

**MINUTES OF MEETING
MURPHY'S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

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

Present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC (WHA)
Jennifer Kilinski (via telephone)	District Counsel
James (Jim) McGowan	
Charles (Robert) Nelson	
Bruce Noble	
Garrison Burr	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:08 a.m.

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.

Ms. Cerbone is the Proxy Holder designated by the Landowner Land & River LLC, who owns a total of 187.65 acres, equating to 188 voting units.

FOURTH ORDER OF BUSINESS

Election of Supervisors [All Seats]

Ms. Cerbone is eligible to cast up to 188 votes per Seat.

A. Nominations

Ms. Cerbone nominated the following:

- Seat 1 James (Jim) McGowan
- Seat 2 Charles (Robert) Nelson
- Seat 3 Bruce Noble
- Seat 4 Garrison Burr
- Seat 5 Michael Byrd

No other nominations were made.

B. Casting of Ballots

- **Determine Number of Voting Units Represented**

A total of 188 voting units were represented.

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

All 188 voting units were assigned by proxy to Ms. Cerbone.

Ms. Cerbone cast the following votes:

- Seat 1 James (Jim) McGowan 150 votes
- Seat 2 Charles (Robert) Nelson 180 votes
- Seat 3 Bruce Noble 150 votes
- Seat 4 Garrison Burr 180 votes
- Seat 5 Michael Byrd 150 votes

C. Ballot Tabulation and Results

The ballot tabulation, results and term lengths were as follows:

- Seat 1 James (Jim) McGowan 150 votes 2-year Term
- Seat 2 Charles (Robert) Nelson 180 votes 4-year Term
- Seat 3 Bruce Noble 150 votes 2-year Term
- Seat 4 Garrison Burr 180 votes 4-year Term
- Seat 5 Michael Byrd 150 votes 2-year Term

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 10:10 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair