

**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 July 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
Melisa Sgro
Blake Glass

Chair
Assistant Secretary
Assistant Secretary

Also present:

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

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Kutak Rock LLP
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:31 a.m. The Oath of Office was administered to Blake Glass before the meeting.

Supervisors Lefere, Sgro and Glass were present. Supervisors Aponte and Martin 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 under separate cover)

This item was addressed during the First Order of Business.

- 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

Ms. Suit presented Resolution 2025-03.

Mr. Lefere nominated the following:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Melisa Sgro	Assistant Secretary
Allison Martin	Assistant Secretary
Blake Glass	Assistant Secretary
Jordan Lansford	Assistant Secretary

No other nominations were made.

The following The following prior appointments by the Board remain unchanged 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. Glass, with all in favor, Resolution 2025-03, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

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

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-08 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.

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Lefere and seconded by Mr. Glass, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

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

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

No affected property owners or members of the public spoke.

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

- C. Consideration of Resolution 2025-09, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-09.

On MOTION by Mr. Lefere and seconded by Mr. Glass, with all in favor, Resolution 2025-09, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025/2026 Deficit Funding Agreement

Ms. Suit presented Fiscal Year 2025/2026 Deficit Funding Agreement.

On MOTION by Mr. Lefere and seconded by Mr. Glass, with all in favor, the Fiscal Year 2025/2026 Deficit Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Agreements Regarding the Direct Collection of Special Assessments for Fiscal Year 2025-2026

- A. Homes By West Bay, LLC**
- B. Pulte Home Company, LLC**

Ms. Suit presented the Homes By West Bay, LLC and Pulte Home Company, LLC Agreements.

On MOTION by Mr. Lefere and seconded by Mr. Glass, with all in favor, the Homes By West Bay, LLC and Pulte Home Company, LLC Direct Collection of Special Assessments Agreements for Fiscal Year 2025-2026, were approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Recognizing Satisfaction of Contributions for the 2024 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date

Ms. Suit presented Resolution 2025-10.

Ms. John stated this Resolution recognizes that the Developer met/exceeded its contribution requirements for the 2024 Project.

On MOTION by Mr. Glass and seconded by Mr. Lefere, with all in favor, Resolution 2025-10, Recognizing Satisfaction of Contributions for the 2024 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Lefere and seconded by Mr. Glass, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

ELEVENTH ORDER OF BUSINESS

Ratification of Pine Lake Services LLC Addendum Number 1 for Additional Services

Ms. Suit presented the Pine Lake Services LLC Addendum Number 1 for Additional Services.

On MOTION by Mr. Lefere and seconded by Mr. Glass, with all in favor, the Pine Lake Services LLC Addendum Number 1 for Additional Services, was ratified.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

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

THIRTEENTH ORDER OF BUSINESS

Approval of Minutes

A. April 10, 2025 Special Public Meeting

Ms. Suit stated that she distributed an updated version of the April 10, 2025 Special Public Meeting minutes, which replaces the version that was in the agenda.

B. May 15, 2025 Regular Meeting

On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, the April 10, 2025 Special Public Meeting Minutes, as amended, and the May 15, 2025 Regular Meeting, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Coastal Engineering Associates, Inc.

There were no District Counsel or District Engineer reports.

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

- **0 Registered Voters in District as of April 15, 2025**
- **UPCOMING MEETINGS**
 - **August 21, 2025 at 10:30 AM**
 - **September 18, 2025 at 10:30 AM**
 - **QUORUM CHECK**

The August 21, 2025 and September 18, 2025 meetings will be cancelled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

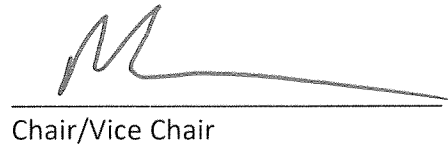
Adjournment

On MOTION by Mr. Lefere and seconded by Mr. Glass, with all in favor, the meeting adjourned at 10:46 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair