

1 **MINUTES OF MEETING**
2 **CABOT CITRUS FARMS**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Meeting of the Board of Supervisors of the Cabot Citrus Farms Community
5 Development District was held on Wednesday, December 10, 2025, at 10:00 a.m., at the
6 Cabot Citrus Farms, 15801 Hebron Church Road, Brooksville, FL 34614. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS: ROLL CALL**

9 Mr. Beckett called the meeting to order at 10:02 a.m. and conducted roll call.

10 Present and constituting a quorum were:

11 Rick Kelso (S1)	Board Supervisor, Assistant Secretary
12 Harmon Barton (S3)	Board Supervisor, Assistant Secretary
13 Steve Blake (S5)	Board Supervisor, Assistant Secretary

14 Also present were:

15 Marcus Motes (S2)	Board Supervisor, Chair (<i>Virtually</i>)
16 Heath Beckett	District Manager, Vesta District Services
17 Michael Eckert	District Counsel, Kutak Rock
18 Ford Manuel	District Engineer, Coastal Engineering (<i>Virtually</i>)

19 **SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS**

20 (*Limited to 3 Minutes per Individual for Agenda*
21 *Items*)

22 There being none, the next item followed.

23 **THIRD ORDER OF BUSINESS: STAFF REPORTS**

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

- 25 1. Consideration of Colwill Enterprises Response to Phase 1D (FKA Iron
26 Range) Lighting Design and Construction Services Request for Proposals

27 Mr. Eckert advised that the District did not receive any proposals
28 responsive to the District’s request and in the form required by the RFP
29 and summarized some of the non-responsive items in the quote provided
30 by Colwill Enterprises. He recommended the quote be deemed non-
31 responsive to the RFP and rejected in the best interests of the District and
32 advised that staff can be directed to either advertise another RFP with
33 the same scope or directed to engage in direct purchase negotiations
34 with any company, including Colwill Enterprises.

35 On a MOTION by Mr. Barton, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board approved
36 rejecting all proposals submitted in response to the Phase 1D (FKA Iron Range) Lighting Design
37 and Construction Services Request for Proposals as non-responsive and in the best interests of
38 the District, for Cabot Citrus Farms Community Development District.

39 On a MOTION by Mr. Barton, SECONDED by Mr. Blake, WITH ALL IN FAVOR, the Board authorized
40 staff to enter direct negotiations with a Colwill Enterprises for Phase 1D (FKA Iron Range) lighting
41 design and construction services, for Cabot Citrus Farms Community Development District.

42 Mr. Eckert noted that the form of agreement used for Phase 1B services will be
43 duplicated for Phase 1D and the finalized agreement will be presented for
44 ratification at a future meeting.

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

46 Mr. Manuel advised that Phase 1B and 1D construction continues, sewer/water
47 clearances are anticipated in early 2026 and site certifications will be submitted
48 thereafter.

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

50 Mr. Beckett had nothing to report on behalf of District Management.

51 **FOURTH ORDER OF BUSINESS: CONSENT AGENDA**

52 A. EXHIBIT 1: Approval of the Minutes of the Board of Supervisors Regular Meeting
53 Held November 12, 2025

54 B. EXHIBIT 2: Acceptance of the Minutes of the Bid Opening Meeting Held
55 November 25, 2025

56 C. EXHIBIT 3: Acceptance of the October 2025 Unaudited Financial Statement

57 D. EXHIBIT 4: Ratification of General Funding Request GF2026-02

58 On a MOTION by Mr. Blake, SECONDED by Mr. Kelso, WITH ALL IN FAVOR, the Board approved
59 Consent Agenda – Items A-D as presented, for Cabot Citrus Farms Community Development
60 District.

61 **FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS**

62 There being none, the next item followed.

63 **SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS**

64 *(Limited to 3 Minutes per Individual for Non-*
65 *Agenda Items)*

66 There being none, the next item followed.

67 **SEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK**

68 *The next Cabot Citrus Farms Community Development District meeting is scheduled for 10:00*
69 *a.m. on January 14, 2026 at Cabot Citrus Farms, 15801 Hebron Church Road, Brooksville, FL*
70 *34614.*


71 All Supervisors present affirmed their intent to attend in person.

72 **EIGHTH ORDER OF BUSINESS: ADJOURNMENT**

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

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

79 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
80 **meeting held on January 14, 2025.**

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82 _____
83 Kyle Darin, Secretary
 Heath Beckett, Assistant Secretary

Marcus Motes
Marcus Motes (Jan 23, 2026 09:41:36 EST)

 Marcus Motes, Chair
 Thomas Leach, Vice Chair