

***ZEPHYR LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Landowners Meeting***

***Tuesday
November 1, 2016***

9:00 a.m.

At:

***Residence Inn
2101 Northpointe Parkway
Lutz, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Zephyr Lakes Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105

Board of Supervisors
**Zephyr Lakes Community
Development District**

Dear Board Members:

The Landowners Meeting of the Board of Supervisors of Zephyr Lakes Community Development District is scheduled for **Tuesday, November 1, 2016 at 9:00 a.m.** at the Residence Inn, 2101 Northpointe Parkway, Lutz, Florida, 33558.

The advanced copy of the agenda for the meeting is attached along with associated documentation for your consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

The balance of the agenda is routine in nature and staff will present their reports at the meeting. In the meantime if you have any questions, please contact me.

Sincerely,

Paul Cusmano
District Manager

District: ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Tuesday, November 1, 2016
Time: **9:00 a.m.**
Location: Residence Inn
2101 Northpointe Parkway
Lutz, Florida

Conference Call In No.: 563.999.2090
Code: 686859#

Agenda

LANDOWNER'S MEETING

- I.** Call to Order
- II.** Determination of Number of Voting Units Represented
- III.** Election of a Chairperson for the Purpose of Conducting the Landowner's Meeting
- IV.** Nominations for the Position of Supervisor (3)
Seat 3 Price, Seat 4 Sanders, Seat 5 Vacant
- V.** Casting of Ballots
- VI.** Ballot Tabulations
- VII.** Landowners' Questions or Comments
- VIII.** Adjournment

Zephyr Lakes Community Development District

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Elections Information

The following is a list of the Zephyr Lakes CDD Board of Supervisors with their assigned positions and terms. Please click on the link to the Supervisor of Elections website for further information.

Latest Election Results

Seat	Member	Position	Term
	Mike Lawson		11/1/2018
	Doug Draper		11/1/2018
	Ted Sanders		11/1/2016
	Tony Brannan		11/1/2016
	Lori Price		11/1/2016

Contacts

DPFG
 15310 Amberly Drive
 Suite 175
 Tampa FL 33647
[Paul Cusmano](#)
 District Manager
 Ph. 813-418-7473 X-104

Email Signup!

Please read the [Terms and Conditions](#) prior to communicating electronically.

I have read and agree with the [Terms and Conditions](#).

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Report a Concern

If you have a concern, please let us know. [Click here to report your concern.](#)

Certain documents will be in PDF format. To view them you may have to download the latest version of Adobe Reader.

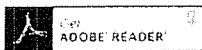


EXHIBIT A

**INSTRUCTIONS RELATING TO LANDOWNERS MEETING OF
ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS MEETING: **Tuesday, November 1, 2016**

TIME: **9:00 a.m.**

LOCATION: **Residence Inn
2101 Northpointe Parkway
Lutz, Florida**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS MEETING – NOVEMBER 1, 2016**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints Paul Cusmano (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Zephyr Lakes Community Development District to be held at the Residence Inn located at 2101 Northpointe Parkway Lutz, Florida on Tuesday, November 1, 2016 at 9:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect 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 written notice of such revocation presented at the landowners meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Dine FL Land / Sub LLC
Printed Name of Legal Owner

[Signature]
Signature of Legal Owner, *Manager*

10/24/16
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
<u>Refer to attachment</u>	<u>219</u>	<u>219</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.]

Total Number of Authorized Votes: 219

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2013), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

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.).

EXHIBIT A

OFFICIAL BALLOT
ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS MEETING – NOVEMBER 1, 2016

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Zephyr Lakes Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
<u>Refer to attachment</u>	<u>219</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.]

or

Attach Proxy.

I, Paul Cuomano, as Landowner, or as the proxy holder of Dune FL Land Sub LLC (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. <u>Ted Sanders</u>	<u>210</u>
2. <u>Lori Price</u>	<u>210</u>
3. _____	_____

Date: _____

Signed: _____

Printed Name: Paul Cuomano

ZEPHYR LAKES

COMMUNITY DEVELOPMENT DISTRICT PARCEL

SHEET NO. 1 OF 3

PARCEL "A"

A PORTION OF TRACTS 7, 10, 23, 26, 39, 42, 54, 55, 58 AND 59, TOGETHER WITH TRACTS 5, 6, 11, 12, 21, 22, 27, 28, 37, 38, 43 AND 44, IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH LOT 5, BLOCK 1, ZEPHYRHILLS SMALL FARMS AS RECORDED IN PLAT BOOK 4, PAGE 29 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, AND TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 35, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 26 AND THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27, N.89°53'52"W., 7.43 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 301 AND TO THE POINT OF A NON TANGENT CURVE; THENCE 338.36 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 38,082.19 FEET, CENTRAL ANGLE OF 00°30'33", CHORD BEARING AND DISTANCE OF N.01°25'14"E., 338.36 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N.89°57'25"E., 1,327.09 FEET; THENCE N.00°12'47"E., 653.34 FEET; THENCE S.89°56'51"W., 1,279.56 FEET TO SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 301; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.01°54'46"E., 330.36 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N.89°56'53"E., 1,269.69 FEET; THENCE N.00°13'21"E., 1,323.29 FEET; THENCE N.00°13'02"E., 1,322.57 FEET; THENCE N.89°45'54"E., 1,097.30 FEET TO THE WEST RIGHT OF WAY LINE OF OLD WIRE ROAD (DIXIE HIGHWAY(PLAT)) THE FOLLOWING SIX (6) COURSES: 1) S.31°28'01"E., 240.30 FEET TO A POINT OF CURVATURE; 2) 245.45 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 435.00 FEET, CENTRAL ANGLE OF 32°19'44", CHORD BEARING AND DISTANCE OF S.15°18'10"E., 242.20 FEET; 3) S.00°51'35"W., 3,101.11 FEET; 4) S.00°29'53"W., 434.75 FEET; 5) S.00°29'14"W., 1,327.81 FEET; 6) S.00°38'38"W., 575.28 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N.89°54'19"W., 723.00 FEET; THENCE S.00°21'55"W., 717.82 FEET TO THE NORTH RIGHT OF WAY LINE OF PRETTY POND ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N.89°53'13"W., 825.11 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N.00°09'45"E., 2,618.58 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE ALONG SAID NORTH LINE, N.89°59'50"W., 1015.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN COMMERCIAL TRACT DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID SECTION 26, N.00°13'58"E., FOR 12.44 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE, N.89°59'19"W., FOR 7.12 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 301 AND THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 38,082.19 FEET, A CENTRAL ANGLE OF 00°20'26", AN ARC LENGTH OF 326.05 FEET AND A CHORD BEARING N.01°24'41"E., FOR 326.05 FEET TO A POINT OF NON-TANGENCY; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N.89°57'25"E., FOR 338.00 FEET; THENCE S.01°25'32"W., FOR 326.58 FEET; THENCE N.89°59'19"W., FOR 330.79 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS THAT CERTAIN RESIDENTIAL TRACT DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID SECTION 26, N.00°13'58"E., FOR 991.38 FEET; THENCE LEAVING SAID WEST LINE, S.89°46'02"E., FOR 47.20 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 301 AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.01°54'46"E., FOR 330.36 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N.89°59'53"E., FOR 1269.69 FEET; THENCE S.00°11'49"W., FOR 330.53 FEET; THENCE S.89°56'51"W., FOR 1279.56 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS that certain parcel conveyed to Pasco County for additional right-of-way for Kossik Road by Warranty Deed recorded in Official Records Book 8103, page 1649, Public Records of Pasco County, Florida. Being described therein as:

A tract of land lying in the Southwest 1/4 of Section 26 and in the Southeast 1/4 of Section 27, Township 25 South, Range 21 East, Pasco County, Florida; All being more particularly described as follows:

Begin at the Southwest corner of said Section 26, Township 25 South, Range 21 East, Pasco County, Florida; thence along the South boundary of said Section 26, S.89°59'50"E., a distance of 1015.17 feet, thence departing said South boundary, N.00°09'45"E., a distance of 92.72 feet; thence Westerly, 383.38 feet, along the arc of a curve concave to the Northwest (said curve having a radius of 900.00 feet, delta angle of 24°24'28", and a chord bearing and distance of S.77°48'29"W., 380.49 feet); thence N.89°59'19"W., a distance of 650.47 feet to a point on the East right-of-way line of U.S. Highway No. 301; thence Southerly, 12.45 feet, along said right-of-way line and along the arc of a curve concave to the East (said curve having a radius of 38082.19 feet, delta angle of 00°01'07" and a chord bearing and distance of S.01°10'31"W., 12.45 feet to a point on the South boundary of the Southeast 1/4 of said Section 27; thence S.89°58'32"E., along said South boundary, a distance of 7.21 feet to the Point of Beginning.

FURTHER LESS AND EXCEPT:

ALL RIGHTS OF WAY AS CONTAINED WITHIN THE PLAT OF ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF THE 15 FOOT RIGHTS-OF-WAY WHICH HAVE NOT BEEN PREVIOUSLY VACATED, IN THE PLAT OF ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL "B"

THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 35.00 FEET THEREOF FOR ROAD RIGHT OF WAY TOGETHER WITH TRACT 35, ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 6, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 197.00 FEET THEREOF.

TOGETHER WITH:

THE WEST 584.00 FEET OF TRACT 36, ZEPHYRHILLS COLONY COMPANY LANDS SUBDIVISION IN SECTION 26, TOWNSHIP 25 SOUTH, RANGE 21 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 6, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 20.00 FEET THEREOF FOR ROAD RIGHT OF WAY.

ALSO TOGETHER WITH:

THAT PORTION OF THE RIGHT-OF-WAY FOR WIRE ROAD LYING TO THE EAST OF AND ADJACENT TO TRACT 9 AND TRACT 10, AND LYING EAST OF AND ADJACENT TO THE NORTH 50.75 FEET OF TRACT 8, AND THAT PART OF THE 15 FOOT RIGHT-OF-WAY LYING NORTH OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID WIRE ROAD, ALL OF ZEPHYRHILLS SMALL FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 29, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND ALSO TOGETHER WITH:

THAT PORTION OF THE 20 FOOT RIGHT-OF-WAY LYING WEST OF AND ADJACENT TO TRACT 36, OF ZEPHYRHILLS COLONY COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

NOTE:

ALTOGETHER CONTAINING 219.304 ACRES, MORE OR LESS.

1) See Sheet No. 2 for Sketch, see Sheet No. 3 for curve data, on Reverse side, basis of bearings.

This Survey Prepared For *Heidt Design*

Description	REVISIONS			
	Date	Dwn.	Ck'd	P.C. Order No.

DESCRIPTION SKETCH
 (Not A Boundary Survey)
 6506
 JACK M. GREEGE
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6506

GeoPoint
Surveying, Inc.

1403 E. 5th Avenue Phone: (813) 248-8888
 Tampa, Florida 33605 Fax: (813) 248-2266
 www.geopointsurveying.com Licensed Business Number LB 7768

Drawn: JMG Checked: PAD P.C.: --- Date: ---

Date: 1/25/14 Dwg: ZEPHYRLAKES-CDD Order No.: HDL-ZL-001

Sections 26, 27 & 35 Township 25 South, Range 21 East

ZEPHYR LAKES



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F: (602) 381-1203

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Austin, TX 78754
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F: (512) 732-0297

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Maitland, FL 32751
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F: (321) 263-0136

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