

**MINUTES OF MEETING  
THE WINSTON  
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of The Winston Community Development District was held on January 29, 2026 at 11:15 a.m., at the Villages Public Library at Pinellas Plaza, 7375 Powell Rd., Conference Room 162, Wildwood, Florida 34785.

**Present:**

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)/Proxy Holder
Jere Earlywine (via telephone)	District Counsel
Sete Zare (via telephone)	MBS Capital Markets, LLC
Jacob Beren	
Jon Smith	
Kirstan Jones	
Rachel Beren (via telephone)	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 11:21 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. Sanchez served as Chair to conduct the Landowners' meeting.

Ms. Sanchez is the designated proxy holder for Green Gardens LLC, which owns several parcels totaling approximately 86.28 acres, equating to 87 voting units. Ms. Sanchez is eligible to cast up to 87 votes per Seat.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [All Seats]**

**A. Nominations**

Ms. Sanchez nominated the following:

- Seat 1        Jacob Beren
- Seat 2        Kirstan Jones
- Seat 3        Rachel Beren
- Seat 4        Motty Segal
- Seat 5        Jon Smith

No other nominations were made.

**B. Casting of Ballots**

- **Determine Number of Voting Units Represented**

A total of 87 voting units were represented.

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

All 87 voting units were assigned by proxy.

Ms. Sanchez cast the following votes:

- Seat 1        Jacob Beren                      85 votes
- Seat 2        Kirstan Jones                    85 votes
- Seat 3        Rachel Beren                    80 votes
- Seat 4        Motty Segal                     80 votes
- Seat 5        Jon Smith                        80 votes

**C. Ballot Tabulation and Results**

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

- Seat 1        Jacob Beren                      85 votes                      Four-year Term
- Seat 2        Kirstan Jones                    85 votes                      Four-year Term
- Seat 3        Rachel Beren                    80 votes                      Two-year Term
- Seat 4        Motty Segal                     80 votes                      Two-year Term
- Seat 5        Jon Smith                        80 votes                      Two-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 11:23 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair