

**MINUTES OF MEETING
CALDERA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Caldera Community Development District held a Regular Meeting on April 17, 2025 at 10:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

Present:

Brady Lefere
Ray Aponte
Melisa Sgro

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Kate John
Ryan Dugan (via telephone)
Brian Malmberg
Members of the Public

District Manager
District Counsel
Kutak Rock LLP
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:52 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

Ms. Suit reviewed the protocols for public comments, which are heard at the beginning and near the end of the meeting. She stated the Board consensus is not to conduct a Question & Answer (Q&A) period during the Sixth Order of Business.

No members of the public spoke.

THIRD ORDER OF BUSINESS**Acceptance of Resignation of Caleb Lasher
[Seat 5]**

Ms. Suit presented Mr. Lasher's resignation.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the resignation of Mr. Caleb Lasher from Seat 5, was accepted.

FOURTH ORDER OF BUSINESS**Consider Appointment of Blake Glass to Fill
Unexpired Term of Seat 5; Term Expires
November 2026**

Mr. Aponte nominated Mr. Blake Glass to fill Seat 5. No other nominations were made.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the appointment of Mr. Blake Glass to fill Seat 5, was approved.

- **Administration of Oath of Office to Appointed Supervisor, Blake Glass (the following to be provided under separate cover)**
The Oath of Office will be administered to Mr. Blake Glass at or before the next meeting.
- A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. **Membership, Obligations and Responsibilities**
- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-02,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-02. Mr. Lefere nominated the following slate:

Chair

Brady Lefere

Vice Chair	Ray Aponte
Assistant Secretary	Melisa Sgro
Assistant Secretary	Allison Martin

No other nominations were made.

This Resolution removes the following from the Board:

Assistant Secretary	Caleb Lasher
---------------------	--------------

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Review of Landscape and Irrigation Maintenance Services Proposals

Ms. Suit stated the bid responses from the following respondents were emailed to the Board:

A. Respondents

- I. Duval Landscape Maintenance LLC**
- II. Pine Lake LLC**
- III. Redtree Landscape**
- IV. Russell Landscape Group**
- V. Sunrise Landscape**
- VI. United Land Services**
- VII. Yellowstone Landscape**

A Board Member thanked everyone who submitted a bid and expressed their opinion all respondents were thorough and did a good job providing everything requested in the Request for Proposals (RFP).

Ms. John stated that District Staff reviewed the bids and found that all the bids are good to be scored and all seemed to comply with the requirements in the Project Manual.

B. Board Discussion and Evaluation /Ranking

Ms. John distributed the Evaluation Matrix to the Board to complete individually or as a group. She listed various irregularities that the Board can choose to waive, noted the point allocation for price, and listed her scores for pricing, which were based on the evaluation criteria.

As a group, Board Members discussed scoring for each respondent, in each category, and their reasoning for the scores.

Ms. Suit recapped the overall group scores and ranking as follows:

#1	Pine Lake LLC	96.91 points
#2	United Land Services	91.96 points
#3	Duval Landscape Maintenance LLC	91.70 points
#4	Yellowstone Landscape	91.32 points
#5	Redtree Landscape	90.92 points
#6	Russell Landscape Group	89.00 points
#7	Sunrise Landscape	87.90 points

C. Authorization to Issue Notice of Intent to Award and Enter into Landscape Contract

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, ranking Pine Lake, LLC as the #1 ranked respondent to the RFP for Landscape and Irrigation Services and authorizing issuance of the Notice of Intent to Award and Enter into Landscape Contract with Pine Lake, LLC, to the respondents, was approved.

SEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 28, 2025**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of March 20, 2025 Regular Meeting Minutes**

On MOTION by Mr. Aponte and seconded by Ms. Sgro, with all in favor, the March 20, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Discussion ensued regarding preparing for bond issue for Phases 5 and 8 within the next 30 to 60 days and when to present the acquisition documents.

B. District Engineer: Coastal Engineering Associates, Inc.

There was no report.

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

- **NEXT MEETING DATE: May 15, 2025 at 10:30 AM [Presentation of FY2026 Proposed Budget]**
 - **QUORUM CHECK**

Discussion ensued regarding amending the Landscape Contract, due to Phase 5 coming online.

TENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS**Public Comments**

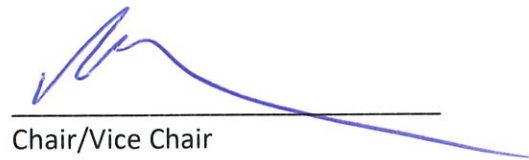
No members of the public spoke.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the meeting adjourned at 11:43 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair