

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 July 9, 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. Beckett 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 Heath Beckett District Manager, Vesta District Services  
15 Michael Eckert District Counsel, Kutak Rock (*virtually*)  
16 Kubra Metin District Counsel, Kutak Rock (*virtually*)  
17 Brian Malmberg 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: FY 2025-2026 Budget**

22 A. **FY 2025-2026 Budget Public Hearing**

23 1. Open Public Hearing

24 On a MOTION by Mr. Barton, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
25 opened the FY 2025-2026 Budget Public Hearing, for Cabot Citrus Farms Community  
26 Development District.

27 2. Exhibit 1: Presentation of FY 2025-2026 Budget

28 No changes were made to the proposed budget which did not change from  
29 FY 2024-2025.

30 3. Public Comments

31 There being none, the next item followed.

32 4. Close Public Hearing

33 On a MOTION by Mr. Barton, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
34 closed the FY 2025-2026 Budget Public Hearing, for Cabot Citrus Farms Community  
35 Development District.

36 B. Exhibit 2: Consideration and Adoption of **Resolution 2025-05, FY 2025-2026**  
37 **Budget Appropriations**

38 On a MOTION by Mr. Blake, SECONDED by Mr. Barton, WITH ALL IN FAVOR, the Board  
39 adopted **Resolution 2025-05, FY 2025-2026 Budget Appropriations**, for Cabot Citrus Farms  
40 Community Development District.

41 C. Exhibit 3: Consideration and Adoption of **Resolution 2025-06, Providing for**  
42 **the Collection and Enforcement of Series 2024 Assessments for FY 2025-2026**

43 Mr. Eckert advised the assessment collection is limited to Debt Service imposed  
44 on properties within the Series 2024 assessment area as the operation and  
45 maintenance portion of the budget will be funded through an agreement with the  
46 developer for Fiscal Year 2026.

47 On a MOTION by Mr. Barton, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
48 adopted **Resolution 2025-06, Providing for the Collection and Enforcement of Series 2024**  
49 **Assessments for FY 2025-2026**, for Cabot Citrus Farms Community Development District.

50 D. Exhibit 4: Consideration and Approval of Cabot Citrus OpCo LLC FY 2025-  
51 2026 Budget Funding Agreement

52 Mr. Eckert explained the agreement will allow the developer to pay the actual FY  
53 2026 expenses of the District as they become due. The District will re-evaluate  
54 whether there is sufficient diversity of ownership to support levying both  
55 Operation and Maintenance and Debt Service assessments when the FY 2027  
56 budget is proposed.

57 The proposed agreement provides for the same terms as the funding agreement  
58 already in place for current fiscal year.

59 A correction was requested on the mailing address for the Cabot Citrus OpCo  
60 LLC. District Counsel will make that correction and redistribute the page.

61 On a MOTION by Mr. Barton, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
62 approved the corrected Cabot Citrus OpCo LLC FY 2025-2026 Budget Funding Agreement, for  
63 Cabot Citrus Farms Community Development District.

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

65 A. District Counsel – *Michael Eckert/Kubra Metin, Kutak Rock*

66 Ms. Metin reviewed the tasks District Counsel completed for the District over the  
67 last month.

68 B. District Engineer – *Brian Malmberg, Coastal Engineering*

69 Mr. Malmberg provided the following status update on construction:

- 70 • **Phase 1A** construction was completed and final clearance submitted to
- 71 Hernando County
- 72 • **Phase 1B** is currently under construction
- 73 • **Phase 1D (Iron Range)** has been resubmitted to Hernando County,
- 74 SWFWMD approval was received, shop drawings are under review,
- 75 construction to start.

- 76                   • **Temporary pool and racquet club** is awaiting applications from the  
77                   owners to resubmit to Hernando County.

78           C.     District Manager – *Heath Beckett, Vesta District Services*

79                   Mr. Beckett had nothing to report.

80                   Mr. Eckert was asked about the ethics training memorandum to Supervisors. Ms.  
81                   Metin will re-send the memorandum after the meeting.

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

83           A.     Exhibit 5: Consideration of Cabot Citrus OpCo Construction Contract Cost  
84                   Sharing Agreement for Phase 1D FKA Iron Range Project

85                   Mr. Eckert explained that some construction of Phase 1D is developer-related  
86                   work not eligible to be paid with Bond proceeds. The agreement allows the work  
87                   to be completed under the District’s contract, with the developer either  
88                   reimbursing the District or paying the contractor directly for their portion. He  
89                   requested the agreement be approved in substantial form with authorization for  
90                   the Chair or Vice Chair to execute once the work allocations are finalized.

91     On a MOTION by Mr. Blake, SECONDED by Mr. Barton, WITH ALL IN FAVOR, the Board  
92     approved Cabot Citrus OpCo Construction Contract Cost Sharing Agreement for Phase 1D FKA  
93     Iron Range Project in standard form and authorized the Chair or Vice Chair to execute the finalized  
94     agreement, for Cabot Citrus Farms Community Development District.

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

96           A.     Exhibit 6: Approval of the Minutes of the Board of Supervisors Regular Meeting  
97                   Held June 11, 2025

98           B.     Exhibit 7: Acceptance of the Unaudited May 2025 Financial Statement

99     On a MOTION by Mr. Barton, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
100     approved Consent Agenda – items A & B as presented, for Cabot Citrus Farms Community  
101     Development District.

102     **SEVENTH ORDER OF BUSINESS:                   Supervisor Requests (Includes Next Meeting  
103                   Agenda Item Requests)**

104                   There being none, the next item followed.

105     **EIGHTH ORDER OF BUSINESS:                   Audience Comments – New Business (Limited to  
106                   3 minutes per individual for non-agenda items)**

107                   There being none, the next item followed.

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

109     *The next Cabot Citrus Farms Community Development District meeting is scheduled for 10:00  
110     a.m. on August 13, 2025 at 15801 Hebron Church Road, Brooksville, FL 34614.*

111     **TENTH ORDER OF BUSINESS:                   Adjournment**

112 On a MOTION by Mr. Blake, SECONDED by Mr. Barton, WITH ALL IN FAVOR, the Board  
113 adjourned the meeting at 10:14 a.m., for Cabot Citrus Farms Community Development District.

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

117 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
118 **noticed meeting held on September 10, 2025.**

119   
120 \_\_\_\_\_  
□ Kyle Darin, Secretary

*Marcus Motes*  
Marcus Motes (Sep 16, 2025 07:00:59 EDT)  
\_\_\_\_\_  
□ Marcus Motes, Vice Chair