

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 June 11, 2025 at 10:00 a.m. at 15801 Hebron Church Road,
6 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 10:04 a.m. and conducted roll call.

9 Present and constituting a quorum were:

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

13 Also present were:

14 Kyle Darin District Manager, Vesta District Services
15 Michael Eckert District Counsel, Kutak Rock
16 Ford Manuel District Engineer, Coastal Engineering (*virtually*)

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

19 There being none, the next item followed.

20 **THIRD ORDER OF BUSINESS: Staff Reports**

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

22 Mr. Eckert advised that the Water Use Permit transfer is in process, the signed
23 construction agreement for phase 1D was received and a Notice of
24 Commencement provided, a short form addendum was provided to Tierra Inc., a
25 public records request for Phase 1D Civil Sitework RFP bids was responded to in
26 accordance with public records laws, a temporary construction easement for
27 Hebron Church and Haul Road were recorded, and the boundary amendment is in
28 progress. He noted that any changes to the boundary amendment would be
29 presented to the Board for approval. Mr. Eckert also advised that a cost share
30 agreement with the developer for phase 1D is being drafted and noted that the
31 legislature did not adopt any bills that materially impact CDD business. He
32 reminded Supervisors to submit their Form 1 by July 1, and complete their 4-hrs
33 of ethics training by December 31. A brief discussion followed regarding a
34 Supervisor's difficulty accessing the Florida Commission on Ethics website,
35 possibly due to the web browser being used.

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

37 Mr. Manuel advised that As-builts for utilities are progressing, Phase 1B and 1D
38 plats are under County review, and Phase 1D is nearing construction plan
39 permitting.

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

41 **FOURTH ORDER OF BUSINESS: Business Items**

- 42 A. Exhibit 1: Consideration of Cabot Citrus OPCO Temporary Construction
43 Easement for Phase 1D

44 On a MOTION by Mr. Motes, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board
45 approved the Cabot Citrus OPCO Temporary Construction Easement for Phase 1D, for Cabot
46 Citrus Farms Community Development District.

47 **FIFTH ORDER OF BUSINESS: Consent Agenda**

- 48 A. Exhibit 2: Approval of the Minutes of the Board of Supervisors Regular Meeting
49 Held April 21, 2025
50 B. Exhibit 3: Acceptance of the Audited FY 2024 Financial Report
51 C. Exhibit 4: Acceptance of the Unaudited April 2025 Financial Statement
52 D. Exhibit 5: Ratification of Funding Requests
53 1. GF2025-06 – GF2025-10

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

57 **SIXTH ORDER OF BUSINESS: Supervisor Requests** *(Includes Next Meeting*
58 *Agenda Item Requests)*

59 There being none, the next item followed.

60 **SEVENTH ORDER OF BUSINESS: Audience Comments – New Business** *(Limited to*
61 *3 minutes per individual for non-agenda items)*

62 There being none, the next item followed.

63 **EIGHTH ORDER OF BUSINESS: Next Meeting Quorum Check**

64 *The next Cabot Citrus Farms Community Development District meeting is scheduled for 10:00*
65 *a.m. on July 9, 2025 at 15801 Hebron Church Road, Brooksville, FL 34614.*

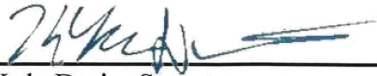
66 Mr. Darin reminded Supervisors the July meeting would include the budget public
67 hearing and adoption.

68 **NINTH ORDER OF BUSINESS: Adjournment**

69 On a MOTION by Mr. Blake, SECONDED by Mr. Motes, WITH ALL IN FAVOR, the Board
70 adjourned the meeting at 10:11 a.m., for Cabot Citrus Farms Community Development District.

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

74 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
75 noticed meeting held on July 9, 2025.



76 _____
77 Kyle Darin, Secretary
78 Heath Beckett, Assistant Secretary



_____ Hank Fishkind, Chair
 Marcus Motes, Vice Chair