDNER FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Bedner Farms Community Development District was held on December 20, 2024 at 10:00 a.m., at the Lakewood Park Branch Library (Study Room), 7605 Santa Barbara Drive, Fort Pierce, Florida 34951.

**Present:**

Cindy Cerbone

District Manager/Proxy Holder

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:57 a.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. As the designated Proxy Holder for the Landowner Bedner Farms Inc., who owns three parcels totaling 112.6 acres, equating to 113 voting units, Ms. Cerbone is eligible to cast up to 113 votes per seat.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [All Seats]**

**A. Nominations**

The following nominations were made:

Seat 1            Johnny Lynch

Seat 2            Sonja Pedretti

Seat 3 Katie Romancheck

Seat 4 Michael Folstein

Seat 5 Derek Youngblood

No other nominations were made.

## **B. Casting of Ballots**

- **Determine Number of Voting Units Represented**

A total of 113 voting units were represented.

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

All 113 voting units represented were assigned by proxy to Ms. Cerbone, who may cast up to 113 votes per Seat.

Ms. Cerbone cast the following votes:

Seat 1	Johnny Lynch	100 Votes
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Seat 2	Sonja Pedretti	100 Votes
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Seat 3	Katie Romancheck	80 Votes
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Seat 4	Michael Folstein	80 Votes
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Seat 5	Derek Youngblood	80 Votes
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## **C. Ballot Tabulation and Results**

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

Seat 1	Johnny Lynch	100 Votes	4-year Term
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Seat 2	Sonja Pedretti	100 Votes	4-year Term
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Seat 3	Katie Romancheck	80 Votes	2-year Term
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Seat 4	Michael Folstein	80 Votes	2-year Term
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Seat 5	Derek Youngblood	80 Votes	2-year Term
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## **FIFTH ORDER OF BUSINESS**

### **Landowners' Questions/Comments**

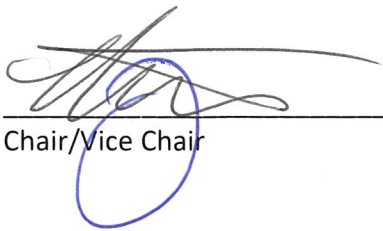
There were no Landowners' questions or comments.

## **SIXTH ORDER OF BUSINESS**

### **Adjournment**

There being nothing further to discuss, the meeting adjourned at 10:58 a.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair