



CABOT CITRUS FARMS

COMMUNITY DEVELOPMENT DISTRICT

Meeting Type: Regular
Meeting Date: Wednesday, February 11, 2026
Time: 10:00 a.m.
Location: Cabot Citrus Farms
15801 Hebron Church Road
Brooksville, FL 34614

Join meeting via computer or mobile app
Dial-in Number: 904-348-0776
Phone Conference ID: 862 156 243#
(Mute/Unmute: *6)
(Raise/Lower Hand: *5)

Agenda

For the full agenda packet, please contact: sconley@vestapropertyservices.com

FIRST ORDER OF BUSINESS:

Rick Kelso (1)
Thomas Leach (4 VC)

ROLL CALL

Marcus Motes (2 C) Harmon Barton (3)
Steve Blake (5)

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS
(Limited to 3 Minutes per Individual for Agenda Items)

THIRD ORDER OF BUSINESS:

STAFF REPORTS

- A. District Engineer – *Ford Manuel, Coastal Engineering*
 - 1. Acceptance of Second Supplemental Engineer’s Report EXHIBIT 1
- B. District Counsel – *Michael Eckert, Kutak Rock*
 - 1. Consideration of **Resolution 2026-03, Declaring Reallocated Assessments Due to 2025 Boundary Amendment** EXHIBIT 2
 - a. District Engineer Reports
 - i. Dated December 18, 2023
 - ii. Dated October 30, 2024 (First Amendment)
 - iii. (2026 Supplemental) (See EXHIBIT 1)
 - b. Assessment Methodology Reports
 - i. Dated January 10, 2024 (Master)
 - ii. Dated January 14, 2026 (Amended and Restated Master)
 - iii. Dated February 11, 2026(Amended and Restated Master)
 - iv. Dated February 11, 2026 (Amended Supplemental BAN Series 2024)



THIRD ORDER OF BUSINESS:

STAFF REPORTS

- B. District Counsel (Continued)
 - 2. Consideration of **Resolution 2026-04, Setting Public Hearing on Reallocated Assessments Due to 2025 Boundary Amendment** [EXHIBIT 3](#)
 - 3. Consideration of **Resolution 2026-05, Setting Public Hearing Regarding District’s Intent to Use Uniform Method for Levying, Collection, & Enforcement of Special Assessment on Recently Added 10.07 Acres and Authorizing Publication of Hearing Notice** [EXHIBIT 4](#)
- C. District Manager – *Kyle Darin/Heath Beckett, Vesta District Services*

FOURTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held December 10, 2025 [EXHIBIT 5](#)
- B. Acceptance of the November 2025 Unaudited Financial Statement [EXHIBIT 6](#)
- C. Ratification of General Funding Request GF 2026-04 [EXHIBIT 7](#)

FIFTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

SIXTH ORDER OF BUSINESS:

AUDIENCE COMMENTS – NEW BUSINESS

(Limited to 3 Minutes per Individual)

SEVENTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

- | | |
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| <ul style="list-style-type: none"> <input type="checkbox"/> Rick Kelso (1) <input type="checkbox"/> Marcus Motes (2 C) <input type="checkbox"/> Harmon Barton (3) <input type="checkbox"/> Thomas Leach (4 VC) <input type="checkbox"/> Steve Blake (5) | <p>10:00 a.m.
 Wednesday, March 11, 2026
 <i>Cabot Citrus Farms</i>
 <i>15801 Hebron Church Road</i>
 <i>Brooksville, FL 34614</i></p> |
|--|--|

EIGHTH ORDER OF BUSINESS:

ADJOURNMENT