

1 **MINUTES OF MEETING**

2 **CABOT CITRUS FARMS**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The continued Organizational Meeting of the Board of Supervisors of the Cabot Citrus
5 Farms Community Development District was held on November 30, 2023 at 2:02 p.m. at 17590
6 Ponce de Leon Boulevard, Brooksville, FL 34614. The actions taken are summarized as follows:

7 **FIRST ORDER OF BUSINESS: Call to Order/Roll Call**

8 Mr. Darin called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Marcus Motes (S3)	Vice Chair
11	Harmon Barton (S2)	Supervisor
12	Steve Blake (S4)	Supervisor (<i>Joined in progress</i>)
13	Thomas Leach (S5)	Supervisor

14 Also present were:

15	Hank Fishkind (S1)	Chair (<i>Via Teams</i>)
16	Kyle Darin	District Manager, Vesta District Services
17	John Markunas	Vesta District Services
18	Michael Eckert	District Counsel, Kutak Rock
19	Sarah Warren	Bond Counsel, Bryant Miller Olive P.A.
20	Misty Taylor	Bond Counsel, Bryant Miller Olive P.A. (<i>Via Teams</i>)
21	Aliraza Hassan	Underwriter, Jefferies LLC (<i>Via Teams</i>)
22	Brent Wilder	Financial Advisor, PFM Financial Advisors LLC (<i>Via</i>
23		<i>Teams</i>)
24	Brian Malmberg	Interim Engineer, Coastal Engineering (<i>Via Teams</i>)

25 **SECOND ORDER OF BUSINESS: Audience Comments**

26 There being none, the next item followed.

27 **THIRD ORDER OF BUSINESS: Organizational Matters**

28 A. Exhibit 1: Consideration of Resolution 2024-28, Appointing District Manager

29 On a MOTION by Mr. Motes, SECONDED by Dr. Fishkind, WITH ALL IN FAVOR, the Board
30 adopted Resolution 2024-28, Appointing Vesta District Services as District Manager, for Cabot
31 Citrus Farms Community Development District.

32 1. District Management Agreement

33 On a MOTION by Mr. Motes, SECONDED by Dr. Fishkind, WITH ALL IN FAVOR, the Board
34 approved the Vesta District Services management agreement, for Cabot Citrus Farms Community
35 Development District.

36 B. Exhibit 2: Consideration of Resolution 2024-05, Amended and Restated
37 Designation of Primary Administrative Office, Principal Headquarters, and Local
38 Records Office

39 On a MOTION by Dr. Fishkind, SECONDED by Mr. Leach, WITH ALL IN FAVOR, the Board
40 adopted Resolution 2024-05, Amended and Restated Designation of Primary Administrative
41 Office, Principal Headquarters, and Local Records Office, for Cabot Citrus Farms Community
42 Development District.

43 C. Exhibit 3: Consideration of Resolution 2024-22, Amended and Restated
44 Authorization to Establish Checking Account and Designation of Authorized
45 Signatories for Operating Account(s)

46 On a MOTION by Dr. Fishkind, SECONDED by Mr. Motes, WITH ALL IN FAVOR, the Board
47 adopted Resolution 2024-22, Amended and Restated Authorization to Establish Checking Account
48 and Designation of Authorized Signatories for Operating Account(s), for Cabot Citrus Farms
49 Community Development District.

50 **FOURTH ORDER OF BUSINESS: Financing Matters**

51 A. Exhibit 4: Consideration of Master Engineer's Report Dated November 29, 2023
52 Mr. Malmberg presented the Master Engineer's Report in detail to the Board of
53 Supervisors.

54 B. Exhibit 5: Consideration of Master Assessment Methodology Report
55 Dr. Fishkind presented the Master Assessment Methodology Report in detail to the
56 Board of Supervisors.

57 C. Exhibit 6: Consideration of Bond Validation Report
58 Dr. Fishkind presented the Bond Validation Report in detail to the Board of
59 Supervisors.

60 On a MOTION by Mr. Motes, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board
61 approved the Bond Validation Report, for Cabot Citrus Farms Community Development District.

62 D. Exhibit 7: Consideration of Resolution 2024-29, Declaring Special Assessments
63 Mr. Eckert presented Resolution 2024-29 to the Board of Supervisors and explained
64 the assessment process.

65 On a MOTION by Dr. Fishkind, SECONDED by Mr. Motes, WITH ALL IN FAVOR, the Board
66 adopted Resolution 2024-29, Declaring Special Assessments, for Cabot Citrus Farms Community
67 Development District.

68 E. Exhibit 8: Consideration of Resolution 2024-30, Setting the Public Hearing for
69 Imposing Special Assessments

70 The Public Hearing was set for the regular board meeting on January 10, 2024.

71 On a MOTION by Dr. Fishkind, SECONDED by Mr. Barton, WITH ALL IN FAVOR, the Board
72 adopted Resolution 2024-30, Setting the Public Hearing for Imposing Special Assessments, for
73 Cabot Citrus Farms Community Development District.

74 F. Exhibit 9: Consideration of Resolution 2024-31, Bond Resolution

75 1. Master Trust Indenture

76 Ms. Warren of the District's bond counsel firm of Bryant, Miller, and Olive
77 presented Resolution 2024-31 to the Board in detail and explained each
78 section of the resolution.

79 On a MOTION by Dr. Fishkind, SECONDED by Mr. Leach, WITH ALL IN FAVOR, the Board
80 adopted Resolution 2024-31, Bond Resolution, for Cabot Citrus Farms Community Development
81 District.

82 G. Exhibit 10: Consideration of Bond Financing Team Funding Agreement

83 Mr. Eckert presented the Bond Financing Team Funding Agreement.

84 On a MOTION by Dr. Fishkind, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board
85 approved the bond financing team funding agreement in substantial form, for Cabot Citrus Farms
86 Community Development District.

87 **FIFTH ORDER OF BUSINESS:** Business Matters

88 A. Exhibit 11: Consideration of Fiscal Year 2023-2024 Budget Funding Agreement

89 Mr. Eckert presented the Fiscal Year 2023-2024 Budget Funding Agreement.

90 On a MOTION by Mr. Motes, SECONDED by Dr. Fishkind, WITH ALL IN FAVOR, the Board
91 approved the FY 2023-2024 budget funding agreement in substantial form, for Cabot Citrus Farms
92 Community Development District.

93 B. Exhibit 12: Consideration of Funding Request No. 1

94 Funding was requested for the general and officer liability insurance premium in
95 the amount of \$4,164.00.

96 On a MOTION by Mr. Motes, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board
97 approved Funding Request No. 1, for Cabot Citrus Farms Community Development District.

98 C. Exhibit 13: Consideration and Adoption of Resolution 2024-32, Designating
99 Secretary and Assistant Secretaries

100 On a MOTION by Mr. Barton, SECONDED by Mr. Motes, WITH ALL IN FAVOR, the Board
101 adopting Resolution 2024-32, Designating Secretary and Assistant Secretaries, for Cabot Citrus
102 Farms Community Development District.

103 D. Exhibit 14: Consideration and Adoption of Resolution 2024-33, Designating
104 Treasurer and Assistant Treasurers

105 On a MOTION by Mr. Motes, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board
106 Adopted Resolution 2024-33, Designating Treasurer and Assistant Treasurers, for Cabot Citrus
107 Farms Community Development District.

108 E. Staff Reports

109 1. District Counsel

