



**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
LANDOWNERS' MEETING
NOVEMBER 3, 2026
10:45 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33024

www.centuryparksquarecdd.org
786.347.2711 ext. 2011 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
Lennar Homes, LLC – Conference Room
5505 Waterford District Drive
Miami, Florida 33126
LANDOWNERS’ MEETING
November 3, 2026
10:45 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 Initial Landowners’ Meeting
- F. Election of Secretary for Initial Landowners’ Meeting
- G. Approval of Minutes
 - 1. August 13, 2024 Initial Landowners’ Meeting Minutes.....Page 6
- H. Election of Supervisors
 - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 9
 - 2. Nomination of Candidates
 - 3. Casting of Ballots.....Page 10
 - 4. Ballot Tabulations
- I. Certification of the Results
- J. Landowners’ Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57964	IPL0378494	Legal Ad - IPL0378494	142321	1.0	70.0L

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

CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF LANDOWNERS' MEETING AND ELECTION AND REGULAR MEETING OF THE BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN to the public and all landowners within the Century Park Square Community Development District (the "District") that a Landowners' Meeting of the District will be held at 10:45 a.m. on November 3, 2026, in a Conference Room at Lennar Homes, LLC, 5505 Waterford District Drive, Miami, Florida 33126.

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 786-313-3661 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 insure 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 786-313-3661 and/or 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

**Century Park Square
Community Development
District**

www.centuryparksquarecdd.org

PUBLISH: Miami Herald
10/07/26 & 10/14/26
IPL0378494
Oct 7, 14 2026

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 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:
10/07/26 Print, 10/14/26 Print

[Print Tearsheet Link](#)

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Sherry Chasteen

Sworn to and subscribed before
me on

Oct 14, 2026, 10:23 AM EDT



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

**CENTURY PARK SQUARE
COMMUNITY DEVELOPMENT
DISTRICT NOTICE OF
LANDOWNERS' MEETING AND
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**PUBLISH: Miami Herald
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IPL0378494
Oct 7, 14 2026



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 SQUARE COMMUNITY DEVELOPMENT DISTRICT
INITIAL LANDOWNERS' MEETING
AUGUST 13, 2024

A. CALL TO ORDER

Mr. Silva called the August 13, 2024, Initial Landowners' Meeting of the Century Park Square Community Development District to order at 11:16 a.m. in the Conference Room of Century Homebuilders Group, LLC located at 1805 Ponce de Leon Boulevard, Unit #100, Coral Gables, Florida 33134.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the August 13, 2024, Initial Landowners' Meeting had been published in the *Miami Herald* on July 19, 2024, and July 26, 2024, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva requested that the Landowners of property within the District identify themselves and register the number of acres/lots which they own and/or being represented by Proxy in the Century Park Square Community Development District. A sign-in sheet was provided.

Mr. Silva stated that the attendance of Proxy Holder Karl Neuman, representing Century Homebuilders Group, LLC, constituted a quorum and it was in order to proceed.

Also in attendance were Ginger Wald, District Counsel, of Billing Cochran, Lyles, Mauro & Ramsey, P.A.; Armando Silva and Nancy Nguyen of Special District Services, Inc.; Tatiana Pino, Alessandra Pino, and Sandra Albo of Century Homebuilders Group, LLC.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Mr. Silva presented the Election Procedures and stated that it would be in order to review and approve same. There being no comments or changes, Karl Neuman, the Proxy Holder, approved the Election Procedures, as presented.

E. ELECTION OF A CHAIRPERSON FOR THE LANDOWNERS' MEETING

Mr. Silva stated that it would be in order to elect a Chairperson for the Initial Landowners' Meeting. Karl Neuman elected Mr. Silva to serve as Chairperson for the Initial Landowners' Meeting. Mr. Silva accepted the position of Chairperson for the Initial Landowners' Meeting.

F. ELECTION OF A SECRETARY FOR THE LANDOWNERS' MEETING

Mr. Silva stated that it would be in order to elect a Secretary for the Initial Landowners' Meeting for the purpose of conducting and recording the events of the Initial

CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
INITIAL LANDOWNERS' MEETING
AUGUST 13, 2024

Landowners' Meeting. Chairman Karl Neuman elected Mr. Silva to serve as Secretary for the Initial Landowners' Meeting. Mr. Silva accepted the position of Secretary for the Initial Landowners' Meeting.

G. ELECTION OF SUPERVISORS

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

Mr. Silva stated that there were 28.45+/- acres (rounding up to 29 voting units) being represented/assigned by Karl Neuman, the attending Proxy Holder on behalf of Century Homebuilder Group, LLC, the primary Landowner and Developer in the District.

2. Nomination of Candidates

Mr. Silva stated that the terms of office for the initial members of the Board of Supervisors named in the creation petition would be expiring and that it would be in order to nominate candidates for election to fill the five (5) positions currently held by three (3) Supervisors, to wit: Karl Neuman, Diana Manso and Joseline Pererira. Karl Neuman, Proxy Holder, nominated the following persons for election to the Board of Supervisors of the Century Park Square Community Development District:

Karl Neuman
Tatiana Pino
Alessandra Pino
Sandra Albo
Carolina Neuman

There being no further nominations from the floor, Mr. Silva closed the nomination portion of the Initial Landowners' Meeting.

3. Casting of Ballots

Karl Neuman, Proxy Holder, was requested to cast votes for the following slate of nominees: Karl Neuman, Carolina Neuman, Sandra Albo, Tatiana Pino and Alessandra Pino. Mr. Silva stated the two (2) candidates receiving the highest number of votes would each serve a four-year term of office, which will expire in November 2024; and the remaining candidates receiving the next highest number of votes would each serve a two-year term of office, which will in November 2026.

4. Ballot Tabulations

Mr. Silva announced the following election results:

Karl Neuman received 29 votes;
Alessandra Pino received 29 votes;
Tatiana Pino received 28 votes;

CENTURY PARK SQUARE COMMUNITY DEVELOPMENT DISTRICT
INITIAL LANDOWNERS' MEETING
AUGUST 13, 2024

Carolina Neuman received 28 votes; and
Sandra Albo received 28 votes.

Mr. Silva then advised that: Karl Neuman (Seat #1) 29 votes; and Alessandra Pino (Seat #2) 29 votes and were both elected to 4-year terms of office and each individual term of office shall expire in November 2028. Sandra Albo (Seat #3) 28 votes; Tatiana Pino (Seat #4) 28 votes; and Carolina Neuman (Seat #5) 28 votes; each were elected to a 2-year term of office and their individual terms of office shall expire in November 2026.

H. CERTIFICATION OF RESULTS

Mr. Silva asked Karl Neuman, the Proxy Holder, if there were any objections to the election results or to the procedures followed. There being no comments or objections, Mr. Silva declared the election results completed, final and certified.

I. LANDOWNER COMMENTS

There were no Landowner comments.

J. ADJOURNMENT

There be no further business, the Initial Landowners' Meeting was adjourned at 11:20 a.m. by Chairperson Mr. Silva.

Secretary

Chairperson

LANDOWNER PROXY
CENTURY PARK SQUARE
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 Square Community Development District to be held on November 3, 2026 at 10:45 a.m. in the Conference Room, Lennar Homes, LLC, 5505 Waterford District Drive, Miami, Florida 33126, 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 Acres

* 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 (2026), 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 SQUARE
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISORS

NOVEMBER 3, 2026

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 Square Community Development District**, constituting _____ acre(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:
