

MURPHY'S LANDING

**COMMUNITY DEVELOPMENT
DISTRICT**

November 17, 2025

**LANDOWNERS'
MEETING AGENDA**

Murphy's Landing Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

November 10, 2025

Landowner(s)
Murphy's Landing Community Development District

Dear Landowner(s):

A Landowners' Meeting of Murphy's Landing Community Development District will be held on November 17, 2025 at 10:00 a.m., at the Barron Library, 461 N Main Street, Labelle, Florida 33935. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors [All Seats]
 - A. Nominations
 - B. Casting of Ballots
 - Determine Number of Voting Units Represented
 - Determine Number of Voting Units Assigned by Proxy
 - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (five (5) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. **Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof;** therefore, two (2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

ATTENDEES:

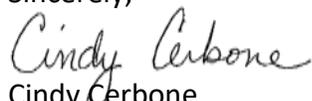
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

The first step is to elect a Chair for the meeting, who may be any person present at the meeting. The Chair shall conduct the nominations and the voting. If the Chair is a landowner or proxy holder of a landowner, he/she may nominate candidates and, make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidates elected shall serve for a two (2)-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,


Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

**LANDOWNER PROXY
MURPHY’S LANDING COMMUNITY DEVELOPMENT DISTRICT
HENDRY COUNTY, FLORIDA
LANDOWNERS’ MEETING – NOVEMBER 17, 2025**

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 Murphy’s Landing Community Development District to be held on November 17, 2025 at 10:00 a.m., at Barron Library, 461 N. Main Street, Labelle, Florida 33935, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Land & River LLC
Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
[See legal description attached]	187.65	188

[Insert 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.]

Total Number of Authorized Votes: 188

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner 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.).

LEGAL DESCRIPTION

MURPHY'S LANDING COMMUNITY DEVELOPMENT DISTRICT

A TRACT OR PARCEL OF LAND LYING IN GOVERNMENT LOTS 1,2,3,4 AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) IN SECTION 30 AND GOVERNMENT LOT 4 IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 28 EAST, HENDRY COUNTY, FLORIDA. SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4 IN SECTION 30; THENCE RUN N00°33'59"W ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4 FOR 163.99 FEET TO AN INTERSECTION WITH NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 80 (F.D.O.T. PROJECT NO.07010-2527); THENCE RUN N89°03'52"E ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 400.01 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN N00°33'59"W PARALLEL TO AND 400 FEET EASTERLY AS MEASURED PERPENDICULAR TO SAID WEST LINE OF GOVERNMENT LOT 4 FOR 520.32 FEET; THENCE RUN N44°35'11"W FOR 345.37 FEET; THENCE RUN N00°33'59"W PARALLEL TO AND 160 FEET EASTERLY AS MEASURED PERPENDICULAR TO SAID WEST LINE OF GOVERNMENT LOT 4 FOR 415.76 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN N78°34'22"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 146 FEET MORE OR LESS TO AN INTERSECTION WITH THE CENTER LINE OF THE CALOOSAHATCHEE RIVER; THENCE RUN NORTHEASTERLY ALONG SAID CENTER LINE OF THE CALOOSAHATCHEE RIVER FOR 1,491 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN N78°34'26"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 631 FEET MORE OR LESS TO AN INTERSECTION WITH THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER; THENCE RUN EASTERLY ALONG THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER FOR 2,120 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE N78°34'26"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 515 FEET MORE OR LESS; THENCE RUN S84°59'55"E STILL ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 246 FEET MORE OR LESS TO AN INTERSECTION WITH THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER; THENCE RUN SOUTHEASTERLY ALONG THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER FOR 429

FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN S84°59'55"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 626 FEET MORE OR LESS TO AN INTERSECTION WITH THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER; THENCE RUN EASTERLY ALONG THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER FOR 1,148 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN S84°59'55"E ALONG SAID SOUTHERLY RIGHT OF WAY FOR 11 FEET MORE OR LESS; THENCE RUN N78°58'49"E STILL ALONG SAID SOUTHERLY RIGHT OF WAY FOR 583.49 FEET TO AN INTERSECTION WITH EASTERLY LINE OF GOVERNMENT LOT 4 IN SAID SECTION 29; THENCE RUN S00°10'15"E ALONG SAID EASTERLY LINE OF GOVERNMENT LOT 4 FOR 794.70 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 29; THENCE RUN N89°42'28"W ALONG THE NORTH LINE OF SAID FRACTION FOR 1,271.96 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 29; THENCE RUN S00°05'26"E ALONG THE WEST LINE OF SAID FRACTION FOR 1,087.50 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 80 (F.D.O.T. PROJECT NO. 07010-2527); THENCE RUN N89°56'20"W ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 2,454.73 FEET; THENCE RUN S89°03'52"W STILL ALONG SAID RIGHT OF WAY LINE FOR 2,438.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 187.65 ACRES, MORE OR LESS.

BEARING HEREINABOVE MENTIONED ARE STATE PLANE FOR THE FLORIDA EAST ZONE (NAD1983) (NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30 TO BEAR S00°05'26" E.

ParcelID	OwnerAddress	OwnerAddress	OwnerAddress
1 28 43 30 A00 0003.0800	LAND & RIVER LLC	9990 COCONUT RD STE 200	BONITA SPRINGS, FL 34135
1 28 43 19 A00 0003.0000	LAND & RIVER LLC	9990 COCONUT RD STE 200	BONITA SPRINGS, FL 34135
1 28 43 30 A00 0003.0000	LAND & RIVER LLC	9990 COCONUT RD STE 200	BONITA SPRINGS, FL 34135
1 28 43 30 A00 0003.0400	LAND & RIVER LLC	9990 COCONUT RD STE 200	BONITA SPRINGS, FL 34135
1 28 43 30 A00 0001.0000	LAND & RIVER LLC	9990 COCONUT RD STE 200	BONITA SPRINGS, FL 34135
1 28 43 30 A00 0002.0000	LAND & RIVER LLC	9990 COCONUT RD STE 200	BONITA SPRINGS, FL 34135
1 28 43 29 A00 0013.0000	LAND & RIVER LLC	9990 COCONUT RD STE 200	BONITA SPRINGS, FL 34135
1 28 43 30 A00 0003.0200	LAND & RIVER LLC	9990 COCONUT RD STE 200	BONITA SPRINGS, FL 34135
1 28 43 30 A00 0003.0700	LAND & RIVER LLC	9990 COCONUT RD STE 200	BONITA SPRINGS, FL 34135



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LAND & RIVER LLC

Filing Information

Document Number L06000011348
FEI/EIN Number 51-0566841
Date Filed 01/27/2006
State FL
Status ACTIVE

Principal Address

9990 COCONUT ROAD
BONITA SPRINGS, FL 34135

Changed: 03/23/2020

Mailing Address

9990 COCONUT ROAD
BONITA SPRINGS, FL 34135

Changed: 03/23/2020

Registered Agent Name & Address

Lucas, Brian
9990 COCONUT ROAD
BONITA SPRINGS, FL 34135

Name Changed: 03/09/2021

Address Changed: 03/23/2020

Authorized Person(s) Detail

Name & Address

Document Number P96000053291

Title Manager

RESOURCE CONSERVATION PROPERTIES, INC.
9990 COCONUT ROAD
BONITA SPRINGS, FL 34135

Title Authorized Representative

Greeley, John
 9990 Coconut Rd
 Bonita Springs, FL 34135

Annual Reports

Report Year	Filed Date
2023	03/21/2023
2024	03/11/2024
2025	03/11/2025

Document Images

03/11/2025 -- ANNUAL REPORT	View image in PDF format
03/11/2024 -- ANNUAL REPORT	View image in PDF format
03/21/2023 -- ANNUAL REPORT	View image in PDF format
03/23/2022 -- ANNUAL REPORT	View image in PDF format
03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
03/08/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
03/06/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
04/02/2013 -- ANNUAL REPORT	View image in PDF format
02/08/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
03/01/2010 -- ANNUAL REPORT	View image in PDF format
10/12/2009 -- Reg. Agent Change	View image in PDF format
02/25/2009 -- ANNUAL REPORT	View image in PDF format
03/12/2008 -- ANNUAL REPORT	View image in PDF format
04/05/2007 -- ANNUAL REPORT	View image in PDF format
01/27/2006 -- Florida Limited Liability	View image in PDF format

OFFICIAL BALLOT
MURPHY'S LANDING COMMUNITY DEVELOPMENT DISTRICT
HENDRY COUNTY FLORIDA
LANDOWNERS' MEETING – NOVEMBER 17, 2025

For Election (5 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the three (3) candidates receiving the next highest number of votes will each receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within Murphy's Landing Community Development District and described as follows:

Description

Acreage

[See legal description attached]

187.65

[Insert 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.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of Land & River, LLC (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

LEGAL DESCRIPTION

MURPHY'S LANDING COMMUNITY DEVELOPMENT DISTRICT

A TRACT OR PARCEL OF LAND LYING IN GOVERNMENT LOTS 1,2,3,4 AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) IN SECTION 30 AND GOVERNMENT LOT 4 IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 28 EAST, HENDRY COUNTY, FLORIDA. SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4 IN SECTION 30; THENCE RUN N00°33'59"W ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4 FOR 163.99 FEET TO AN INTERSECTION WITH NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 80 (F.D.O.T. PROJECT NO.07010-2527); THENCE RUN N89°03'52"E ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 400.01 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN N00°33'59"W PARALLEL TO AND 400 FEET EASTERLY AS MEASURED PERPENDICULAR TO SAID WEST LINE OF GOVERNMENT LOT 4 FOR 520.32 FEET; THENCE RUN N44°35'11"W FOR 345.37 FEET; THENCE RUN N00°33'59"W PARALLEL TO AND 160 FEET EASTERLY AS MEASURED PERPENDICULAR TO SAID WEST LINE OF GOVERNMENT LOT 4 FOR 415.76 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN N78°34'22"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 146 FEET MORE OR LESS TO AN INTERSECTION WITH THE CENTER LINE OF THE CALOOSAHATCHEE RIVER; THENCE RUN NORTHEASTERLY ALONG SAID CENTER LINE OF THE CALOOSAHATCHEE RIVER FOR 1,491 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN N78°34'26"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 631 FEET MORE OR LESS TO AN INTERSECTION WITH THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER; THENCE RUN EASTERLY ALONG THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER FOR 2,120 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE N78°34'26"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 515 FEET MORE OR LESS; THENCE RUN S84°59'55"E STILL ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 246 FEET MORE OR LESS TO AN INTERSECTION WITH THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER; THENCE RUN SOUTHEASTERLY ALONG THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER FOR 429

FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN $S84^{\circ}59'55''E$ ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 626 FEET MORE OR LESS TO AN INTERSECTION WITH THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER; THENCE RUN EASTERLY ALONG THE TOP OF BANK ON THE SOUTHERLY SHORE OF THE CALOOSAHATCHEE RIVER FOR 1,148 FEET MORE OR LESS TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CALOOSAHATCHEE RIVER CANAL C-43; THENCE RUN $S84^{\circ}59'55''E$ ALONG SAID SOUTHERLY RIGHT OF WAY FOR 11 FEET MORE OR LESS; THENCE RUN $N78^{\circ}58'49''E$ STILL ALONG SAID SOUTHERLY RIGHT OF WAY FOR 583.49 FEET TO AN INTERSECTION WITH EASTERLY LINE OF GOVERNMENT LOT 4 IN SAID SECTION 29; THENCE RUN $S00^{\circ}10'15''E$ ALONG SAID EASTERLY LINE OF GOVERNMENT LOT 4 FOR 794.70 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 29; THENCE RUN $N89^{\circ}42'28''W$ ALONG THE NORTH LINE OF SAID FRACTION FOR 1,271.96 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 29; THENCE RUN $S00^{\circ}05'26''E$ ALONG THE WEST LINE OF SAID FRACTION FOR 1,087.50 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 80 (F.D.O.T. PROJECT NO. 07010-2527); THENCE RUN $N89^{\circ}56'20''W$ ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR 2,454.73 FEET; THENCE RUN $S89^{\circ}03'52''W$ STILL ALONG SAID RIGHT OF WAY LINE FOR 2,438.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 187.65 ACRES, MORE OR LESS.

BEARING HEREINABOVE MENTIONED ARE STATE PLANE FOR THE FLORIDA EAST ZONE (NAD1983) (NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30 TO BEAR $S00^{\circ}05'26''E$.