

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

**LANDOWNERS MEETING
AGENDA**

November 6, 2007

NEWS-PRESS

Published every morning - Daily and
Sunday

Fort Myers, Florida

Affidavit of Publication

STATE OF FLORIDA
COUNTY OF LEE

Before the undersigned authority, personally appeared

Kathy Allebach

who on oath says that he/she is the

Legal Assistant

of the News-Press, a

daily newspaper, published at Fort Myers, in Lee County,
Florida; that the attached copy of advertisement, being a

Notice of Meeting

In the matter of

Meeting on November 6, 2007

In the court was published in said newspaper in the
issues of

October 15, 22, 2007

Affiant further says that the said News-Press is a paper of
general circulation daily in Lee, Charlotte, Collier, Glades
and Hendry Counties and published at Fort Myers, in said Lee
County, Florida and that said newspaper has heretofore been
continuously published in said Lee County, Florida, each day,
and has been entered as a second class mail matter at the post
office in Fort Myers in said Lee County, Florida, for a period of
one year next preceding the first publication of the attached copy
of the advertisement; and affiant further says that he/she has
neither paid nor promised any person, firm or corporation any
discount, rebate, commission or refund for the purpose of
securing this advertisement for publication in the said
newspaper.

Sworn to and subscribed before me this

22nd day of October 2007 by

Kathy Allebach

personally known to me or who has produced

as identification; and who did or did not take an
oath.

Notary Public

Print Name

NOTARY PUBLIC
Gladys D. Vanderbeck
Commission # DD378967
Expires December 13, 2008
Bottled Tidy Pain - Insurance, Inc. 800-385-7019

My commission expires

**MOODY RIVER
ESTATES
COMMUNITY
DEVELOPMENT
DISTRICT
NOTICE OF
LANDOWNERS
MEETING
AND REGULAR
BOARD MEETING**
NOTICE IS HEREBY GIVEN that the Landowners Meeting of the Moody River Estates Community Development District will be held at 1:00 p.m. on Tuesday, November 6, 2007 at the offices of Heldt & Associates, 3800 Colonial Blvd., Suite 200, Fort Myers, Florida 33966.
The primary purpose of the Landowners Meeting is to elect three (3) Supervisors of the Moody River Estates Community Development District. Immediately thereafter the District's Regular Board Meeting will take place. The purpose of this meeting is for the Board to consider any business which may properly come before it. The meetings open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.
Said meetings may be continued from time to time, as deemed necessary.
A copy of the agendas for these meetings may be obtained by contacting the District's Management Office by phoning (877) 276-0889 at least five (5) days prior to the date of the meetings.
If any person desires to appeal any decision made with respect to any matter considered at this meeting, 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 this meeting should contact the District Manager by telephone at (877) 276-0889 at least seven (7) days prior to the date of the particular meeting.
District Manager
Moody River Estates
Community Development District
Oct 15, 22 No: 1233511

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

****LANDOWNERS MEETING AGENDA****

**Tuesday
November 6, 2007
1:00 p.m.**

**Heidt & Associates
3800 Colonial Blvd., Suite 200
Fort Myers, Florida 33966**

**** SEATS 2, 3 and 5****

1. Call to Order
2. Election of a Chairperson for the Purpose of Conducting the Landowners Meeting
3. Election of Supervisors
 - a. Determine Number of Voting Units Represented or Assigned by Proxy
 - b. Nominations for Supervisors
 - c. Casting of Ballots
 - d. Ballot Tabulations and Results
4. Landowners Questions or Comments
5. Adjournment

LANDOWNER PROXY

**MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS MEETING – NOVEMBER 6, 2007**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned 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 Moody River Estates Community Development District to be held at the offices of Heidt & Associates, 3800 Colonial Blvd., Suite 200, Fort Myers, Florida 33966 on Tuesday, November 6, 2007 at 1:00 p.m.; said meeting published in a newspaper in Lee County; 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 come before said meeting including, but not limited to, the election of members of the Board of Supervisors and may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally come before the meeting. Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in force 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 notice thereof, in writing, filed with the Secretary of the Moody River Estates Community Development District.

Signature

Print Name

Date

Property Description

Acreage

_____	_____
_____	_____
_____	_____

[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.]

The number of authorized votes for this proxy is: _____

NOTE: 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.).

OFFICIAL BALLOT

**MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS MEETING - NOVEMBER 6, 2007**

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

The undersigned certifies that the undersigned is executing this Official Ballot in his or her individual capacity as landowner, or in his or her capacity as an authorized representative of the entity named below as landowner, (hereinafter, "Landowner") and that Landowner is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Moody River Community Development District and described as follows:

<u>Property Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[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.]

The number of authorized votes for this ballot is: _____

I, _____, in my individual capacity as Landowner; or in my capacity as an authorized representative of Landowner, an entity; or as the proxy holder pursuant to the Landowners Proxy attached hereto, do cast my votes as follows:

	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

NOTE: 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.).

**MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT
SECTIONS 9, 10, 15, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY,
FLORIDA**

DESCRIPTION: A parcel of land lying in Sections 9, 10, 15, of Township 44 South, Range 24 East, Lee County, Florida, and being more particularly described as follows:

COMMENCING at the Southeast corner of Section 9, Township 44 South, Range 24 East, thence run N.00°30'28" E., 30.00 feet to the POINT OF BEGINNING said point being on the North Right-of-Way line of Skyline Drive; thence along said North right-of-way line N.88°55'40"W., 925.28 feet to a point of curvature; thence Northwesterly, 309.83 feet along the arc of a curve to the right having a radius of 385.00 feet and a central angle of 46°06'32" (chord bearing N.65°52'24"W., 301.54 feet) to a point of compound curvature; thence Northerly, 52.45 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 100°10'44" (chord bearing N.07°16'14"E., 46.02 feet) to a point of reverse curvature; thence Northeasterly, 517.74 feet along the arc of a curve to the left having a radius of 1450.00 feet and a central angle of 20°27'29" (chord bearing N.47°07'52"E., 514.99 feet); thence N.53°05'53"W., 525.00 feet; thence N.41°00'00"E., 535.00 feet; thence N.31°43'57"E., 416.34 feet to a point on a curve; thence Northeasterly, 187.19 feet along the arc of a curve to the right having a radius of 1200.00 feet and a central angle of 08°56'16" (chord bearing N.40°11'52"E., 187.00 feet) to a point of tangency; thence N.44°40'00"E., 363.52 feet to a point of curvature; thence Northerly, 769.34 feet along the arc of a curve to the left having a radius of 960.00 feet and a central angle of 45°55'00" (chord bearing N.21°42'30"E., 748.92 feet) to a point of compound curvature; thence Northerly, 96.87 feet along the arc of a curve to the left having a radius of 300.00 feet and a central angle of 18°30'00" (chord bearing N.10°30'00"W., 96.45 feet) to a point of reverse curvature; thence Northerly, 115.19 feet along the arc of a curve to the right having a radius of 300.00 feet and a central angle of 22°00'00" (chord bearing N.08°45'00"W., 114.49 feet) to a point of tangency; thence N.02°15'00"E., 275.83; thence S.89°43'02"E., 66.08 feet; thence along the South boundary of Hidden Acres according to the plat thereof as recorded in Plat Book 30, Page 71 of the Public Records of Lee County, Florida, S.89°17'03"E., 2493.78 feet to a point on the West right-of-way line of Moody Road; thence along said West right-of-way line S.00°36'02"E., 1355.37 feet; thence N.89°19'18"E., 586.76 feet; thence S.50°02'35"E., 92.13 feet; thence S.00°35'54"E., 40.00 feet; thence S.89°19'18"W., 410.00 feet; thence S.00°35'54"E., 184.86 feet; thence N.89°19'18"E., 593.50 feet to a point of curvature; thence Easterly, 263.60 feet along the arc of a curve to the left having a radius of 400.00 feet and a central angle of 37°45'27" (chord bearing N.70°26'34"E., 258.85 feet) to a point of tangency; thence N.51°33'51"E., 173.51 feet; thence N.89°19'18"E., 200.17 feet; thence S.01°40'27"W., 370.31 feet to a point on the South line of the Northwest one-quarter of the Southeast one-quarter of said Section 10; thence along said South line S.89°19'18"W., 1407.57 feet to a point of intersection with the West right-of-way line of said Moody Road; thence along said West right-of-way line S.00°36'02"E., 1277.35 feet to a point of curvature; thence Southwesterly, 47.13 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 90°00'16" (chord bearing S.44°24'06"W., 42.43 feet) to a point of tangency; thence along the North right-of-way line of said Skyline Drive S.89°24'14"W., 1203.74 feet; thence S.00°27'38"E., 1385.40 feet; thence N.89°24'14"E., 660.00 feet to a point on the West line of Skyline Woods according to the plat thereof as recorded in Plat Book 39, Page 66 of the Public Records of Lee County, Florida; thence along said West line S.00°27'38"E., 756.82 feet to a point on the North line of Buttonwood Harbor according to the plat thereof as recorded in Plat Book 44, Page 86 of the Public Records of Lee County, Florida; thence along the boundary of Buttonwood Harbor for the following three (3) courses: 1) S.89°21'35"W., 1321.24 feet; 2) S.00°43'36"E., 536.89 feet; 3) S.89°22'01"W., 650.45 feet to a point on the East boundary of said Section 15; thence along said East boundary N.00°43'36"W., 2620.55 feet to the POINT OF BEGINNING.

Prepared By:
Heidt & Associates Inc
3800 Colonial Blvd #200
Fort Myers, Florida 33912

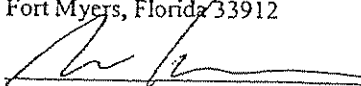
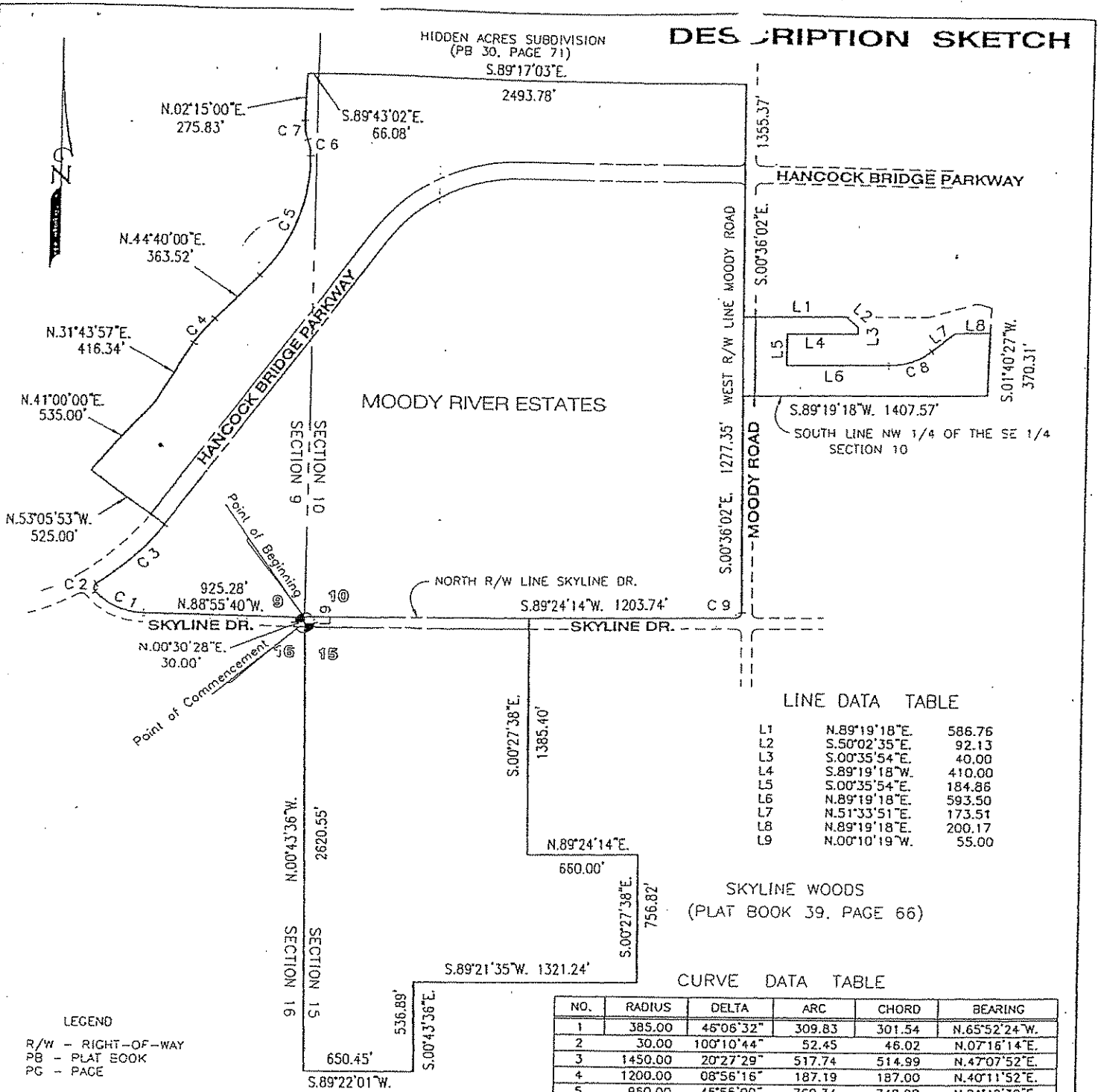

Randall L. Hendra PSM 6091
Florida Professional Surveyor and Mapper

EXHIBIT A
PAGE 1 of 4

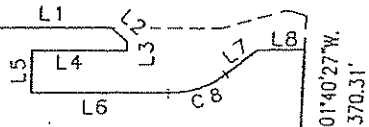
DESCRIPTION SKETCH

HIDDEN ACRES SUBDIVISION
(PB 30, PAGE 71)



HANCOCK BRIDGE PARKWAY

MOODY RIVER ESTATES



SOUTH LINE NW 1/4 OF THE SE 1/4 SECTION 10

NORTH R/W LINE SKYLINE DR.

SKYLINE DR.

SKYLINE DR.

LINE DATA TABLE

L1	N.89°19'18"E	586.76
L2	S.50°02'35"E	92.13
L3	S.00°35'54"E	40.00
L4	S.89°19'18"W	410.00
L5	S.00°35'54"E	184.86
L6	N.89°19'18"E	593.50
L7	N.51°33'51"E	173.51
L8	N.89°19'18"E	200.17
L9	N.00°10'19"W	55.00

SKYLINE WOODS
(PLAT BOOK 39, PAGE 66)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	385.00	45°06'32"	309.83	301.54	N.65°52'24"W
2	30.00	100°10'44"	52.45	46.02	N.07°16'14"E
3	1450.00	20°27'29"	517.74	514.99	N.47°07'52"E
4	1200.00	08°56'16"	187.19	187.00	N.40°11'52"E
5	960.00	45°55'00"	769.34	748.92	N.21°42'30"E
6	300.00	18°30'00"	96.87	96.45	N.10°30'00"W
7	300.00	22°00'00"	115.19	114.49	N.08°45'00"W
8	400.00	37°45'27"	263.60	258.85	N.70°26'34"E
9	30.00	90°00'16"	47.13	42.43	S.44°24'06"W

LEGEND

- R/W - RIGHT-OF-WAY
- PB - PLAT BOOK
- PG - PAGE

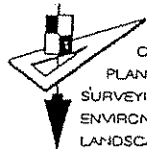
- NOTES:
- BEARINGS ARE BASED ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 9 AS BEING N.00°30'28"E.
 - See Sheet 1 of 2 for Legal Description.

(NOT A SURVEY)

[Signature]
RANDALL L. HENDRA PSM # 6091

CERTIFICATE OF AUTHORIZATION NO. LB 148

PREPARED BY: HEIDT & ASSOCIATES, Inc.
Tampa • Fort Myers



CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE

Fort Myers Office
3800 Colonial Blvd, Suite 200
Fort Myers, Florida 33912
Phone: 239-482-7275
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SKETCH OF LEGAL DESCRIPTION FOR
MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT
SECTION 9,10,15,16, TOWNSHIP 44 SOUTH, RANGE 24 EAST

Prepared For: COLONIAL HOMES INC.

EXHIBIT A
PAGE 2 of 4

Own. RH	Ck. -	DWG: COD_LEGAL
Date: 2-17-04		Order No.: COL-MR
SECTION 9,10,15,16 TOWNSHIP 44 S RANGE 24 E LEE COUNTY, FLORIDA		

**MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT
LESS AND EXCEPT ROAD PARCELS
LEE COUNTY, FLORIDA**

ROAD RIGHT-OF-WAY LESS AND EXCEPT PARCEL # 1 (Skyline Drive)

DESCRIPTION: A parcel of land lying in Sections 9, 10, and 15, of Township 44 South, Range 24 East, Lee County, Florida, and being more particularly described as follows:

COMMENCING at the Southeast corner of Section 9, Township 44 South, Range 24 East, thence run N.00°30'28" E., 35.00 feet to the POINT OF BEGINNING; thence along the North boundary of Skyline Drive N.89°24'14"E., 1321.00 feet; thence S.00°27'38"E., 65.00 feet to a point on the South right-of-way line of Skyline Drive; thence along said South right-of-way line for the following three (3) courses: 1) S.89°24'13"W., 670.88 feet; 2) N.00°47'51"W., 5.00 feet; 3) S.89°24'13"W., 650.44 feet; thence N.00°07'16"W., 60.00 feet to the POINT OF BEGINNING.

Containing 1.897 acres, more or less.

ROAD RIGHT-OF-WAY LESS AND EXCEPT PARCEL # 2 (Hancock Bridge Parkway)

DESCRIPTION: A parcel of land lying in Sections 9, and 10, of Township 44 South, Range 24 East, Lee County, Florida, and being more particularly described as follows:

COMMENCING at the Southeast corner of Section 9, Township 44 South, Range 24 East, thence run N.00°30'28" E., 30.00 feet to a point on the North Right-of-Way line of Skyline Drive; thence along said North right-of-way line N.88°55'40"W., 925.28 feet to a point of curvature; thence Northwesterly, 309.83 feet along the arc of a curve to the right having a radius of 385.00 feet and a central angle of 46°06'32" (chord bearing N.65°52'24"W., 301.54 feet) to a point of compound curvature; thence Northerly, 52.45 feet along the arc of a curve to the right having a radius of 30.00 feet and a central angle of 100°10'44" (chord bearing N.07°16'14"E., 46.02 feet) to a point of reverse curvature; thence Northeasterly, 517.74 feet along the arc of a curve to the left having a radius of 1450.00 feet and a central angle of 20°27'29" (chord bearing N.47°07'52"E., 514.99 feet) to the Point of Beginning; thence N.53°05'53"W., 100.00 feet to a point on the Northwest right-of-way line of Hancock Bridge Parkway; thence along said Northwest right-of-way line N.36°54'06"E., 2078.08 feet to a point of curvature; thence Northeasterly, 1031.35 feet along the arc of a curve to the right having a radius of 1100.00 feet and a central angle of 53°43'12" (chord bearing N.63°45'42"E., 993.99 feet) to a point of tangency; thence S.89°22'42"E., 1253.94 feet to a point of curvature; thence Northeasterly, 47.76 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 91°13'20" (chord bearing N.45°00'38"E., 42.88 feet); thence S.00°36'02"E., 160.04 feet to a point of cusp; thence along the Southerly right-of-way line of said Hancock Bridge Parkway, Northwesterly, 46.48 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 88°46'40" (chord bearing N.44°59'22"W., 41.97 feet) to a point of tangency; thence N.89°22'42"W., 1257.36 feet to a point of curvature; thence Southwesterly, 937.59 feet along the arc of a curve to the left having a radius of 1000.00 feet and a central angle of 53°43'12" (chord bearing S.63°45'42"W., 903.62 feet) to a point of tangency; thence S.36°54'06"W., 2078.08 feet to the POINT OF BEGINNING.

Containing 9.991 acres, more or less.

ROAD RIGHT-OF-WAY LESS AND EXCEPT PARCEL # 3 (Moody Road)

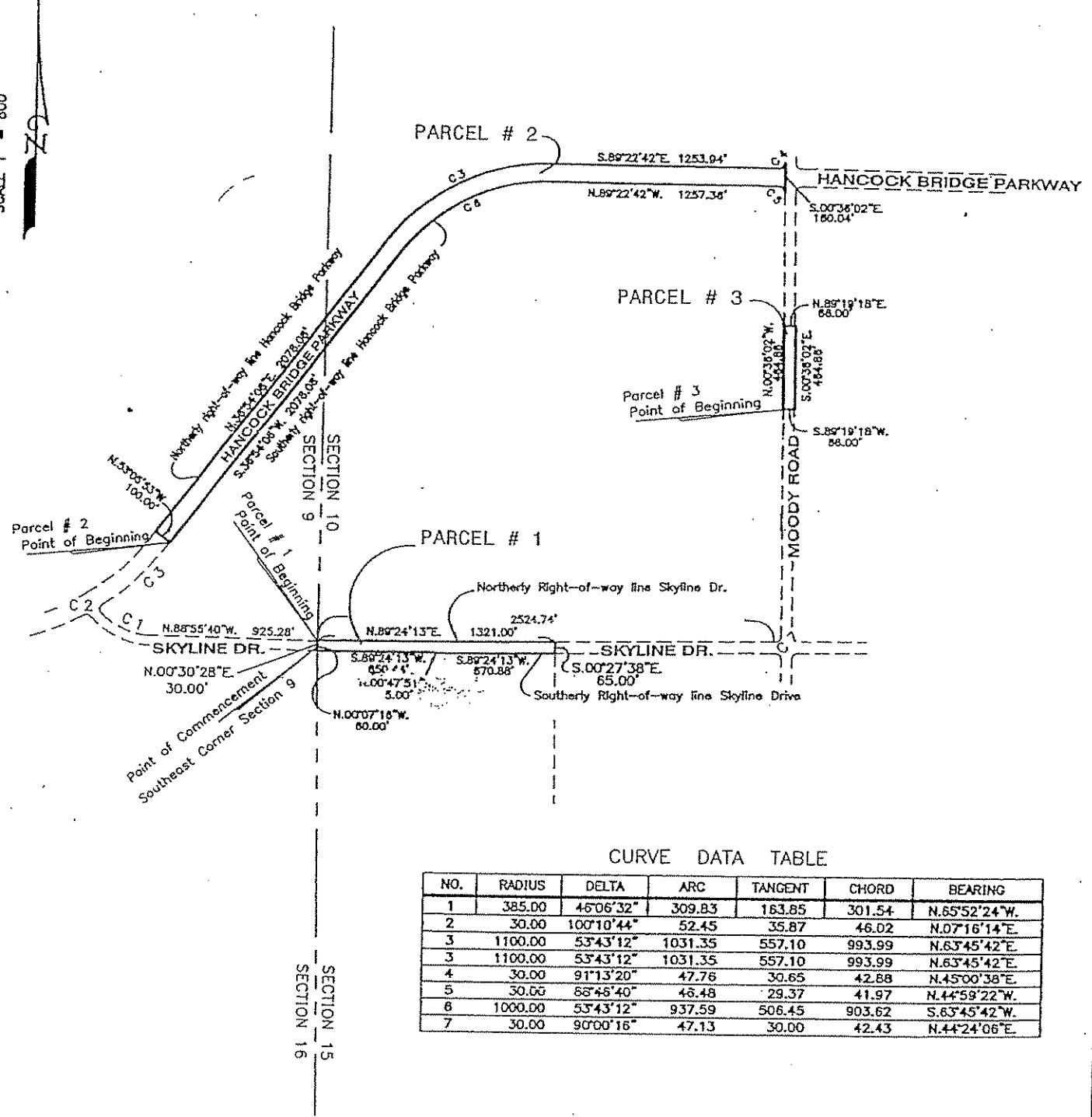
DESCRIPTION: A parcel of land lying in Section 10, of Township 44 South, Range 24 East, Lee County, Florida, and being more particularly described as follows:

COMMENCING at the Southeast corner of Section 9, Township 44 South, Range 24 East, thence run N.00°30'28"E., 35.00 feet; thence N.89°24'14"E., 2524.74 feet to a point of curvature; thence Northeasterly, 47.13 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 90°00'16" (chord bearing N.44°24'06"E., 42.43 feet) to a point of tangency; thence N.00°36'02"W., 1277.35 feet to the POINT OF BEGINNING; thence N.00°36'02"W., 464.86 feet; thence N.89°19'18"E., 66.00 feet; thence S.00°36'02"E., 464.86 feet; thence S.89°19'18"W., 66.00 feet to the POINT OF BEGINNING.

Containing 0.704 acres, more or less.

DESCRIPTION SKETCH

SCALE 1" = 800'



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	385.00	46°06'32"	309.83	163.85	301.54	N.65°52'24"W.
2	30.00	100°10'44"	52.45	35.87	46.02	N.07°16'14"E
3	1100.00	53°43'12"	1031.35	557.10	993.99	N.63°45'42"E
3	1100.00	53°43'12"	1031.35	557.10	993.99	N.63°45'42"E
4	30.00	91°13'20"	47.76	30.65	42.88	N.45°00'38"E
5	30.00	68°46'40"	46.48	29.37	41.97	N.44°59'22"W.
6	1000.00	53°43'12"	937.59	506.45	903.62	S.63°45'42"W.
7	30.00	90°00'16"	47.13	30.00	42.43	N.44°24'06"E

NOTES:

1. BEARINGS ARE BASED ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 9 AS BEING N.00°30'28"E.
2. See Sheet 1 of 2 for Legal Description.

(NOT A SURVEY)

[Signature]

RANDALL L. HENDRA PSM # 6091

CERTIFICATE OF AUTHORIZATION NO. LB 148

DESIGNED BY: **HEIDT & ASSOCIATES, Inc.**
 Tampa + Fort Myers

CIVIL ENGINEERING Fort Myers Office
 PLANNING 3800 Colonial Blvd, Suite 200
 SURVEYING Fort Myers, Florida 33912
 ENVIRONMENTAL PERMITTING Phone: 239-482-7275
 LANDSCAPE ARCHITECTURE FAX: 239-482-2103

SKETCH OF LEGAL DESCRIPTION FOR
 MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT
 ROAD RIGHT-OF-WAY LESS AND EXCEPT PARCELS

Prepared For: **COLONIAL HOMES INC.**

EXHIBIT A PAGE 4 of 4	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Dwn. RH</td> <td style="width: 25%;">CK --</td> <td style="width: 50%;">DWG: COO_LEGAL</td> </tr> <tr> <td>Date: 2-17-04</td> <td></td> <td>Order No.: CDL-MR</td> </tr> <tr> <td colspan="3" style="text-align: center;">SECTION 9, 10, 15, TOWNSHIP 44 S RANGE 24 E LEE COUNTY, FLORIDA</td> </tr> </table>	Dwn. RH	CK --	DWG: COO_LEGAL	Date: 2-17-04		Order No.: CDL-MR	SECTION 9, 10, 15, TOWNSHIP 44 S RANGE 24 E LEE COUNTY, FLORIDA		
Dwn. RH	CK --	DWG: COO_LEGAL								
Date: 2-17-04		Order No.: CDL-MR								
SECTION 9, 10, 15, TOWNSHIP 44 S RANGE 24 E LEE COUNTY, FLORIDA										