MINUTES OF MEETING
CABOT CITRUS FARMS
COMMUNITY DEVELOPMENT DISTRICT

The Meeting of the Board of Supervisors of the Cabot Citrus Farms Community Development District was held on Wednesday, August 12, 2026, at 10:00 a.m., at the Cabot Citrus Farms, 15801 Hebron Church Road, Brooksville, FL 34614. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: ROLL CALL

Mr. Beckett called the meeting to order at 10:04 a.m. and conducted roll call.

Present and constituting a quorum were:

Marcus Motes (S2)	Board Supervisor, Chair
Rick Kelso (S1)	Board Supervisor, Assistant Secretary
Harmon Barton (S3)	Board Supervisor, Assistant Secretary
Steve Blake (S5)	Board Supervisor, Assistant Secretary

Also present were:

Heath Beckett	District Manager, Vesta District Services
Michael Eckert	District Counsel, Kutak Rock
Ford Manuel	District Engineer, Coastal Engineering *(virtually)*

SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS

There being none, the next item followed.

THIRD ORDER OF BUSINESS: STAFF REPORTS

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

Mr. Eckert provided a brief legislative summary on the CDD Supervisor recall bill that would impact resident Boards, and the electronic payment requirement bill which were signed, and the sovereign immunity increased liability limits bill that was vetoed. Mr. Eckert was asked whether the revisions in the Florida Nonprofit Corporation Act would impact the District.

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

Mr. Manuel had nothing to report.

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

1. EXHIBIT 1: Adoption of **Resolution 2026-10, Setting the Landowners' Meeting and Election** (November 4, 2026 at 10 a.m.)

On a MOTION by Supervisor Barton, SECONDED by Supervisor Kelso, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-10, Setting the Landowners' Meeting and Election** for November 4, 2026 at 10 a.m., for Cabot Citrus Farms Community Development District.

2. EXHIBIT 2: Adoption of **Resolution 2026-11, Designating Officers** (Updating Treasurer)

Mr. Beckett advised the resolution reflected a change in Vesta staffing.

On a MOTION by Supervisor Kelso, SECONDED by Supervisor Blake, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-11, Designating Officers** (Updating Treasurer), for Cabot Citrus Farms Community Development District.

3. EXHIBIT 3: Adoption of **Resolution 2026-12, Designating Signatories**

On a MOTION by Supervisor Blake, SECONDED by Supervisor Motes, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-12, Designating Signatories**, for Cabot Citrus Farms Community Development District.

4. EXHIBIT 4: Adoption of **Resolution 2026-13, Adopting FY 2027 Meeting Schedule**

The November date was confirmed as November 4.

On a MOTION by Supervisor Motes, SECONDED by Supervisor Blake, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-13, Adopting FY 2027 Meeting Schedule** as presented, for Cabot Citrus Farms Community Development District.

5. EXHIBIT 5: Establishment of FY 2027 Performance Measures and Standards

On a MOTION by Supervisor Blake, SECONDED by Supervisor Motes, WITH ALL IN FAVOR, the Board approved the establishment of the FY 2027 Performance Measures and Standards, for Cabot Citrus Farms Community Development District.

6. EXHIBIT 6: Approval of FY 2026 Report of Achieved Goals and Objectives

On a MOTION by Supervisor Kelso, SECONDED by Supervisor Motes, WITH ALL IN FAVOR, the Board approved the FY 2026 Report of Achieved Goals and Objectives, for Cabot Citrus Farms Community Development District.

7. EXHIBIT 7: Adoption of **Resolution 2026-14, Setting Public Hearing on Revised Rules of Procedure** (November 4, 2026 at 10 a.m.)

a. Revised Rules of Procedure

Mr. Eckert advised the changes in the Rules of Procedure reflected statutory updates.

On a MOTION by Supervisor Blake, SECONDED by Supervisor Motes, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-14, Setting Public Hearing on Revised Rules of Procedure** for November 4, 2026 at 10 a.m., for Cabot Citrus Farms Community Development District.

SECOND ORDER OF BUSINESS: FY 2027 BUDGET

A. FY 2026-2027 Budget Public Hearing

1. Open Public Hearing

On a MOTION by Supervisor Barton, SECONDED by Supervisor Motes, WITH ALL IN FAVOR, the Board approved opening the FY 2026-2027 Budget Public Hearing, for Cabot Citrus Farms Community Development District.

2. EXHIBIT 8: Presentation of FY 2026-2027 Budget

3. Public Comments

There being none, the next item followed.

4. Close Public Hearing

On a MOTION by Supervisor Barton, SECONDED by Supervisor Blake, WITH ALL IN FAVOR, the Board approved closing the FY 2026-2027 Budget Public Hearing, for Cabot Citrus Farms Community Development District.

B. EXHIBIT 9: Adoption of **Resolution 2026-15, FY 2026-2027 Budget Appropriations**

On a MOTION by Supervisor Blake, SECONDED by Supervisor Motes, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-15, FY 2026-2027 Budget Appropriations**, for Cabot Citrus Farms Community Development District.

C. EXHIBIT 10: Adoption of **Resolution 2026-16, Providing for the Collection and Enforcement of Series 2024 Assessments for FY 2026-2027**

On a MOTION by Supervisor Barton, SECONDED by Supervisor Kelso, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-16, Providing for the Collection and Enforcement of Series 2024 Assessments for FY 2026-2027**, for Cabot Citrus Farms Community Development District.

D. EXHIBIT 11: Approval of Cabot Citrus OpCo LLC FY 2026-2027 Budget Funding Agreement

On a MOTION by Supervisor Motes, SECONDED by Supervisor Barton, WITH ALL IN FAVOR, the Board approved the Cabot Citrus OpCo LLC FY 2026-2027 Budget Funding Agreement in substantial form, for Cabot Citrus Farms Community Development District.

THIRD ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 12: Approval of the Minutes of the Board of Supervisors Regular Meeting Held May 13, 2026

B. EXHIBIT 13: Acceptance of the Audited FY 2025 Financial Statements

C. EXHIBIT 14: Acceptance of the Unaudited June 2026 Financial Statements

D. EXHIBIT 15: Ratification of General Funding Requests 2026-08 – 2026-10

E. EXHIBIT 16: Acceptance of Integrity Public Finance Arbitrage Report for Special Revenue Bond Anticipation Note, Series 2024 Indicating No Rebate Requirement for Period Ending March 14, 2026

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

FOURTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

There being none, the next item followed.

Discussion moved to III.B. District Engineer before proceeding to the next item.

FIFTH ORDER OF BUSINESS: AUDIENCE COMMENTS

There being none, the next item followed.

SIXTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

The next Cabot Citrus Farms Community Development District meeting is scheduled for 10:00 a.m. on September 9, 2026 at Cabot Citrus Farms, 15801 Hebron Church Road, Brooksville, FL 34614.

All Supervisors present affirmed their intent to attend the next meeting in person.

SEVENTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Kelso, SECONDED by Supervisor Blake, WITH ALL IN FAVOR, the Board adjourned the meeting at 10:16 a.m., for Cabot Citrus Farms Community Development District.

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

Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed meeting held on November 4, 2026.

Kyle Darin, Secretary

Marcus Motes
Marcus Motes (Nov 4, 2026 21:17:58 EST)

Marcus Motes, Chair