

36 On a MOTION by Mr. Motes, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board
37 found Dix Hite qualified, directed staff to negotiate a contract with Dix Hite for continuing
38 landscape and hardscape architectural services, and authorized the Chair or Vice Chair to execute
39 the final agreement, for Cabot Citrus Farms Community Development District.

40 **FOURTH ORDER OF BUSINESS: Staff Reports**

41 A. District Counsel – *Michael Eckert, Kutak Rock*

42 Mr. Eckert advised they are still working with US Water on the agreement. A
43 contract was finalized with Goodwin Brothers for Phase 1B horizontal
44 construction, with a payment performance bond there are no lien rights.

45 A form of agreement has been prepared for landscape maintenance and an aquatic
46 maintenance agreement with SOLitude, and an RFP has been prepared for Phase
47 1B lighting design and construction which is in process.

48 B. District Engineer – *Ford Manuel, Coastal Engineering*

49 Mr. Manuel advised that Hernando County approvals were received for Phase 1B
50 construction. They are preparing the final plat for submission to Hernando
51 County. Phase 1D and 1E construction plans are still being developed for
52 submission to SWFWMD and Hernando County, and Phase 1A is nearing final
53 completion review with Hernando County as well.

54 C. District Manager – *Kyle Darin, Vesta District Services*

55 Mr. Darin advised the lighting RFP will be opened at Cabot Citrus Farms (15801
56 Hebron Church Road, Brooksville, FL 34614) on December 3rd for the Board to
57 consider at the December 11th meeting. Mr. Eckert later added the opening time
58 was 2 p.m. and this was in the RFP so it does not have to be separately noticed.

59 **FIFTH ORDER OF BUSINESS: Business Items**

60 A. Exhibit 3: Consideration of Audit Services Agreement Rate Increase (Due to
61 Bond Note issued during 2024)

62 On a MOTION by Mr. Motes, SECONDED by Mr. Barton, WITH ALL IN FAVOR, the Board
63 accepted Grau and Associates audit services agreement rate increase due to bond note issuance
64 during 2024, for Cabot Citrus Farms Community Development District.

65 B. Exhibit 4: Acceptance of Public Facilities Report Dated October 25, 2024

66 On a MOTION by Mr. Motes, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board
67 accepted the Public Facilities Report dated October 25, 2024, for Cabot Citrus Farms Community
68 Development District.

69 **SIXTH ORDER OF BUSINESS: Consent Agenda**

70 A. Exhibit 5: Approval of the Minutes of the Board of Supervisors Regular Meeting
71 Held October 21, 2024

72 B. Exhibit 6: Acceptance of the September 2024 Unaudited Financial Statement

73 C. Exhibit 7: Ratification of Funding Request GF2025-01

74 On a MOTION by Mr. Blake, SECONDED by Mr. Motes, WITH ALL IN FAVOR, the Board
75 approved Consent Agenda – items A-C as presented, for Cabot Citrus Farms Community
76 Development District.

77 **SEVENTH ORDER OF BUSINESS: Supervisor Requests** *(Includes Next Meeting*
78 *Agenda Item Requests)*

79 There being none, the next item followed.

80 **EIGHTH ORDER OF BUSINESS: Audience Comments – New Business** *(Limited to*
81 *3 minutes per individual for non-agenda items)*

82 There being none, the next item followed.

83 **NINTH ORDER OF BUSINESS: Action Items Summary**

84 There being none, the next item followed.

85 **TENTH ORDER OF BUSINESS: Next Meeting Quorum Check**

86 *The next Cabot Citrus Farms Community Development District meeting is scheduled for 10:00*
87 *a.m. on December 11, 2024 at 15801 Hebron Church Road, Brooksville, FL 34614.*

88 **ELEVENTH ORDER OF BUSINESS: Adjournment**

89 On a MOTION by Mr. Barton, SECONDED by Mr. Motes, WITH ALL IN FAVOR, the Board
90 adjourned the meeting at 10:20 a.m., for Cabot Citrus Farms Community Development District.

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

94 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
95 **noticed meeting held on December 11, 2024**

96 
97 _____

97 Kyle Darin, Secretary

98 _____, Assistant Secretary



Hank Fishkind, Chair

Marcus Motes, Vice Chair