

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 September 10, 2025 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. Beckett called the meeting to order at 10:03 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 Also present were:

14 Heath Beckett 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 reminded Supervisors of the 4-hours ethics training requirement and  
23 was asked to recirculate the memo on this requirement.

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

25 Mr. Manuel

26 1. Exhibit 1: Presentation of Coastal Engineering Biotec Evaluation of  
27 Cabot Road – Heart of House to Citrus Way Dated May 2025

28 Mr. Manuel advised that the biotec evaluation reported no adverse impact  
29 to the new roadway development area.

30 2. Exhibit 2: Presentation of the Tierra, Inc. Geotechnical Engineering  
31 Services Report on Cabot Road from Heart of House to Citrus Way

32 In his review of the survey, Mr. Manuel found nothing that would  
33 adversely affect the new road installation. He was asked to double check  
34 the overlay for one of the boring locations against the property lines.

35 C. District Manager – *Kyle Darin/Heath Beckett, Vesta District Services*

36 Mr. Beckett had nothing to report.

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

- 38 A. Exhibit 3: Adoption of **Resolution 2025-07, Rescinding Resolution 2025-01,**  
39 **Approving District Expansion and Authorizing Action by Vice Chair and**  
40 **Staff to Amend District’s Boundaries**

41 Mr. Eckert explained that the rescission was due to the plan changes prior to the  
42 finalization of the originally approved boundary petition.

43 On a MOTION by Mr. Motes, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
44 adopted **Resolution 2025-07, Rescinding Resolution 2025-01, Approving District Expansion**  
45 **and Authorizing Action by Vice Chair and Staff to Amend District’s Boundaries,** for Cabot  
46 Citrus Farms Community Development District.

- 47 B. Exhibit 4: Adoption of **Resolution 2025-08, Approving New Boundary**  
48 **Amendment and Authorizing Action by Vice Chair and Staff to Amend**  
49 **District’s Boundaries**

50 Mr. Eckert reviewed the expansion and contraction areas associated with the new  
51 boundary amendment and the anticipated diagram update, which the Vice Chair  
52 would be authorized to approve.

53 On a MOTION by Mr. Motes, SECONDED by Mr. Barton, WITH ALL IN FAVOR, the Board  
54 adopted **Resolution 2025-08, Approving New Boundary Amendment and Authorizing Action**  
55 **by Vice Chair and Staff to Amend District’s Boundaries,** for Cabot Citrus Farms Community  
56 Development District.

- 57 C. Exhibit 5: Approval of Michael Eckert and Kubra Metin of Kutak Rock LLP to  
58 Act as District’s Agents in all Matters Pertaining to the Amendment of District’s  
59 Boundaries

60 On a MOTION by Mr. Blake, SECONDED by Mr. Barton, WITH ALL IN FAVOR, the Board  
61 approved Michael Eckert and Kubra Metin of Kutak Rock LLP to act as the District’s agents in all  
62 matters pertaining to the amendment of the District’s boundaries, for Cabot Citrus Farms  
63 Community Development District.

- 64 D. Exhibit 6: Adoption of **Resolution 2025-09, Setting FY 2026 Meeting Schedule**

65 Mr. Beckett reviewed the proposed meeting schedule for FY 2026, meetings are  
66 to be held on the second Wednesday of the month at 10 a.m. at the current  
67 location.

68 On a MOTION by Mr. Barton, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
69 adopted **Resolution 2025-09, Setting the FY 2026 Meeting Schedule,** for Cabot Citrus Farms  
70 Community Development District.

- 71 E. Discussion on District’s Performance Measures/Standards

- 72 1. Exhibit 7: Review of FY 2025 Performance Measures/Standards  
73 Supervisors affirmed the goals and objectives were achieved.

74 On a MOTION by Mr. Barton, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board  
75 approved the FY 2025 reporting of the District's achieved goals and objectives, for Cabot Citrus  
76 Farms Community Development District.

77 2. Exhibit 8: Adoption of FY 2026 Performance Measures/Standards &  
78 Annual Reporting Form

79 On a MOTION by Mr. Motes, SECONDED by Mr. Barton, WITH ALL IN FAVOR, the Board  
80 adopted the FY 2026 Performance Measures/Standards & Annual Reporting Form, for Cabot  
81 Citrus Farms Community Development District.

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

- 83 A. Exhibit 9: Approval of the Minutes of the Board of Supervisors Regular Meeting  
84 Held June 11, 2025
- 85 B. Exhibit 10: Acceptance of the Unaudited May 2025 Financial Statement
- 86 C. Exhibit 11: Ratification of Funding Requests - GF2025-11 – GF2025-13

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

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

91 There being none, the next item followed.

92 **SEVENTH ORDER OF BUSINESS: Audience Comments** (*Limited to 3 Minutes per*  
93 *Individual for Non-Agenda Items*)

94 There being none, the next item followed.

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

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

98 Mr. Barton advised that he would not be in attendance.


99 **NINTH ORDER OF BUSINESS: Adjournment**

100 On a MOTION by Mr. Barton, SECONDED by Mr. Motes, WITH ALL IN FAVOR, the Board  
101 adjourned the meeting at 10:15 a.m., for Cabot Citrus Farms Community Development District.

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

105 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**  
106 **publicly noticed meeting held on October 21, 2025.**

107   
108  Kyle Darin, Secretary

  
Marcus Motes (Dec 12, 2025 10:08:44 EST)  
 Marcus Motes, Vice Chair