MINUTES OF MEETING
CALDERA
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Caldera Community Development District held a Regular Meeting on March 20, 2025 at 10:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

Present:

Brady Lefere	Chair
Melisa Sgro	Assistant Secretary
Allison Martin	Assistant Secretary

Also present:

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

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

Ms. Suit called the meeting to order at 10:30 a.m.

Supervisors Lefere, Sgro 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 2025-01, Ratifying, Confirming, and Approving the Sale of the Caldera Community Development District Special Assessment Bonds, Series 2024 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Caldera Community**

Development District Special Assessment Bonds, Series 2024 (Assessment Area One); Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-01 and read the title.

> **On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-01, Ratifying, Confirming, and Approving the Sale of the Caldera Community Development District Special Assessment Bonds, Series 2024 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Caldera Community Development District Special Assessment Bonds, Series 2024 (Assessment Area One); Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

FOURTH ORDER OF BUSINESS **Consideration of Pulte Home Company, LLC Reimbursement Agreement for Street Lighting Deposit**

Ms. Suit presented the Pulte Home Company, LLC Reimbursement Agreement for Street Lighting Deposit.

Ms. John stated the CDD is going to enter into a streetlight deposit reimbursement with Pulte, which outlines that Pulte advances the necessary funds for a five-year refundable deposit, required by WREC, for streetlighting and it would be undertaken but any refund would be reimbursed to them by the CDD. This is to ensure that operational costs for streetlights are managed effectively. She asked for Board approval in substantial form and to authorize Staff to work with the Chair to finalize.

> **On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, the Pulte Home Company, LLC Reimbursement Agreement for Street Lighting Deposit, in substantial form, and authorizing Staff to work with the Chair to finalize the Agreement, was approved.**

FIFTH ORDER OF BUSINESS **Approval of Landscape and Irrigation Maintenance Services Project Manual; Approval of Evaluation Criteria; Authorization to Publish RFP**

Ms. Suit presented the Landscape and Irrigation Maintenance Services Project Manual and Evaluation Criteria.

Ms. John asked the Board to approve the evaluation criteria, authorize the publication of the Request for Proposals (RFP), authorize Staff to work with the Chair and prepare the balance of the Project Manual and allow the District to evaluate proposals based on personnel qualifications, experience, understanding of scope of work and pricing. Staff anticipates publishing on March 26, 2025. The proposals will be scored and ranked at the next CDD meeting.

Discussion ensued regarding the Evaluation Criteria point allocation.

On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, the Landscape and Irrigation Maintenance Services Project Manual; Evaluation Criteria, as amended; authorizing Staff to publish the RFP, and authorizing Staff to work with the Chair and prepare the balance of the Project Manual, was approved.

- **Consideration of Easement Agreement Phase 5 Landscaping**

This item was an addition to the agenda.

Ms. Suit distributed and presented an Easement Agreement for the Phase 5 landscaping.

Mr. Dugan stated Phase 5 is coming online, is ready for maintenance and was part of the current landscape maintenance contract. While Pulte still owns the land, the CDD needs the property rights to the easements to allow for the maintenance. Prior to approving the Easement Agreement, Mr. Dugan asked for a motion to amend the agenda to include the addendum.

On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, amending the agenda to include consideration of the Easement Agreement, was approved.

On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, the Easement Agreement for the Phase 5 landscaping, was approved.

SIXTH ORDER OF BUSINESS **Discussion: WREC Street Lights**

Mr. Dugan stated Staff proposed an addendum to the standard WREC Streetlight Agreement, which attached certain provisions related to CDD practice, which is slightly different than WREC agreements with private entities. WREC has a standard policy that they do not amend or addend their contracts for any reason so Staff is alerting the Board that it will be moving forward with the streetlight agreement without the standard addendum, which outlines certain protections related to indemnity and liability. Mr. Dugan will confer with WREC officials to negotiate the agreement to better protect the CDD.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, proceeding without an addendum to the WREC Streetlight Agreement, unless District Counsel is able to negotiate differently, was approved.

SEVENTH ORDER OF BUSINESS **Ratification Items**

A. Acquisition of Phases 1, 2, 3 and 4 Improvements

B. SR Landscaping, LLC First Amendment to Agreement for Landscape Maintenance Services

C. Withlacoochee River Electric Cooperative, Inc., Street/Outdoor Lighting Agreements

I. Existing Lights

II. New Lighting

On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, the Acquisition of Phases 1, 2, 3 and 4 Improvements; the SR Landscaping, LLC First Amendment to the Agreement for Landscape Maintenance Services; and the Withlacoochee River Electric Cooperative, Inc., Street/Outdoor Lighting Agreements for existing lights and new lighting, were ratified.

EIGHTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of January 31, 2025**

On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

NINTH ORDER OF BUSINESS **Approval of August 15, 2024 Public Hearings and Regular Meeting Minutes**

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

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Coastal Engineering Associates, Inc.

Mr. Malmberg stated Phases 1 and 2 were accepted by the County and are in the maintenance period. Phases 3 and 4 are undergoing final clearances for inspections and Phase 5 will be submitted for final clearance on or about April 1, 2025.

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

- **UPCOMING MEETINGS**
  - ➢ **April 10, 2025 at 2:00 PM [Bid Opening: Landscape and Irrigation Maintenance Services]**
  - ➢ **April 17, 2025 at 10:30 AM [Regular Meeting; Award of Contract]**
  - ○ **QUORUM CHECK**

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 Ms. Martin, with all in favor, the meeting adjourned at 10:50 a.m.

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Secretary/Assistant Secretary

Brady Lefere (Apr 22, 2025 14:14 EDT)
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Chair/Vice Chair