

1 **MINUTES OF MEETING**  
2 **CABOT CITRUS FARMS**  
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Cabot Citrus Farms Community  
5 Development District was held on May 8, 2024 at 10:00 a.m. at 17590 Ponce de Leon Boulevard,  
6 Brooksville, FL 34614. The discussions and actions taken are summarized as follows:

7 **FIRST ORDER OF BUSINESS: Roll Call**

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

9 Present and constituting a quorum were:

10 Harmon Barton (S2) Board Supervisor, Assistant Secretary  
11 Steve Blake (S4) Board Supervisor, Assistant Secretary  
12 Thomas Leach (S5) Board Supervisor, Assistant Secretary

13 Also present were:

14 Hank Fishkind (S1) Board Supervisor, Chairman (*virtually*)  
15 Kyle Darin District Manager, Vesta District Services  
16 Michael Eckert District Counsel, Kutak Rock (*virtually*)  
17 Ford Manuel District Engineer, Coastal Engineering (*virtually*)

18 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items** (*Limited to*  
19 *3 minutes per individual for agenda items*)

20 There being none, the next item followed.

21 **THIRD ORDER OF BUSINESS: Business Matters**

22 A. Exhibit 1: Consideration of Disclosure Relating to Public Finance and  
23 Maintenance of Improvements to Real Property

24 Mr. Eckert explained F.S. 190 requires all CDDs to provide a public notice of  
25 disclosure of the bonds or notes that they've issued as well as the improvements  
26 they anticipate maintaining and the services that they'll provide. Once approved,  
27 the developer would receive a copy that can be distributed to end-users. It would  
28 also be recorded in the property records of Hernando County so anyone doing a  
29 title search for a property will be on notice.

30 On a MOTION by Mr. Barton, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
31 approved the Disclosure Relating to Public Finance and Maintenance of Improvements to Real  
32 Property, and authorized the Chair to execute subject to no material changes from the Developer,  
33 for Cabot Citrus Farms Community Development District.

34 B. Exhibit 2: Consideration of Bond Series 2024 Arbitrage Reporting Proposals

- 35 1. Arbitrage Rebate Counselors, LLC  
36 2. Integrity Public Finance – Initial 5-yr agreement

37 On a MOTION by Dr. Fishkind, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
38 approved the Integrity Public Finance proposal for Bond Series 2024 Arbitrage Reporting, for  
39 Cabot Citrus Farms Community Development District.

- 40 C. Exhibit 3: Consideration and Adoption of **Resolution 2024-43, Approving**
- 41 **Proposed FY 2025 Budget and Setting Public Hearing**
- 42 1. FY 2025 Proposed Budget

43 On a MOTION by Dr. Fishkind, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
44 adopted Resolution 2024-43, Approving Proposed FY 2025 Budget and Setting Public Hearing  
45 for 10 a.m. on August 14, 2024, for Cabot Citrus Farms Community Development District.

46 **FOURTH ORDER OF BUSINESS: Consent Agenda**

- 47 A. Exhibit 4: Consideration and Approval of the Minutes of the Board of
- 48 Supervisors Regular Meeting Held April 10, 2024
- 49 B. Exhibit 5: Consideration and Acceptance of the March 2024 Unaudited Financial
- 50 Statement
- 51 C. Exhibit 6: Ratification of Funding Request
- 52 1. GF2024-08 - \$4,951.23

53 On a MOTION by Mr. Barton, SECONDED by Mr. Leach, WITH ALL IN FAVOR, the Board  
54 approved the Consent Agenda – Items A-C as presented, for Cabot Citrus Farms Community  
55 Development District.

56 **FIFTH ORDER OF BUSINESS: Staff Reports**

- 57 A. District Counsel
- 58 Mr. Eckert advised of the two items his team will be working on over the course
- 59 of the next 60 day. The first is assisting the District Manager and developer with
- 60 maintenance contracts (such as for landscape and ponds) that need to be entered
- 61 into by the District. Proposals will be presented to the Board for consideration.
- 62 The second is following up on the District’s acquisitions, a few more things have
- 63 been completed and will need to be funded; these should fall within the amount
- 64 previously approved.
- 65 B. District Engineer
- 66 Mr. Manuel presented the District Engineer’s report.
- 67
  - 68 • Phase 1A has been certified on the utilities and is going through final
  - 69 certification with the County; certification submission to be made this
  - 70 summer.
  - 71 • Phase 1B and 1E have conditional plat approval; site construction plans
  - 72 are in progress for site civil with anticipated submission in July.
  - 73 • Phase 1B is under review by the County, conditional plat is nearing final
  - 74 approval and construction plan approval is anticipated in 4-5 months.
  - Off-site utilities have been approved and are going through final release.
- 75 District Counsel will follow up with Developer’s Counsel regarding the final legal
- 76 description of a berm for an easement conveyance and associated Deed.

- 77 C. District Manager
- 78 1. Discussion Regarding June meeting

79 On a MOTION by Dr. Fishkind, SECONDED by Mr. Barton, WITH ALL IN FAVOR, the Board  
80 approved the cancelation of the June meeting, for Cabot Citrus Farms Community Development  
81 District.

82 **SIXTH ORDER OF BUSINESS: Supervisor Requests**

83 There being none, the next item followed.

84 **SEVENTH ORDER OF BUSINESS: Audience Comments – New Business (Limited to**  
85 **3 minutes per individual for non-agenda items)**

86 There being none, the next item followed.

87 **EIGHTH ORDER OF BUSINESS: Action Items Summary**

88 **District Counsel/District Manager**

89 Work with developer to transfer maintenance contracts to the CDD

90 **District Manager**

91 Update the District's physical address to 17784 Farmers Way, Brooksville, FL  
92 34614

93 **NINTH ORDER OF BUSINESS: Next Meeting Quorum Check**

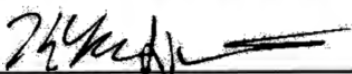
94 *The next Cabot Citrus Farms Community Development District meeting is scheduled for 10:00*  
95 *a.m. on July 10, 2024 at 17784 Farmers Way, Brooksville, FL 34614.*

96 **TENTH ORDER OF BUSINESS: Adjournment**

97 On a MOTION by Dr. Fishkind, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
98 adjourned the meeting at 10:19 a.m., for Cabot Citrus Farms Community Development District.

99 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
100 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
101 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

102 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
103 **noticed meeting held on July 10, 2024.**

104 

105  Kyle Darin, Secretary

106  \_\_\_\_\_, Assistant Secretary



Hank Fishkind, Chair

Marcus Motes, Vice Chair