MINUTES OF MEETING
CALDERA COMMUNITY DEVELOPMENT DISTRICT

An Organizational Meeting of the Caldera Community Development District was held on June 15, 2023, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 11:30 a.m., at Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601.

Present at the meeting were:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Max Law	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Michal Szymonowicz	Wrathell, Hunt and Associates, LLC (WHA)
Alyssa Willson (via telephone)	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Brian Malmberg	Interim District Engineer
Steve Sanford (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:41 a.m., and noted that the Landowners' Election was held just prior to this meeting. The Landowners' Election results were as follows:

Seat 1	Brady Lefere	254 votes	4-year Term
Seat 2	Ray Aponte	254 votes	4-year Term
Seat 3	Max Law	253 votes	2-year Term
Seat 4	Matt Suggs	253 votes	2-year Term
Seat 5	Caleb Lasher	253 votes	2-year Term

Mr. Brady Lefere, Mr. Ray Aponte and Mr. Max Law, named in the Petition to Establish the District as Initial Board Supervisors, were present. Mr. Matt Suggs and Mr. Caleb Lasher, named in the Petition to Establish the District as Initial Board Supervisors, were not present.

SECOND ORDER OF BUSINESS **Public Comments**

This item was presented following the Third Order of Business.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Lefere, Mr. Aponte and Mr. Law.

It was noted that the wrong CDD name was printed on the Oath of Office forms so it was crossed out and the correct CDD name was written in. Ms. Willson stated this will suffice for purposes of today's meeting; however, new Oaths of Office will be executed for inclusion in the Joint Stipulation for the Bond Validation. Ms. Suit provided and explained the following:

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

B. Membership, Obligations and Responsibilities

C. Chapter 190, Florida Statutes

D. Financial Disclosure Forms

I. Form 1: Statement of Financial Interests

II. Form 1X: Amendment to Form 1, Statement of Financial Interests

III. Form 1F: Final Statement of Financial Interests

E. Form 8B: Memorandum of Voting Conflict

- **Public Comments**

This item, previously the Second Order of Business, was presented out of order.

No members of the public spoke.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Ms. Suit presented Resolution 2023-01. The results of the Landowners' Election will be inserted into Sections 1 and 2.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-01, as amended, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Ms. Suit presented Resolution 2023-02. Mr. Aponte nominated the following slate:

Chair	Brady Lefere
Vice Chair	Ray Aponte
Secretary	Craig Wrathell
Assistant Secretary	Max Law
Assistant Secretary	Matt Suggs
Assistant Secretary	Caleb Lasher
Assistant Secretary	Kristen Suit
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS **Consideration of the Following Organizational Items:**

A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Ms. Suit presented Resolution 2023-03 and the Fee Schedule and Management Agreement. The Management Fee is reduced to $2,000 per month until bonds are issued.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Kutak Rock LLP**

Ms. Suit presented Resolution 2023-04 and the Kutak Rock LLP Fee Agreement.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2023-04, Appointing Kutak Rock LLP as Legal Counsel for the District, Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Ms. Suit presented Resolution 2023-05.

On MOTION by Mr. Aponte and seconded by Mr. Law, with all in favor, Resolution 2023-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District and Providing for an Effective Date, was adopted.

D. Resolution 2023-06, Appointing an Interim District Engineer for the Caldera Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: Coastal Engineering Associates, Inc.**

Ms. Suit presented Resolution 2023-06 and the Interim Engineering Services Agreement.

On MOTION by Mr. Lefere seconded by Mr. Law, with all in favor, Resolution 2023-06, Appointing and Fixing the Compensation of the Interim District Engineer for the Caldera Community Development District and Providing an Effective Date, was adopted, and the Interim Engineering Services Agreement and accompanying Exhibits, were approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Ms. Suit presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Request for Qualifications for Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members declined compensation.

G. Resolution 2023-07, Designating the Primary Administrative Office, Principal Headquarters and local District Records office of the District and Providing an Effective Date

This item was deferred.

H. Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Ms. Suit presented Resolution 2023-08.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

I. Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Ms. Suit presented Resolution 2023-09.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

J. Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date

Ms. Suit presented Resolution 2023-10.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

K. Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2023-11. This Resolution grants the Chair and Vice Chair and other officers in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

L. Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date

Ms. Suit presented Resolution 2023-12.

> **On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.**

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Ms. Suit presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

> **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.**

N. Strange Zone, Inc., Quotation #M23-1015 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Ms. Suit presented the Strange Zone, Inc. (SZI) proposal.

> **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Strange Zone, Inc., Quotation #M23-1015 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of $1,679.99, was approved.**

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Ms. Suit presented the ADA Site Compliance proposal.

> **On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of $210, was approved.**

P. Resolution 2023-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Ms. Suit presented Resolution 2023-13.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-13, to Designate Date, Time and Place of August 30, 2023 at 11:00 a.m., at Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

This item was deferred.

R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2023-15.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

S. Stormwater Management Needs Analysis Reporting Requirements

Ms. Suit stated CDDs are required to prepare a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed and there is no interim reporting requirement, a Report will be prepared when necessary.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS **Consideration of the Following Banking Items:**

A. Resolution 2023-16, Designating a Public Depository for Funds of the District and Providing an Effective Date

Ms. Suit presented Resolution 2023-16.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2023-16, Designating Truist Bank as Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Ms. Suit presented Resolution 2023-17. Funding requests will be submitted to Mr. Lefere.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS **Consideration of the Following Budgetary Items:**

A. Resolution 2023-18, Approving Proposed Budgets for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2023-18 and the proposed Fiscal Years 2023 and 2024 budgets, which are both are Landowner-funded. As Operation & Maintenance (O&M) expenditures will occur in Fiscal Year 2024, the Fiscal Year 2024 budget will be amended, as necessary.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2023-18, Approving Proposed Budgets for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Setting a Public Hearing Thereon Pursuant to Florida Law on August 30, 2023 at 11:00 a.m., at Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements

Ms. Suit presented the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements, in substantial form, were approved.

C. Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

Ms. Suit presented Resolution 2023-19.

On MOTION by Mr. Lefere and seconded by Mr. Aponte with all in favor, Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

D. Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Ms. Suit presented Resolution 2023-20.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

E. Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Ms. Suit presented Resolution 2023-21.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2023-22.

On MOTION by Mr. Aponte and seconded by Mr. Law, with all in favor, Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Ms. Suit presented Resolution 2023-23.

On MOTION by Mr. Aponte and seconded by Mr. Law, with all in favor, Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Consideration of E-Verify Memo with MOU

Ms. Willson presented E-Verify information related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

> **On MOTION by Mr. Aponte and seconded by Mr. Law, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.**

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS **Consideration of the Following Bond Financing Related Items:**

A. Bond Financing Team Funding Agreement

Ms. Suit presented the Bond Financing Team Funding Agreement.

> **On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the Bond Financing Team Funding Agreement, was approved.**

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: FMSbonds, Inc.

Ms. Suit presented the FMSbonds, Inc., Engagement Letter to serve as Underwriter and G-17 Disclosure Letter.

> **On MOTION by Mr. Aponte and seconded by Mr. Law, with all in favor, the presented the FMSbonds, Inc., Engagement Letter to serve as Underwriter and G-17 Disclosure Letter, was approved.**

II. Bond Counsel: Greenberg Traurig, PA

Ms. Suit presented the Greenberg Traurig, P.A., Engagement Letter to serve as Bond Counsel.

> **On MOTION by Mr. Aponte and seconded by Mr. Law, with all in favor, the Greenberg Traurig, P.A., Engagement Letter for Bond Counsel Services, was approved.**

III. Trustee, Paying Agent and Registrar: Regions Bank

Ms. Suit presented the Regions Bank Fee Agreement to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Regions Bank Fee Agreement to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2023-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Ms. Suit presented Resolution 2023-24.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2023-24, Designating a Date, Time, and Location of August 30, 2023 at 11:00 a.m., at Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Malmberg presented the Engineer's Report dated June 2023, and noted the following:

- The Capital Improvement Plan (CIP) anticipates 814 units and three lot sizes.
- Recreational amenities will not be included in the cost estimate.
- All roadways will be public.

Discussion ensued regarding including streetlights, keeping the amenity in the HOA, electricity to be provided by Withlacoochee River Electric Company (WREC) and leasing streetlights.

Ms. Suit noted that the CIP and the Methodology will increase slightly. Mr. Sanford voiced his belief that the Authorizing Resolution has adequate contingency and, while leased streetlights cannot be included in the CIP, the differential cost of undergrounding is eligible for inclusion.

On MOTION by Mr. Aponte and seconded by Mr. Law, with all in favor, the Master Engineer's Report dated June 2023, in substantial form, was approved.

Ms. Willson noted that the Engineer's Report in the agenda is missing the Site Plan and the Legal Description, which will be added and the Report will be presented for final approval at a later date.

Mr. Malmberg will email the Exhibits to the Board and Staff.

E. Presentation of Master Special Assessment Methodology Report

Mr. Szymonowicz presented the Master Special Assessment Methodology Report dated June 15, 2023. He reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, True-up Mechanism and the Appendix Tables. He noted the following:

➢ The proposed financing plan provides for issuance of bonds in the approximate principal amount of $45,420,000 to finance approximately $32,309,219 in CIP costs, as reflected in the District Engineer's Report.

➢ The current Development Plan anticipates 814 residential dwelling units.

Ms. Willson noted that the Methodology is preliminary, for the purposes of setting the Public Hearing, and further details will be discussed on the record when the Board adopts the final Methodology prior to the Public Hearing. The following questions were posed and answered:

Ms. Willson: Can you confirm that the assessments, as allocated preliminarily in your Report, are fairly and equitably allocated in accordance with Florida law?

Mr. Szymonowicz: Yes.

Ms. Willson: And that the special benefit to the property exceeds the burden potentially being placed on the property?

Mr. Szymonowicz: Correct.

On MOTION by Mr. Aponte and seconded by Mr. Law, with all in favor, the Master Special Assessment Methodology Report dated June 15, 2023, in substantial form, was approved.

F. Resolution 2023-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing For An Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Ms. Suit presented Resolution 2023-25 and read the title.

Ms. Willson stated this is the first step in setting the public hearing for the special assessments. Because two separate Resolutions were requested but she does not see both in the agenda, this Resolution will be amended to conform with the Board's actions and recirculated, accordingly.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-25, to be amended by District Counsel as necessary, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing For An Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for August 30, 2023 at 11:00 a.m., at Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

G. Resolution 2023-27, Authorizing the Issuance of Not to Exceed $35,000,000 Aggregate Principal Amount of Caldera Community Development District Special Assessment Bonds, In One or More Series, to Pay All or a Portion of the Design, Acquisition, Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Stormwater Management and Control Facilities, Including, But Not Limited to, Related Earthwork; Public Roadway Improvements; Landscaping, Hardscape And

Irrigation In Public Rights-Of-Way; Water and Wastewater Facilities and Any Applicable Connection Fees; Public Recreational Facilities; and All Related Soft and Incidental Costs (Collectively, the "Project"), Pursuant To Chapter 190, Florida Statutes, as Amended; Appointing Regions Bank to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture or Indentures in Substantially the Forms Attached Hereto; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Caldera Community Development District (Except as Otherwise Provided Herein), Hernando County, Florida, or of The State of Florida or of Any Other Political Subdivision Thereof, But Shall be Payable Solely From Special Assessments Assessed and Levied on the Property Within the District Benefited By the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

Mr. Sanford asked if this Resolution should be renumbered given Ms. Willson's former statement. Ms. Willson stated she will amend Resolution 2023-25 to include the language setting the Public Hearing; therefore, this Resolution should be numbered 2023-26, instead of 2023-27. Mr. Sanford stated he will provide an updated version renumbering it to Resolution 2023-26 and to include the revised Not to Exceed amount. The following changes were made to Resolution 2023-27:

Title and where appropriate: Change "2023-27" to "2023-26".

Section 1 and where appropriate: Change "$35,000,000" to "$45,420,000"

Title and where appropriate: delete "Public Recreational Facilities"

Mr. Sanford presented Resolution 2023-26, which accomplishes the following:

- Authorizes issuance of not to exceed $45,420,000 aggregate principal amount of bonds.
- Appoints Regions Bank as the Trustee, Registrar and Paying Agent.
- Authorizes and approves execution and delivery of the Master Trust Indenture and Supplemental Trust Indenture.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-26, as amended, Authorizing the Issuance of Not to Exceed $45,420,000 Aggregate Principal Amount of Caldera Community Development District Special Assessment Bonds, In One or More Series, to Pay All or a Portion of the Design, Acquisition, Construction Costs of Certain Public

Infrastructure Improvements, Including, But Not Limited to, Stormwater Management and Control Facilities, Including, But Not Limited to, Related Earthwork; Public Roadway Improvements; Landscaping, Hardscape And Irrigation In Public Rights-Of-Way; Water and Wastewater Facilities and Any Applicable Connection Fees; and All Related Soft and Incidental Costs (Collectively, the "Project"), Pursuant To Chapter 190, Florida Statutes, as Amended; Appointing Regions Bank to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture or Indentures in Substantially the Forms Attached Hereto; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Caldera Community Development District (Except as Otherwise Provided Herein), Hernando County, Florida, or of The State of Florida or of Any Other Political Subdivision Thereof, But Shall be Payable Solely From Special Assessments Assessed and Levied on the Property Within the District Benefited By the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

TENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): Coastal Engineering Associates, Inc.

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

Ms. Suit stated the next meeting will be held on August 30, 2023 at 11:00 a.m.

ELEVENTH ORDER OF BUSINESS Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the meeting adjourned at 12:40 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair