

**MINUTES OF MEETING
CALDERA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Caldera Community Development District held a Regular Meeting on May 15, 2025 at 10:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

Present:

Brady Lefere
Melisa Sgro
Allison Martin

Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Ryan Dugan (via telephone)
Kate John (via telephone)
Brian Malmberg

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 10:46 a.m.

Supervisors Lefere, Sgro and Martin were present. Supervisor Aponte and Supervisor-Elect Glass were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Appointed Supervisor, Blake Glass (the following will be provided in a separate package)

This item was deferred.

- 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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-03,
Electing and Removing Officers of the
District and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04,
Approving Proposed Budget(s) for FY 2026;
Setting a Public Hearing Thereon and
Directing Publication; Addressing
Transmittal and Posting Requirements;
Addressing Severability and Effective Date

Ms. Suit presented Resolution 2025-04. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

The following change was made to the proposed Fiscal Year 2026 budget:

Page 2, "Landscape maintenance" line item: Increase from \$218,000 to "\$227,000"

On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, Resolution 2025-04, Approving Proposed Budget(s) for FY 2026, as amended; Setting a Public Hearing Thereon for July 17, 2025 at 10:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604 and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-05,
Designating Dates, Times and Locations for

Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Suit presented Resolution 2025-05. The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete January

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Ms. Suit presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Ms. John stated the Audit should be approved as amended, as District Counsel submitted minor edits to the Auditor.

A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, as amended to include District Counsel's minor edits submitted to the Auditor, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

**Consideration of Henando County
Interlocal Uniform Collection Agreement**

Ms. Suit presented the Henando County Interlocal Uniform Collection Agreement.

On MOTION for by Mr. Lefere and seconded by Ms. Martin, with all in favor, the Henando County Interlocal Uniform Collection Agreement, was approved.

TENTH ORDER OF BUSINESS

Ratification Items

Ms. Suit presented the following:

- A. Acquisition of Phase 5 Improvements
- B. Pine Lake Services LLC Agreement for Landscape and Irrigation Maintenance Services

On MOTION for by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Acquisition of Phase 5 Improvements and the Pine Lake Services LLC Agreement for Landscape and Irrigation Maintenance Services, were ratified.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

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

TWELFTH ORDER OF BUSINESS

**Approval of April 17, 2025 Regular Meeting
Minutes**

On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, the April 17, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP

Ms. John stated that no legislative bills that would have affected CDDs passed.

B. District Engineer: Coastal Engineering Associates, Inc.

There was no report.

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

- **NEXT MEETING DATE: July 17, 2025 at 10:30 AM**
 - **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

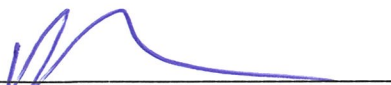
Adjournment

On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, the meeting adjourned at 10:56 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair