

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, March 11, 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 10:09 a.m. and conducted roll call.

10 Present and constituting a quorum were:

11 Marcus Motes (S2)	Board Supervisor, Chair
12 Rick Kelso (S1)	Board Supervisor, Assistant Secretary
13 Harmon Barton (S3)	Board Supervisor, Assistant Secretary

14 Also present were:

15 Kyle Darin	District Manager, Vesta District Services
16 Michael Eckert	District Counsel, Kutak Rock
17 Ford Manuel	District Engineer, Coastal Engineering (<i>virtually</i>)
18 Kevin Plenzer	PFM Financial Advisors LLC (<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 Engineer – *Ford Manuel, Coastal Engineering*

- 25 1. EXHIBIT 1: Acceptance of Second Supplemental Engineer’s Report Dated
26 February 26, 2026

27 Mr. Manuel presented the report. He will revise the report to reflect a
28 change in the cottage units and recirculate it with consistent dating.

29 On a MOTION by Supervisor Barton, SECONDED by Supervisor Motes, WITH ALL IN FAVOR, the
30 Board accepted the Second Supplemental Engineer’s Report dated February 26, 2026, subject to
31 a change in the cottage units, for Cabot Citrus Farms Community Development District.

32 B. Financial Advisor – Kevin Plenzer, PFM Financial Advisors LLC

- 33 1. EXHIBIT 2: Acceptance of Amended and Restated Master Assessment
34 Methodology Report Dated March 11, 2026

35 Mr. Plenzer presented the report and discussed the impact of the
36 boundary amendment to the bond sizing and assessments.

37 On a MOTION by Supervisor Barton, SECONDED by Supervisor Motes, WITH ALL IN FAVOR, the
38 Board accepted the Amended and Restated Master Assessment Methodology Report dated
39 March 11, 2026, for Cabot Citrus Farms Community Development District.

40 ~~2. EXHIBIT 3: Acceptance of Amended Supplemental Bond Anticipation~~
41 ~~Note, Series 2024 Assessment Methodology Report Dated March 11,~~
42 ~~2026 - DEFERRED TO MAY MEETING~~

43 C. District Counsel – *Michael Eckert, Kutak Rock*

44 1. EXHIBIT 4: Consideration of **Resolution 2026-03, Declaring Reallocated**
45 **Assessments Due to 2025 Boundary Amendment**

46 Mr. Eckert presented the resolution.

47 On a MOTION by Supervisor Motes, SECONDED by Supervisor Kelso, WITH ALL IN FAVOR, the
48 Board approved adoption of **Resolution 2026-03, Declaring Reallocated Assessments Due to**
49 **2025 Boundary Amendment**, for Cabot Citrus Farms Community Development District.

50 2. EXHIBIT 5: Consideration of **Resolution 2026-04, Setting Public Hearing**
51 **on Reallocated Assessments Due to 2025 Boundary Amendment**

52 On a MOTION by Supervisor Motes, SECONDED by Supervisor Barton, WITH ALL IN FAVOR, the
53 Board approved adoption of **Resolution 2026-04, Setting the Public Hearing on Reallocated**
54 **Assessments Due to 2025 Boundary Amendment for 10:00 a.m. on May 13, 2026 at 15801**
55 **Hebron Church Road, Brooksville, FL 34614**, for Cabot Citrus Farms Community Development
56 District.

57 3. EXHIBIT 6: Consideration of **Resolution 2026-05, Setting Public Hearing**
58 **Regarding District’s Intent to Use Uniform Method for Levying,**
59 **Collection, & Enforcement of Special Assessment on Recently Added**
60 **10.07 Acres and Authorizing Publication of Hearing Notice**

61 Mr. Eckert explained the requirement to hold a public hearing to
62 assessments on the additional 10.07 acres.

63 On a MOTION by Supervisor Barton, SECONDED by Supervisor Motes, WITH ALL IN FAVOR, the
64 Board approved adoption of **Resolution 2026-05, Setting Public Hearing Regarding District’s**
65 **Intent to Use Uniform Method for Levying, Collection, & Enforcement of Special Assessment**
66 **on Recently Added 10.07 Acres for 10:00 a.m. on May 13, 2026 at 15801 Hebron Church Road,**
67 **Brooksville, FL 34614, and Authorizing Publication of Hearing Notice**, for Cabot Citrus Farms
68 Community Development District.

69 D. District Manager – *Kyle Darin/Heath Beckett, Vesta District Services*

70 1. EXHIBIT 7: Presentation of Solitude Lake Management Service Report
71 Dated 1/26/2026

72 Mr. Darin noted that developer funding will be a consideration in the FY 2027
73 budget discussion.

110 D. EXHIBIT 12: Ratification of General Funding Requests GF 2026-04 – 2026-05

111 On a MOTION by Supervisor Barton, SECONDED by Supervisor Kelso, WITH ALL IN FAVOR, the
112 Board approved Consent Agenda – items A-D as presented, for Cabot Citrus Farms Community
113 Development District.

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

115 There being none, the next item followed.

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

117 *(Limited to 3 Minutes per Individual for Non-*
118 *Agenda Items)*

119 There being none, the next item followed.

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

121 *The next Cabot Citrus Farms Community Development District meeting is scheduled for 10:00*
122 *a.m. on April 8, 2026 at Cabot Citrus Farms, 15801 Hebron Church Road, Brooksville, FL 34614.*

123 **NINTH ORDER OF BUSINESS: ADJOURNMENT**

124 On a MOTION by Supervisor Barton, SECONDED by Supervisor Kelso, WITH ALL IN FAVOR, the
125 Board adjourned the meeting at 10:32 a.m., for Cabot Citrus Farms Community Development
126 District.

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

131 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
132 **meeting held on April 8, 2026.**

133 
134 _____
□ Kyle Darin, Secretary

Marcus Motes
Marcus Motes (Jun 1, 2026 15:14:07 EDT)

□ Marcus Motes, Chair