MINUTES OF MEETING
CALDERA
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Caldera Community Development District held Public Hearings and a Regular Meeting on October 19, 2023 at 10:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

Present at the meeting were:

Brady Lefere	Chair
Max Law	Assistant Secretary
Caleb Lasher	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Alyssa Willson (via telephone)	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Brian Malmberg	District Engineer

DUE TO TECHNICAL DIFFICULTIES, THE BEGINNING PORTION OF THE MEETING MINUTES WAS TRANSCRIBED FROM THE MEETING NOTES

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

Ms. Suit called the meeting to order at 10:30 a.m., and noted that the Oath of Office was administered to Mr. Caleb Lasher before the meeting for purpose of establishing a quorum.

Supervisors Lefere, Law and Lasher were present. Supervisor Aponte and Supervisor-Elect Suggs were not present.

SECOND ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Caleb Lasher [Seat 5] (the following will be provided in a separate package)**

This item was addressed during the First Order of Business. 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. 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

D. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS **Acceptance of Matt Suggs Notice of Intent to Decline Seat [Seat 4]**

Ms. Suit presented Matt Suggs' Notice of Intent to Decline Seat.

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, Matt Suggs' Notice of Intent to Decline Seat, was accepted.

FIFTH ORDER OF BUSINESS **Consider Appointment of Allison Martin to Fill Unexpired Term of Seat 4; Term Expires November 2025**

Mr. Lefere nominated Ms. Allison Martin to fill the unexpired term of Vacant Seat 4. No other nominations were made.

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the appointment of Ms. Allison Martin to Seat 4, term expires November 2025, was approved.

- **Administration of Oath of Office to Appointed Supervisors**

This item was deferred.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-01, Appointing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-01. Mr. Lefere nominated the following slate:

Chair	Brady Lefere
Vice Chair	Ray Aponte
Assistant Secretary	Max Law
Assistant Secretary	Caleb Lasher
Assistant Secretary	Allison Martin

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer and Assistant Secretary, Kristen Suit, remain unaffected by this Resolution.

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, Resolution 2024-01, Appointing and Removing Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2024-02, Amending Resolution 2023-25 to Re-Set the Date, Time, and Location of the Public Hearing on Imposing a Special Assessment on Certain Property Within the District Generally Described as Caldera Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, Ratifying the Staff Actions in Rescheduling the Public Hearing, and Providing an Effective Date**

Ms. Suit presented Resolution 2024-02.

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, Resolution 2024-02, Amending Resolution 2023-25 to Re-Set the Date, Time, and Location of the Public Hearing on Imposing a Special Assessment on Certain Property Within the District Generally Described as Caldera Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, Ratifying the Staff Actions in Rescheduling the Public Hearing, and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

  No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

  The Board, sitting as the Equalizing Board, made no changes.

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

C. Engineer's Report (for informational purposes)

AUDIO COMMENCED DURING PRESENTATION OF THE ENGINEER'S REPORT

Mr. Malmberg stated the Engineer's Report had not changed since it was last presented. He stated there are a total of 814 units. He reviewed the financing entities and operations and maintenance entities and the CDD improvements, which include roadway improvements, stormwater management system, water and wastewater utilities, hardscape, landscape and irrigation in common areas only, streetlights, recreational amenities, off-site improvements, professional services and contingency and the total estimated Capital Improvement Plan (CIP) cost of $32,309,219.

Discussion ensued regarding whether the HOA will install the streetlights, which expenditures can be borne by the CDD and what items can be financed.

Ms. Willson noted that if a private utility provider is utilized, it will limit what is an eligible cost. She recommended keeping a cost category for the Master Report and validation; and if needed, it may be excluded from funding in a supplemental report.

Ms. Suit reviewed the discussions and actions taken before the audio commenced.

Ms. Willson posed and Mr. Malmberg responded to the following questions regarding the Engineer's Report:

Ms. Willson: Based on your experience, are the cost estimates in your Engineer's Report reasonable and proper?

Mr. Malmberg: Yes, they are.

Ms. Willson: Do you have any reason to believe the Project cannot be carried out by the District?

Mr. Malmberg: No, I do not.

Ms. Willson noted that there are various opinions contained in the Report, which has been signed and sealed.

D. Master Special Assessment Methodology Report (for informational purposes)

Ms. Suit presented the Master Special Assessment Methodology Report dated June 15, 2023, which was unchanged since it was last presented. She reviewed the pertinent information found in each section and responded to questions about the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, True-up Mechanism and the Appendix Tables.

Ms. Willson posed and Ms. Suit responded to the following questions regarding the Methodology Report:

Ms. Willson: In your professional opinion, do the lands subject to the assessments receive special benefits from the District's Improvement Plan?

Ms. Suit: Yes.

Ms. Willson: In your professional opinion, are the special assessments reasonably apportioned among the lands subject to the special assessments?

Ms. Suit: Yes.

Ms. Willson: Is it reasonable, proper and just to assess the costs of the Project against the lands in the District in accordance with your Methodology, which results in the special assessments set forth on the final assessment roll?

Ms. Suit: Yes.

Ms. Willson: Is it your opinion that the special benefits the lands will receive, as set forth in the final assessment roll, will be equal to or in excess of the special assessments thereon when allocated as set forth in the Methodology?

Ms. Suit: Yes.

Ms. Willson: Is it in the best interests of the District that the special assessments be paid and collected in accordance with the Methodology and the District's assessment resolutions?

Ms. Suit: Yes.

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the Public Hearing was closed.

E. Consideration of Resolution 2024-03, Authorizing District Projects for Construction And/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment And The Collection Of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing For Severability, Conflicts and an Effective Date

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, Resolution 2024-03, Authorizing District Projects for Construction And/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment And The Collection Of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing For Severability, Conflicts and an Effective Date, was adopted.

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the actions of Staff associated with resetting the Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments and resetting the Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, were ratified.

NINTH ORDER OF BUSINESS **Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the Public Hearing was opened.

A. Affidavit/ Proof of Publication

B. Consideration of Resolution 2024-04, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which

May Be Levied by the Caldera Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

No members of the public spoke.

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2024-04 and read the title.

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, Resolution 2024-04, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Caldera Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes**

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the Public Hearing was opened.

A. Affidavits of Publication

The affidavits of publication were included for informational purposes.

B. Consideration of Resolution 2024-05, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2024-05 and the accompanying Exhibit.

No members of the public spoke.

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, Resolution 2024-05, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2024-06, Re-Scheduling and Noticing the Public Hearings on the Proposed Budgets for Fiscal Year 2022-2023 and Fiscal Year 2023-2024 and Amending Resolution 2023-18 Setting the Public Hearings Thereon**

Ms. Suit presented Resolution 2024-06.

Discussion ensued regarding scheduling meetings on the third Thursday of the month.

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, Resolution 2024-06, Re-Scheduling and Noticing the Public Hearings on the Proposed Budgets for Fiscal Year 2022-2023 and Fiscal Year 2023-2024 for January 18, 2024 at 10:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604, and Amending Resolution 2023-18 Setting the Public Hearings Thereon, was adopted.

TWELFTH ORDER OF BUSINESS **Consideration of Resolution 2024-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-07.

On MOTION by Mr. Law and seconded by Mr. Lefere, with all in favor, Resolution 2024-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS **Consideration of Resolution 2024-08, Designating the Primary Administrative Office of the District and Providing an Effective Date**

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, Resolution 2024-08, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, as the Primary Administrative Office of the District and Providing an Effective Date, was adopted.

FOURTEENTH ORDER OF BUSINESS **Consideration of Resolution 2024-09, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

FIFTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of August 31, 2023**

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the Unaudited Financial Statements as of August 31, 2023, were accepted.

SIXTEENTH ORDER OF BUSINESS **Approval of Minutes**

A. June 15, 2023 Landowners’ Meeting

B. June 15, 2023 Organizational Meeting

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the June 15, 2023 Landowners’ Meeting and June 15, 2023 Organizational Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. Willson stated the bond validation hearing is scheduled for November 14, 2023. Invitations will be sent to those required to attend via Zoom. Further updates will be provided. Bond issuance will likely occur in the first quarter of 2024.

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

Mr. Malmberg reported the following:

- Off-site force mains are complete and undergoing the certification process.
- Pods A, B and C are permitted and under construction.
- Pods D, E and F, the last three pods, are in design.

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

- **NEXT MEETING DATE: TBD**

The November 16, 2023 and December 21, 2023 meetings will be canceled. The next meeting will be held on January 18, 2024.

  - **QUORUM CHECK**

EIGHTEENTH ORDER OF BUSINESS Board Members' Comments/Requests

The Board and Staff discussed the addition of field expenses to the Fiscal Year 2024 budget. It was noted that a budget amendment can be done, if necessary.

NINETEENTH ORDER OF BUSINESS Public Comments

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the meeting adjourned at 11:03 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair