

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 December 11, 2024 at 10:00 a.m. at 15801 Hebron Church
6 Road, Brooksville, FL 34614. The actions taken are summarized as follows:

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

8 Mr. Darin called the meeting to order at 10:09 a.m. and conducted roll call.

9 Present and constituting a quorum were:

10	Marcus Motes (S3)	Board Supervisor, Vice Chairman
11	Harmon Barton (S2)	Board Supervisor, Assistant Secretary
12	Steve Blake (S4)	Board Supervisor, Assistant Secretary
13	Thomas Leach (S5)	Board Supervisor, Assistant Secretary

14 Also present were:

15	Kyle Darin	District Manager, Vesta District Services
16	Heath Beckett	Vesta District Services
17	Ryan Dugan	Kutak Rock (<i>virtually</i>)
18	Ford Manuel	District Engineer, Coastal Engineering (<i>virtually</i>)

19 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items (Limited to**
20 **3 minutes per individual for agenda items)**

21 There being none, the next item followed.

22 **THIRD ORDER OF BUSINESS: Phase 1B Lighting Services Request for**
23 **Proposals**

- 24 A. Exhibit 1: Proof of Publication
- 25 B. Consideration of Response to Phase 1B Lighting Services Request For Proposals
- 26 One bid was received and the Board determined it to be non-responsive to the
- 27 Request for Proposals.

28 On a MOTION by Mr. Motes, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board
29 rejected the received bid as non-responsive to the Request For Proposals, directed staff to negotiate
30 with a chosen vendor for Phase 1B lighting services, and authorized the Chair or Vice Chair to
31 execute an agreement for the same, for Cabot Citrus Farms Community Development District.

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

- 33 A. District Counsel – *Ryan Dugan, Kutak Rock*
- 34 Mr. Dugan reported that a response was pending from US Water regarding a
- 35 revised draft that was sent last week and reminded Supervisors to complete their
- 36 4-hour ethics training requirement by the end of December.

- 37 B. District Engineer – *Ford Manuel, Coastal Engineering*

38 Mr. Manuel briefed Supervisors on the status of current construction projects.

- 39 C. District Manager – *Kyle Darin, Vesta District Services*
40 Mr. Darin introduced Heath Beckett who is assisting with District management
41 and is expected to facilitate the February meeting in Mr. Darin’s absence.

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

- 43 A. Exhibit 2: Ratification of Goodwin Bros Construction, Inc. Change Order 1 Rev3
44 (Waiver of Additional Days Required for Additional Clear and Burn of Material)

45 On a MOTION by Mr. Motes, SECONDED by Mr. Leach, WITH ALL IN FAVOR, the Board
46 ratified the Goodwin Bros. Construction Inc. Change Order 1 Rev3, for Cabot Citrus Farms
47 Community Development District.

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

- 49 A. Exhibit 3: Approval of the Minutes of the Board of Supervisors Regular Meeting
50 Held November 19, 2024
51 B. Exhibit 4: Acceptance of the October 2024 Unaudited Financial Statement
52 C. Exhibit 5: Ratification of Funding Request GF2025-02

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

56 **SEVENTH ORDER OF BUSINESS: Supervisor Requests (Includes Next Meeting
57 Agenda Item Requests)**

58 There being none, the next item followed.

59 **EIGHTH ORDER OF BUSINESS: Audience Comments – New Business (Limited to
60 3 minutes per individual for non-agenda items)**

61 There being none, the next item followed.

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

63 *The next Cabot Citrus Farms Community Development District meeting is scheduled for 10:00
64 a.m. on January 8, 2025 at 15801 Hebron Church Road, Brooksville, FL 34614.*

65 **TENTH ORDER OF BUSINESS: Adjournment**

66 On a MOTION by Mr. Barton, SECONDED by Mr. Motes, WITH ALL IN FAVOR, the Board
67 adjourned the meeting at 10:17 a.m., for Cabot Citrus Farms Community Development District.

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

71 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
72 **noticed meeting held on February 12, 2025 .**

73 

74 Kyle Darin, Secretary

75 _____, Assistant Secretary



Hank Fishkind, Chair

Marcus Motes, Vice Chair