

**ACTION OF THE BOARD OF DIRECTORS
OF
HORSE FARMS FOREVER, INC.**

(SPECIAL EXECUTIVE SESSION)

A special executive meeting of the Board of Directors of **HORSE FARMS FOREVER, INC.**, a Florida not for profit corporation (the “Corporation”), was held on Tuesday, May 17, 2022.

The following Directors were present via video conference for the special executive session, constituting a quorum for the meeting:

Bernard Little
Paul Kaplan
Thomas Grabe
Nicholas de Meric
Linda Bammann
Elma Garcia-Cannavino
Chester Weber
George Isaacs

Robert Desino recused himself from participating in this special executive session.

WHEREAS, the participating Directors reviewed and discussed the information and supporting documents provided by Icard Merrill in connection with Pinecrest Plantation Development Project (the “Pinecrest Project”); and

WHEREAS, the undersigned Directors desire to take this action of the Board of Directors as permitted by Florida Statutes.

RESOLVED, that on a motion by Chester Weber, and seconded by Paul Kaplan the participating Directors unanimously voted to take a neutral position on the Pinecrest Project.

FURTHER RESOLVED, that this action be filed with the minutes of the proceedings of the Board of Directors of the Corporation.

[Signature Page Follows]

IN WITNESS WHEREOF, this action has been taken by the undersigned Directors of the Corporation effective the 17th day of May, 2022.

DIRECTORS:

DocuSigned by:

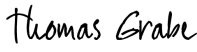
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BERNARD LITTLE

DocuSigned by:

44DCF0C8CE354E5...

PAUL KAPLAN

DocuSigned by:

AB0233A39CE1421

THOMAS GRABE

DocuSigned by:

13EA0B1E5980406...

NICHOLAS DE MERIC

DocuSigned by:

E97706DAC1674D8...

LINDA BAMMANN

DocuSigned by:

5089577E172C4E8...

ELMA GARCIA-CANNAVINO

DocuSigned by:

D49149AB380443D...

CHESTER C. WEBER

DocuSigned by:

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GEORGE ISAACS


STATEMENT OF RECUSAL

I, Robert Desino, hereby provide written notice of my recusal to the Board of Directors of Horse Farms Forever, Inc., a Florida not for profit corporation ("Horse Farms Forever"), from all deliberations, votes, actions, and involvement as a director and officer of Horse Farms Forever relating to the proposed development and application for agricultural lot split of the Pinecrest Plantation property situated in Marion County, Florida (the "Pinecrest Plantation Project").

I am recusing myself from any participation or involvement as an officer and director of Horse Farms Forever in matters relating to the Pinecrest Planation Project and will not attempt to influence any action of Horse Farms Forever relating to the Pinecrest Planation Project.

My decision to recuse is made to avoid any potential conflict of interest or appearance of thereof in relation the Pinecrest Plantation Project.

Dated: 4/20/22



ROBERT DESINO

MEMORANDUM

TO: BOARD OF DIRECTORS, HORSE FARMS FOREVER, INC.
BERNIE LITTLE, PRESIDENT

FROM: ICARD MERRILL
G. MATTHEW BROCKWAY

DATE: MAY 2, 2022

SUBJECT: PINECREST PLANTATION DEVELOPMENT REVIEW COMMITTEE
WAIVER REQUESTS

Introduction and Overview

One of the founding members of Horse Farms Forever, Inc., Rob Desino, along with his brother, Chris Desino, is undertaking a residential development within the Farmland Preservation Area, currently known and referred to as “Pinecrest Plantation” by way of an agricultural lot split (collectively, the “Project”). For convenience of reference, a graphic depicting the Project is attached hereto as Exhibit “A”. Three waivers from certain requirements of the Marion County Land Development Code (the “LDC”) were requested for the Project. These waivers were heard and approved by the Marion County Planning & Zoning Commission on or about April 18, 2022. Each of the waivers is discussed separately below.

Number of Lots for Agricultural Lot Split

Section 2.16.1.B.(8)(a) of the LDC limits the number of lots created by way of an agricultural lot split to 10 lots. The Project includes 18 lots, and as a result, a waiver is required. However, the Project includes three separate parcels, PID Nos. 12620-000-00 (~159.9 acres), 12631-000-00 (~49.45 acres), and 12578-000-01 (~19.57 acres), totaling 228.92 acres, more or less. In aggregate, these three parcels are of sufficient size to create 22 lots that would meet the 10-acre minimum lot size requirement of Section 2.16.1.B.(8)(b) of the LDC. As shown in Exhibit “A”, Each of the Project’s 18 lots exceeds the 10-acre minimum lot size requirement, which is also consistent with the Marion County Comprehensive Plan.

Easement Length

Section 2.16.1.B.(8)(f)(1) of the LDC prescribes a maximum length of 2,640 feet for easements providing access to lots created by way of an agricultural lot split. Access to the Project's lots will be by way of an access easement greater than this maximum length, and therefore, a waiver is required. According to the waiver request, a paved roadway will be provided within the access easement, along with multiple turnarounds at a maximum spacing of 1,500 feet and at any terminus of the access easement. The locations of the turnarounds is generally depicted in Exhibit "A".

Homeowner Association

Lastly, Section 2.16.1.B.(8)(g) of the LDC requires that a County MSBU (Municipal Service Benefit Unit) be established for the maintenance of improvements created by way of an agricultural lot split. In lieu of a MSBU, a homeowner association is proposed to be created to maintain the roadway, stormwater, common area, and other improvements. The homeowner association will have the power to levy assessments on the lots to fund the Project's ongoing operation, maintenance, repair, and replacement obligations.

Summary

Based on my review of the LDC, other nearby residential developments within the Farmland Preservation Area, and conversations with Bernie Little, none of these waiver requests are controversial or out of the ordinary. In fact, my understanding is that waiver requests of this nature are quite routine for agricultural lot splits, and the resulting Project appears to be consistent and compatible with the surrounding land uses and their character.

The Board of Directors (the "Board") should review the Project and determine whether it is consistent with the mission and purpose of Horse Farms Forever, Inc., and whether the Project is consistent with and enhances the rural, equestrian, and farmland character of the Farmland Preservation Area. The Board may choose to take a position either in support of or in opposition to the Project. Or, the Board may decline to take any position at all. Rob Desino should recuse himself from any and all discussions, debates, and decisions relating to the Project, with the exception of providing any factual information or clarification.

I am available to answer questions or discuss in further detail at anyone's convenience.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

[EXHIBIT "A" COMMENCES ON FOLLOWING PAGE]

EXHIBIT "A" - THE PROJECT

Civil Engineering, Planning, Landscape Architecture, Surveying, and Surveying
1500 N.W. 10th Street, Ft. Lauderdale, FL 33304
Phone: (352) 387-4540 Fax: (352) 387-4545

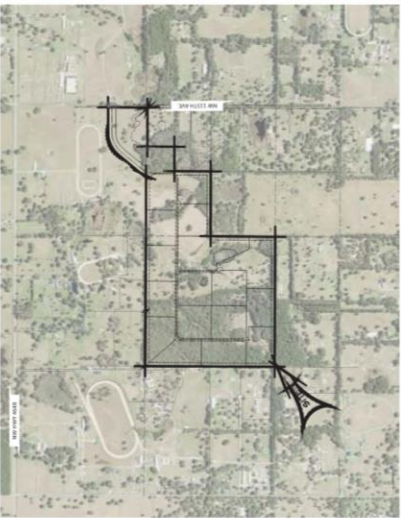
Table with 2 columns: DATE, REVISIONS

COVER SHEET
MARION COUNTY, FLORIDA
AGRICULTURAL LOT SPLIT
PINECREST PLANTATION
DRAWN BY: JAK
DATE: 10/26/2012

8/11
01.01
01.01
01.01

AG LOT SPLIT
PINECREST PLANTATION
PARCEL ID #: 12620-000-00, 12631-000-00 & 12578-000-01
PARCEL ADDRESS: 11752 NW HWY 464, OCALA FL
SECTIONS 28, 32 & 33, TOWNSHIP 14 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
TOTAL MILES OF ROADWAY - 1.5 MILES
PROJECT AREA - 228.35 ACRES
ZONING - A1



VICINITY MAP
SCALE: 1"=100'

INDEX OF SHEETS
COVER SHEET
AERIAL PHOTOGRAPH
GEOMETRY PLAN

- NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MATERIALS SPECIFICATIONS AND QUALITY STANDARDS OF THE MARION COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MARION COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MARION COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
4. ANY WELLS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MARION COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MARION COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.

BASE OF BEARING:
MAGNETIC AND COORDINATE NORTH DIRECTIONS ARE INDICATED BY THE COORDINATE SYSTEM. THE LOCAL TRANSFORMATION VERTICAL REFERENCE ELEVATION NETWORK.

LEGAL DESCRIPTION:
THE SHOWN IN THIS INSTRUMENT IS KNOWN AS THE RANGE 20 EAST MARION COUNTY, FLORIDA RANGING FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 20 EAST MARION COUNTY, FLORIDA.

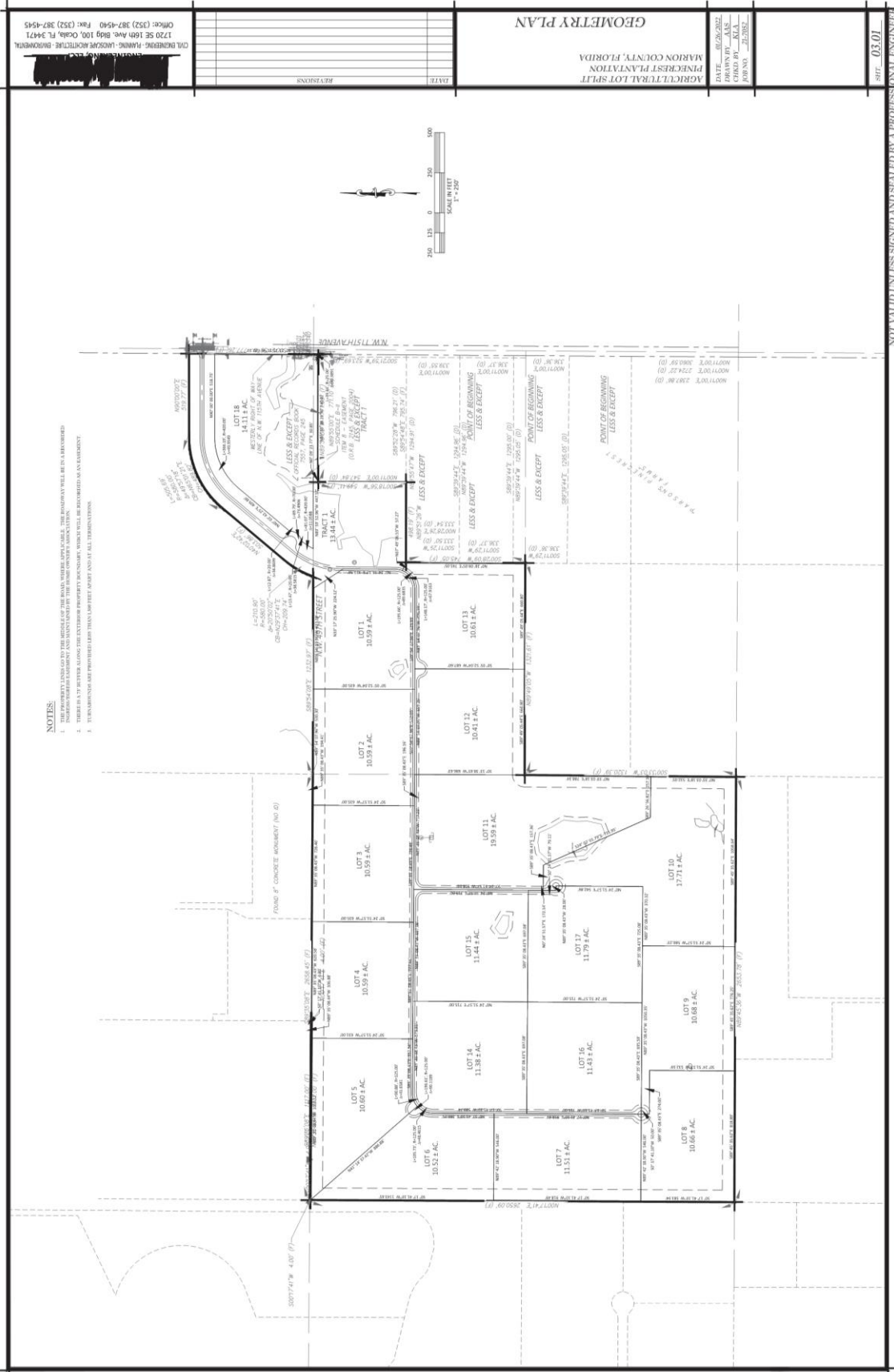
OWNER: JEROME GIBBS
1000 Ocala Trail Dr
Ocala, FL 34422-3998
PHONE: (352) 615-8001

CIVIL ENGINEER:
REVIN L. AVILLEY, P.E.
1000 Ocala Trail Dr
Ocala, FL 34422-3998
PHONE: (352) 397-4400

SURVEYOR:
KUT CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LE 6653
1000 Ocala Trail Dr
Ocala, FL 34422-3998
PHONE: (352) 665-1562



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOTES

1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD SURVEY OF THE AREA, WHICH IS AVAILABLE FOR REVIEW AT THE MARION COUNTY ENGINEERING DEPARTMENT AND MAY BE SUBJECT TO CHANGE. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD SURVEY OF THE AREA, WHICH IS AVAILABLE FOR REVIEW AT THE MARION COUNTY ENGINEERING DEPARTMENT AND MAY BE SUBJECT TO CHANGE.
2. THERE IS A 10' BUFFER ALONG THE EXISTING PROPERTY BOUNDARIES, WHICH WILL BE DELETED ON AN EXISTING.
3. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD SURVEY OF THE AREA, WHICH IS AVAILABLE FOR REVIEW AT THE MARION COUNTY ENGINEERING DEPARTMENT AND MAY BE SUBJECT TO CHANGE.