

**MINUTES OF MEETING  
PINERY COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of Pinery Community Development District was held on June 26, 2025 at 10:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

**Present:**

Bill Kouwenhoven	Chair
Stuart Young	Vice Chair
David Langhout	Assistant Secretary

**Also present:**

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates (WHA)
Ashley Ligas	District Counsel
Brian Surak	Interim District Engineer
Bob Bosarge	TLC Land Companies

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Conti called the meeting to order at 10:38 a.m. Those listed above were present.

**SECOND ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

This item was included for informational purposes.

Mr. Bill Kouwenhoven is the designated Proxy Holder for the Landowner SV Tampa Land LP, who owns 1,033.5 acres, equating to 1,034 voting units. Mr. Kouwenhoven is eligible to cast up to 1,034 votes per Seat.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners' Meeting**

Mr. Conti served as Chair to conduct the Landowners' Meeting.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [All Seats]**

**A. Nominations**

Mr. Conti read Mr. Kouwenhoven's nominations, as follows:

- Seat 1        Bill Kouwenhoven
- Seat 2        Stuart Young
- Seat 3        John Brian
- Seat 4        David Langhout
- Seat 5        Robert Bosarge

No other nominations were made.

**B. Casting of Ballots**

- **Determine Number of Voting Units Represented**

A total of 1,034 voting units were represented.

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

All 1,034 voting units were assigned by proxy to Mr. Kouwenhoven.

Mr. Conti read Mr. Kouwenhoven’s ballot of votes cast, as follows:

Seat 1	Bill Kouwenhoven	1,000 Votes
Seat 2	Stuart Young	1,000 Votes
Seat 3	John Brian	900 Votes
Seat 4	David Langhout	900 Votes
Seat 5	Robert Bosarge	900 Votes

**C. Ballot Tabulation and Results**

Seat 1	Bill Kouwenhoven	1,000 Votes	Four-Year Term
Seat 2	Stuart Young	1,000 Votes	Four-Year Term
Seat 3	John Brian	900 Votes	Two-Year Term
Seat 4	David Langhout	900 Votes	Two-Year Term
Seat 5	Robert Bosarge	900 Votes	Two-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 10:40 a.m.

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair