

**MINUTES OF MEETING
CALDERA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Caldera Community Development District will hold a Regular Meeting on May 16, 2024 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
Max Law
Allison Martin

Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Michal Szymonowicz (via telephone)
Alyssa Willson (via telephone)
Kate John (via telephone)
Brian Malmberg (via telephone)
Melisa Sgro

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Kutak Rock LLP
District Engineer
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:32 a.m.

Supervisors Lefere, Law and Martin were present. Supervisors Aponte and Lasher were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2024-14,
Approving a Proposed Budget for Fiscal
Year 2024/2025 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and**

Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Suit presented Resolution 2024-14. She reviewed the proposed Fiscal Year 2025 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Discussion ensued regarding what phases, improvements, etc., might come online in Fiscal Year 2025; whether there is time for any lots to be put on roll for Fiscal Year 2025; finalizing the Operations and Maintenance (O&M) portion of the Fiscal Year 2025 and the timeline for sending the required Mailed Notices to property owners if assessments are on roll.

The following change was made to the Fiscal Year 2025 budget:

Add "Property Insurance" line item at \$25,000

Ms. Suit called Mr. Szymonowicz for input on whether it is possible to place assessments on roll for Fiscal Year 2025, as 53 lots have been platted and the plan is to issue debt within the next month or two.

Mr. Szymonowicz stated the CDD already executed agreements with the Property Appraiser and Property Collector, so it should be possible to place platted lots on roll, subject to the County deems them eligible for on-roll collection.

Mr. Szymonowicz stated that the County tax roll was received and it appears that there are several platted parcels.

This item was deferred to the continued meeting on June 6, 2024.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Ms. Suit presented Resolution 2024-15. The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE: Delete "June" meeting

On MOTION by Ms. Martin and seconded by Mr. Lefere, with all in favor, Resolution 2024-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

FIFTH 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.

SIXTH ORDER OF BUSINESS

Ratification of Acquisition Agreement

Ms. Willson stated that a minor change was made to the Acquisition Agreement after the last meeting so it is necessary to ratify the Agreement.

On MOTION by Ms. Martin and seconded by Mr. Lefere, with all in favor, the Acquisition Agreement, was ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

On MOTION by Ms. Martin and seconded by Mr. Lefere, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of February 15, 2024 Regular Meeting Minutes

On MOTION by Ms. Martin and seconded by Mr. Lefere, with all in favor, the February 15, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Coastal Engineering Associates, Inc.

There were no reports from District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: June 20, 2024 at 10:30 A.M.**

- **QUORUM CHECK**

This meeting will be continued to June 6, 2024.

The next regularly scheduled meeting will be held on June 20, 2024.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Member comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

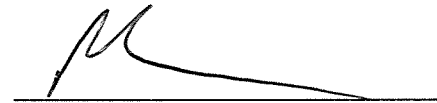
TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, the meeting recessed 10:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604 and was continued to June 6, 2024 at 10:30 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair