

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

4 The Special Meeting of the Board of Supervisors of the Cabot Citrus Farms Community
5 Development District was held on Wednesday, January 21, 2026, at 10:00 a.m., at the Cabot
6 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. Darin called the meeting to order at 10:01 a.m. and conducted roll call.

10 Present and constituting a quorum were:

11 Marcus Motes (S2)	Board Supervisor, Chair
12 Thomas Leach (S4)	Board Supervisor, Vice Chair
13 Rick Kelso (S1)	Board Supervisor, Assistant Secretary
14 Harmon Barton (S3)	Board Supervisor, Assistant Secretary
15 Steve Blake (S5)	Board Supervisor, Assistant Secretary

16 Also present were:

17 Kyle Darin	District Manager, Vesta District Services
18 Michael Eckert	District Counsel, Kutak Rock
19 Ford Manuel	District Engineer, Coastal Engineering (<i>virtually</i>)

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

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

23 There being none, the next item followed.

24 **THIRD ORDER OF BUSINESS: BUSINESS MATTERS**

25 A. EXHIBIT 1: Approval of Citrus Ridge (Iron Range) Landscape and Irrigation RFP
26 Project Manual, Evaluation Criteria, and Timeline and Authorization of Staff to
27 Proceed with RFP Advertisement

28 On a MOTION by Supervisor Barton, SECONDED by Supervisor Blake, WITH ALL IN FAVOR, the
29 Board approved the Evaluation Criteria for the Citrus Ridge (Iron Range) Landscape and Irrigation
30 Request For Proposals and authorized staff to proceed with Request For Proposals
31 advertisement, for Cabot Citrus Farms Community Development District.

32 Mr. Eckert suggested the presented evaluation criteria for all future Requests For
33 Proposals, unless the Board requests modifications; included in the motion
34 would be the authorization District staff to issue Requests For Proposals for any
35 projects within the Capital Improvement Plan, outside of a public Board meeting.

36 On a MOTION by Supervisor Barton, SECONDED by Supervisor Motes, WITH ALL IN FAVOR, the
37 Board adopted the presented Evaluation Criteria for all future Requests For Proposals, unless
38 modified by the Board at a publicly noticed meeting, and authorized issuance of Requests For
39 Proposals for any projects within the District's Master Capital Improvement Plan, for Cabot Citrus
40 Farms Community Development District.

41 Board consensus was for staff to arrange the schedule for the Citrus Ridge (Iron Range)
42 Landscape and Irrigation Request For Proposals.

43 **FOURTH ORDER OF BUSINESS: STAFF REPORTS**

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

45 Mr. Eckert advised that the Project Manual for the Citrus Range Landscape and
46 Irrigation Request For Proposals has been distributed to staff for review, the
47 letter rejecting the response for the Phase 1D Lighting Request For Proposals
48 was sent, the lighting agreement for the Phase 1D Lighting project is being
49 drafted and negotiations with Colwill will follow. He added that the lighting
50 agreement for Phase 1B was prepared, the Notice To Proceed and Notice of
51 Commencement are drafted – additional information from the contractor to
52 complete those has been requested, and the minor modifications to the
53 assessment methodology for the previously approved boundary amendment
54 should be completed for either the February or March meeting – pending input
55 from the District Engineer and Assessment Methodology Consultant.

56 Mr. Eckert relayed information on a couple of bills under review by the State
57 Legislature: one that will increase the Sovereign Immunity limits, which will
58 affect insurance premiums if passed, and another that would enable the recall of
59 District Supervisors.

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

61 Mr. Manuel had no major construction projects updates. The construction
62 phase of Phase 1D continues and the Phase 1B as-builts and final site
63 certifications with sewer clearances will be submitted to Hernando County.

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

65 Mr. Darin advised that Fishkind & Associates anticipates the Fiscal Impact Report
66 will be completed in February.

67 **FIFTH ORDER OF BUSINESS: CONSENT AGENDA**

68 A. EXHIBIT 2: Approval of the Minutes of the Board of Supervisors Regular Meeting
69 Held December 10, 2025

70 B. EXHIBIT 3: Acceptance of the November 2025 Unaudited Financial Statement

71 C. EXHIBIT 4: Ratification of General Funding Requests GF2026-03

72 On a MOTION by Supervisor Blake, SECONDED by Supervisor Barton, WITH ALL IN FAVOR, the
73 Board approved Consent Agenda – items A-C as presented, for Cabot Citrus Farms Community
74 Development District.

75 **SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS**

76 Mr. Leach requested a draft of the Minutes be distributed prior to the agenda being
77 released.

78 **SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS**

79 *(Limited to 3 Minutes per Individual for Non-*
80 *Agenda Items)*

81 There being none, the next item followed.

82 **EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK**

83 *The next Cabot Citrus Farms Community Development District meeting is scheduled for 10:00*
84 *a.m. on February 11, 2026 at Cabot Citrus Farms, 15801 Hebron Church Road, Brooksville, FL*
85 *34614.*

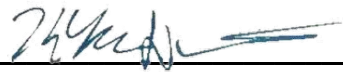
86 All Supervisors present affirmed their intent to attend in person.

87 **NINTH ORDER OF BUSINESS: ADJOURNMENT**

88 On a MOTION by Supervisor Barton, SECONDED by Supervisor Kelso, WITH ALL IN FAVOR, the
89 Board adjourned the meeting at 10:06 a.m., for Cabot Citrus Farms Community Development
90 District.

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

95 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
96 **meeting held on February 11, 2026.**

97 

98 Kyle Darin, Secretary
99 _____, Assistant Secretary


Marcus Motes (Mar 30, 2026 09:52:28 EDT)

Marcus Motes, Chair
 Thomas Leach, Vice Chair