

**MINUTES OF MEETING
MIAMI WORLD CENTER
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Miami World Center Community Development District was held on November 7, 2023, at 11:00 a.m., at the Caoba Sales Center, 698 NE 1st Avenue, G188, Miami, Florida 33132.

Present were:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates LLC (WHA)
Ginger Wald	District Counsel
Fernando Perez	Operations Manager (JLLA)
Giovanni Lopez	Operations Manager (JLLA)
Allie Puthiyamadam (via telephone)	Lalezarian Properties
Ben Feldman	Proxy Holder
Esteban Anzola	Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:01 a.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

Mr. Rom presented the affidavit of publication.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Rom volunteered to serve as Chair to conduct the Landowners' Meeting. There were no objections.

FOURTH ORDER OF BUSINESS

Election of Supervisors [SEATS 1, 2, 3]

A. Nominations

Mr. Rom stated that Mr. Feldman and Mr. Anzola are Proxy Holders on behalf of various Landowners, who all nominated the following:

Seat 1	John Chiste
Seat 2	Esteban Anzola

Seat 3 Jared Bouskila

No other nominations were made.

B. Casting of Ballots

I. Determine Number of Voting Units Represented

A total of 17 voting units were represented.

II. Determine Number of Voting Units Assigned by Proxy

Of the 17 voting units represented, 14 were assigned by proxy to Mr. Feldman and three were assigned by proxy to Mr. Anzola.

Mr. Rom listed the number of voting units assigned by proxy to Mr. Feldman by various Landowners and the votes cast, as follows:

Miami A/I, LLC: 1 authorized vote

Seat 1	John Chiste	1 Vote
Seat 2	Esteban Anzola	0 Votes
Seat 3	Jared Bouskila	1 Vote

Miami A/I Commercial Association Holdings LLC: 3 authorized votes

Seat 1	John Chiste	3 Votes
Seat 2	Esteban Anzola	1 Vote
Seat 3	Jared Bouskila	3 Votes

MWC Retail, LLC: 2 authorized votes

Seat 1	John Chiste	2 Votes
Seat 2	Esteban Anzola	1 Votes
Seat 3	Jared Bouskila	2 Votes

MWC Garage, LLC: 1 authorized vote

Seat 1	John Chiste	1 Vote
Seat 2	Esteban Anzola	0 Vote
Seat 3	Jared Bouskila	1 Vote

MWC Retail H, LLC: 1 authorized vote

Seat 1	John Chiste	1 Vote
Seat 2	Esteban Anzola	0 Vote
Seat 3	Jared Bouskila	1 Vote

MWC Garage H, LLC: 1 authorized vote

Seat 1	John Chiste	1 Vote
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Seat 2 Esteban Anzola 0 Vote

Seat 3 Jared Bouskila 1 Vote

MWC Retail F East: 2 authorized votes

Seat 1 John Chiste 2 Votes

Seat 2 Esteban Anzola 1 Vote

Seat 3 Jared Bouskila 2 Votes

MWC Retail F West, LLC: 1 authorized vote

Seat 1 John Chiste 1 Vote

Seat 2 Esteban Anzola 0 Vote

Seat 3 Jared Bouskila 1 Vote

MWC Retail CD West, LLC: 2 authorized votes

Seat 1 John Chiste 2 Votes

Seat 2 Esteban Anzola 0 Votes

Seat 3 Jared Bouskila 2 Votes

Mr. Rom listed the number of voting units assigned by proxy to Mr. Anzola by various Landowners and the votes cast, as follows:

Miami World Towers LLC: 2 authorized votes

Seat 2 Esteban Anzola 2 Votes

MWT 1 LLC: 1 authorized vote

Seat 2 Esteban Anzola 1 Vote

C. Ballot Tabulation and Results

Mr. Rom reported the following ballot tabulation, results and term lengths:

Seat 1 John Chiste 14 Votes 4-year Term

Seat 2 Esteban Anzola 6 Votes 2-year Term

Seat 3 Jared Bouskila 14 Votes 4-year Term

FIFTH ORDER OF BUSINESS


Landowners' Questions/Comments

There were no Landowners' questions or comments.

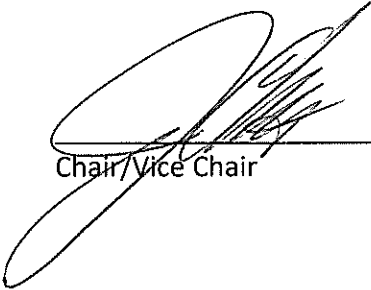
SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 11:17 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair