

**SOUTHERN HILLS
PLANTATION I**

**COMMUNITY DEVELOPMENT
DISTRICT**

November 19, 2020

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

**Southern Hills Plantation I
Community Development District**

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

November 12, 2020

Board of Supervisors
Southern Hills Plantation I Community Development District

<p>ATTENDEES: Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold a Regular Meeting on November 19, 2020, *immediately following the adjournment of the Southern Hills Plantation III CDD Landowners' Meeting, scheduled to commence at 3:00 p.m.*, at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*Agenda Items*)
3. Discussion: Letters of Interest/Resumes From Qualified Electors for Board Vacancies
 - A. Mark Derrah
 - B. Brian McCaffrey
 - C. Rick Ratcliffe
 - D. Matt Romero
 - E. Kathleen Shields
4. Consider Appointment of Qualified Elector to Fill Vacancy in Seat 3
 - Administration of Oath of Office to Newly Appointed Supervisor
5. Consider Appointment of Qualified Elector to Fill Vacancy in Seat 4
 - Administration of Oath of Office to Newly Appointed Supervisor
6. Administration of Oath of Office to Newly Elected Supervisors [SEATS 3 & 4] (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

- B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
7. Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Southern Hills Plantation I Community Development District, and Providing for an Effective Date
 8. Discussion: Outstanding Operation and Maintenance Shared Costs Amounts Due from Southern Hills Plantation II and III CDDs and Consideration of Potential Options
 9. Approval of Unaudited Financial Statements as of September 30, 2020
 10. Approval of September 11, 2020 Virtual Public Hearings and Regular Meeting Minutes
 11. Other Business
 12. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, P.A.*
 - B. District Engineer: *Coastal Engineering Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: December 17, 2020 at 10:00 a.m.

- QUORUM CHECK

JOHN McCOSKRIE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
ROBERT NELSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
MARGARET BLOOMQUIST	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

13. Supervisors' Requests
14. Adjournment

If you have any questions or comments, please contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

3A

-----Original Message-----

From: Mark <markderrah@aol.com>

Sent: Thursday, October 15, 2020 9:03 AM

To: johnmccoskrie@tampabay.rr.com

Subject: Re: SHP CDD I

I have been a full time resident at shp for almost four years. I have a retail business in Tampa. We import tropical fish from all over the world. We are the largest retail of tropical fish in the southeast. Let me know if you need more info. Mark

Sent from my iPhone

> On Oct 15, 2020, at 8:34 AM, johnmccoskrie@tampabay.rr.com wrote:

>

> Hey Mark,

> Thanks for the letter, could you please mention what kind of business

> experience you have and if you are a full time resident? Sorry, but it will be important in the decision making progress.

> Thanks, John

>

> -----Original Message-----

> From: Mark <markderrah@aol.com>

> Sent: Wednesday, October 14, 2020 8:03 PM

> To: johnmccoskrie@tampabay.rr.com

> Subject: Re: SHP CDD I

>

> I am interested in serving on the cdd1. I have been in business in Tampa for 44 years. Being that I have been a resident in southern hills for four years, I am very concerned about the entrance to our community and would like to keep it in a condition for future growth

> Thanks. Mark Derrah

>

> Sent from my iPhone

>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

3B

From: Brian McCaffrey <brian.mccaffrey@bayer.com>
Sent: Monday, September 14, 2020 7:15 AM
To: johnmccoskrie@tampabay.rr.com
Subject: Re: CDD 1

John-

This email serves as my "Letter of Interest" in joining the CDD at Southern Hills Plantation.

I have a Bachelors of Science in Horticulture and have been in that field since 1981 in various capacities. Most notably:

- *Landscape crew leader at Sea World in Ohio
- *Landscape design specialist at a major nursery & garden center
- *Southern Regional Manager For SePRO Corporation, a leading pond and lake management company. We supplied the chemicals to the applicators
- *Senior Horticultural Technical Specialist in the southeast at 2 major chemical companies; *Bayer and BASF. I work with the largest growers of ornamental plants in the SE, making their products better.

I am a full time resident of Southern Hills having just finished building a home on Hickory Oak Drive, my second home here. My wife and I have been here for 4 years now and plan on being here for a long time.

I have a strong desire to make Southern Hills the best it can be. I bring over 40 years of plant knowledge and have designed hundreds of landscapes. Combined with my brief work in lake and pond management I am confident we can make Southern Hills better!

Thanks for the opportunity!

Brian McCaffrey
Brian.mccaffrey@bayer.com
352-238-6539

Sent from my iPad

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

3C

Rick Ratcliffe

19529 Lily Pond Court

Brooksville, FL 34601

Age 68

Married to Helen Ratcliffe 45 years

Member of Southern Hills for 13 years

Regional member for 9 years

Resident for 4 years

Work experience

In sales for 44 years in the Waterworks Industry. Sold valves and fire hydrants.

I was at one time a Regional Manager covering the Southeastern of United State responsible for 50 million dollars in sales.

The last 27 years I was a Territory Manger of Florida for American Flow Control responsible for 20 million a year in sales.

I was very active in the Florida Section AWWA. Serving as a Mac Member to the Section and involved in our yearly conference that raised over 150k a year with an attendance of 2,300. I ran the conference for five years and was responsible for setting up budget, contract with the hotel, arranging food and beverage items and setting up a four-day agenda for our attendees .For the last 23 years I was involved as Conference Chair, Exhibit Chair, Treasury Chair, and became Chairman for the Florida AWWA Section in 2011-2012. The Florida Section is dedicated to ensure Florida's present and future generation a sufficient supply of high quality drinking water by providing critical information and opportunities to over 2,800 members.

I was given a number of awards by the Section for outstanding service to the organization. In 2014 I was awarded John Lechner National award given by American Waterworks Association out of Denver,

Colorado for outstanding service by a member back to the local section. The member organization has 58,000 members

Also served on another organization called FWRC as a Treasurer for five years.

Why do I want to be involved?

Southern Hills has grown considerably during the past 13 years I have been a member. I would like to be consider to the Board to make Southern Hills even better. I am a good listener, communicator, leader, and have time to be involved to make to make the Board and community more successful.

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

3D

October 19, 2020

CDD 1 Board of Supervisors

John,

Thank you for providing me the opportunity to submit my letter of interest to be a part of the CDD 1 Board of Supervisors. Lucretia and I have lived in Southern Hills full time since March 2013 at 19484 Autumn Oak Lane. I recently retired from Oak Hill Hospital as the CFO. I have worked in hospital healthcare finance since 1986. I believe our community aesthetics and grounds should be maintained from the entry at HWY 41 throughout our property lines. It is a first impression for potential home builders and buyers. These costs should be the responsibility of developers, lot owners and residents. If any are not paying, either others must cover the deficiencies or the maintenance must be reduced. I'm sure there will be discussion at the upcoming development proposals as well.

Thanks again for the invite.

Matt

Cell – 918-809-5177

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

3 E

Kathleen S. Shields

19624 Sheltered Hill Drive
Brooksville, FL 34601

To Whom It May Concern:

I am writing to express my interest in serving on the Board of Directors for CDD1 in Southern Hills Plantation (SHP). I have been a resident of Hernando County since 2006, a property owner and golf club member in SHP since 2016, and a year-round resident of SHP since September 2019. I plan to be a long-term resident of this community and would like to see it reach its full potential. I understand that the funds in CDD1 are intended to be used for management of the entrance road from Rt. 41 to the guard house and to properly maintain most of the ponds and banks in the community (including essential drainage retention areas). It is apparent to me that these areas have not been maintained as intended, and I would like to work with other board members to rectify this situation.

My training is not in business management, but I am not lacking in experience. I have a Ph.D. in entomology and worked as a research scientist for the U.S. Forest Service for my entire 38-year career. As a Research Leader, I managed an annual budget of ~\$2 million. I also served for four years as Secretary/Treasurer of the Entomological Society of America and oversaw an annual budget of ~\$12 million. After retiring to Florida, I served as Chair of the Finance Committee of Silverthorn Homeowners Association from 2009-2017, and also served on the Board of Directors as Treasurer. Currently, I am a certified Florida Master Gardener, a volunteer with Hernando County Extension, and Chair of the SHP Landscape Committee. I think my expertise in forestry and landscaping and my knowledge of county environmental regulations could be helpful to the CDD Board.

Sincerely,

Kathleen S. Shields

donkashields@yahoo.com; (352) 587-4607

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2021-01

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Southern Hills Plantation I Community Development District Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Hernando County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Chesley (Chuck) E. Adams, Jr. is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 19th day of November, 2020.

ATTEST:

**SOUTHERN HILLS PLANTATION I COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

9

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2020**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 21,133	\$ -	\$ 21,133
SBA	91	-	91
Investments			
Revenue - A1	-	228,618	228,618
Revenue - A2	-	114,932	114,932
Reserve - A1	-	418,637	418,637
Reserve - A2	-	55,833	55,833
Prepayment - A1	-	19,145	19,145
Prepayment - A2	-	709	709
Cost of Issuance	-	17,940	17,940
Assessments receivable - on-roll	314	47,369	47,683
Assessments receivable - off-roll	245,728	557,948	803,676
Allowance for uncollectable receivable	(248,704)	(19,567)	(268,271)
Prepaid expenses	17,911	-	17,911
Due from Southern Hills II	407,053	-	407,053
Due from Southern Hills III	90,270	-	90,270
Deposits	2,919	-	2,919
Total assets	<u>\$ 536,715</u>	<u>\$ 1,441,564</u>	<u>\$ 1,978,279</u>
LIABILITIES			
Liabilities			
Accounts payable	\$ 28,333	\$ -	\$ 28,333
Accrued wages payable	1,000	-	1,000
Accrued expenses payable	-	7,500	7,500
Due to Developer	37	-	37
Total liabilities	<u>29,370</u>	<u>7,500</u>	<u>36,870</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	93,585	557,948	651,533
Total deferred inflows of resources	<u>93,585</u>	<u>557,948</u>	<u>651,533</u>
Fund balances			
Restricted for:			
Debt service	-	876,116	876,116
Unassigned	413,760	-	413,760
Total fund balances	<u>413,760</u>	<u>876,116</u>	<u>1,289,876</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 536,715</u>	<u>\$ 1,441,564</u>	<u>\$ 1,978,279</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 314	\$ 278,621	\$ 242,530	115%
Special assessments: off-roll	10,000	20,000	38,991	51%
Interest & miscellaneous	-	1	250	0%
Total revenues	<u>10,314</u>	<u>298,622</u>	<u>281,771</u>	106%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,000	2,000	4,100	49%
Financial & administrative				
Management	2,500	30,000	30,000	100%
Engineering	-	860	7,500	11%
Dissemination agent	208	2,500	2,500	100%
Trustee	-	-	4,300	0%
Audit	-	3,500	3,250	108%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	4,768	4,800	99%
Legal advertising	716	989	750	132%
Bank fees	43	560	600	93%
Annual district filing fee	-	175	175	100%
Website	-	705	1,000	71%
ADA website compliance	-	199	200	100%
Postage	-	304	500	61%
Office supplies	-	-	150	0%
Legal counsel				
District counsel	-	4,468	10,000	45%
Total professional & administrative	<u>4,467</u>	<u>51,028</u>	<u>70,475</u>	72%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Field operations				
Electric utility services				
Street lights	3,022	17,800	14,500	123%
Stormwater control				
Lake/pond bank maintenance	-	-	55,000	0%
Aquatic maintenance	8,303	53,970	46,800	115%
Aquatic plant replacement	-	-	5,000	0%
Lake/pond repair	-	-	6,900	0%
Other physical environment				
Insurance: property	-	7,187	7,000	103%
Entry & walls maintenance	-	-	2,500	0%
Landscape maintenance	5,847	34,391	45,000	76%
Holiday decorations	-	10,000	10,000	100%
Irrigation repairs & maintenance	-	735	7,500	10%
Landscape replacement	-	-	20,000	0%
Contingency				
Miscellaneous contingency	-	-	10,000	0%
Total field operations	<u>17,172</u>	<u>124,083</u>	<u>230,200</u>	54%
Other fees and charges				
Property appraiser	-	4,759	5,053	94%
Tax collector	-	3,205	5,053	63%
Total other fees and charges	<u>-</u>	<u>7,964</u>	<u>10,106</u>	79%
Total expenditures	<u>21,639</u>	<u>183,075</u>	<u>310,781</u>	59%
Excess/(deficiency) of revenues over/(under) expenditures	(11,325)	115,547	(29,010)	
Fund balance - beginning	<u>425,085</u>	<u>298,213</u>	<u>382,357</u>	
Fund balance - ending	<u>\$ 413,760</u>	<u>\$ 413,760</u>	<u>\$353,347</u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 1,082	\$ 959,622	\$ 788,590	122%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	-	50,205	-	N/A
Interest	28	6,794	5,500	124%
Total revenues	<u>1,110</u>	<u>1,016,621</u>	<u>980,073</u>	104%
EXPENDITURES				
Principal - A1	-	215,000	215,000	100%
Principal - A2	-	160,000	160,000	100%
Interest - A1	-	321,320	321,610	100%
Interest - A2	-	237,800	238,090	100%
Principal prepayments	-	55,000	-	N/A
Total expenditures	<u>-</u>	<u>989,120</u>	<u>934,700</u>	106%
Other fees and charges				
Property appraiser	-	16,401	16,429	100%
Tax collector	-	11,044	16,429	67%
Total other fees and charges	<u>-</u>	<u>27,445</u>	<u>32,858</u>	84%
Total expenditures	<u>-</u>	<u>1,016,565</u>	<u>967,558</u>	105%
Excess/(deficiency) of revenues over/(under) expenditures	1,110	56	12,515	
Fund balance - beginning	875,006	876,060	1,159,819	
Fund balance - ending	<u>\$ 876,116</u>	<u>\$ 876,116</u>	<u>\$ 1,172,334</u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

10

DRAFT
MINUTES OF MEETING
SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Southern Hills Plantation I Community Development District held Virtual Public Hearings and a Regular Meeting on September 11, 2020 at 10:00 a.m., via Zoom, at <https://us02web.zoom.us/j/84140669719>, and 1-929-205-6099, Meeting ID 841 4066 9719.

Present at the meeting were:

Grady Miars	Chair
Robert Nelson	Vice Chair
Ellen Johnson	Assistant Secretary
Margaret Bloomquist	Assistant Secretary
John McCoskrie	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Lauren Gentry	District Counsel
Joe Calamari	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:02 a.m. Supervisors Nelson, Johnson, Bloomquist and McCoskrie were present. Supervisor Miars was not present at roll call. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically.

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2019, Prepared by Berger, Toombs, Elam, Gaines & Frank

41
42 This item was deferred to the next meeting.

43

44 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2020-04,**
45 **Accepting the Audited Annual Financial**
46 **Report for the Fiscal Year Ended**
47 **September 30, 2019**

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49 This item was deferred to the next meeting.

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51 **FIFTH ORDER OF BUSINESS** **Public Hearing on the Adoption of the**
52 **Fiscal Year 2020/2021 Budget**

53 **A. Affidavit/Proof of Publication**

54 The affidavit of publication was provided for informational purposes.

55 **B. Consideration of Resolution 2020-05, Relating to the Annual Appropriations and**
56 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2020, and Ending**
57 **September 30, 2021; Authorizing Budget Amendments; and Providing an Effective**
58 **Date**

59 Mr. Adams presented Resolution 2020-05. The proposed Fiscal Year 2021 budget
60 showed assessment levels increasing approximately 24%, as discussed at the last meeting,
61 which was expected to continue over the next three years but would decrease if the unpaid
62 Equivalent Resident Unit (ERU) assessment payments are made. This increase would
63 accomplish the following:

- 64 ➤ Offset deficiencies due to unpaid ERU assessments.
- 65 ➤ Partially restore surplus fund balance to provide working capital in the first quarter of
66 the fiscal year.
- 67 ➤ Cover the landscape maintenance line item increase, which would go out to bid, and
68 improve the scope of services to a level of service that meets community expectations.
- 69 ➤ Cover the landscape replacement line item increase to replace plant material along the
70 Boulevard.
- 71 ➤ Place the District in a better and more stable financial position.

72 Mr. Adams stated that unpaid ERU assessments would make it difficult to pay the Debt
73 Service Fund payments in Fiscal Year 2021. He expected the Bondholder to make a
74 determination and provide direction, in terms of remedies they may want to pursue regarding

75 the delinquent assessments; it is beneficial for the District if the Bondholders take the lead, due
76 to significant litigation costs.

77 Mr. Adams discussed the option of selling tax certificates, which was unsuccessful, as
78 several properties were escheated to the County for ownership, at a loss. He conveyed
79 discussions with residents, who supported the District’s actions.

80 Mr. Adams explained that the revenue amounts and “Excess of revenues over
81 expenditures”, on Page 2 of the proposed Fiscal Year 2021 budget, differ because the Fiscal
82 Year 2020 amount was projected based on the budget that was adopted. Any action by the
83 Bondholders would be to recover assessments to secure their debt and any action to force
84 payment to collect from the Cascades would involve a separate legal action.

85 **Mr. Miars arrived at the meeting at 10:24 a.m.**

86 **Mr. Adams opened the Public Hearing.**

87 No members of the public spoke.

88 **Mr. Adams closed the Public Hearing.**

89 Mr. Adams stated the District properly advertised the Public Hearing and noticed,
90 through the County’s Truth in Millage (TRIM) process, and the proposed Fiscal Year 2021
91 budget was posted to the District’s website.

92 Ms. Gentry confirmed that dial in instructions for the Public Hearing, pertaining to the
93 budget and assessment notices, were provided in the agenda package and that owners of un-
94 platted property that did not fall under the TRIM notice received mailed notices.

95

96 **On MOTION by Ms. Johnson and seconded by Mr. Miars, with all in favor,**
97 **Resolution 2020-05, Relating to the Annual Appropriations and Adopting the**
98 **Budgets for the Fiscal Year Beginning October 1, 2020, and Ending September**
99 **30, 2021; Authorizing Budget Amendments; and Providing an Effective Date,**
100 **was adopted.**

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103 **SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and
Objections on the Imposition of Operations
and Maintenance Special Assessment to
Fund the Budget for Fiscal Year 2020/2021,
Pursuant to Florida Law**

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109 **A. Proof/Affidavit of Publication**

110 The affidavit of Publication was provided for informational purposes.

111 **B. Consideration of Resolution 2020-06, Making a Determination of Benefit and Imposing**
112 **Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and**
113 **Enforcement of Special Assessments, Including But Not Limited to Penalties and**
114 **Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the**
115 **Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

116 **Mr. Adams opened the Public Hearing.**

117 No members of the public spoke.

118 **Mr. Adams closed the Public Hearing.**

119 Mr. Adams presented Resolution 2020-06.

120 Ms. Gentry posed and Mr. Adams responded to the following questions:

121 Ms. Gentry: In your professional opinion, do you believe that the property subject to
122 these assessments is benefited by the assessments?

123 Mr. Adams: Yes.

124 Ms. Gentry: Is it your professional opinion that the assessments are reasonably and
125 fairly apportioned among the properties?

126 Mr. Adams: Yes.

127 Ms. Gentry: Is it your opinion that it is in the best interest of the District to levy the
128 assessments and collect the assessments as proposed?

129 Mr. Adams: Yes.

130 In addition to the findings stated in the Resolution, and given the situation, the
131 widespread non-payment of assessments and the need to secure a funding source, Ms. Gentry
132 asked the Board to find that reasonable notice was provided to property owners, under the
133 circumstances, and that, based on the description and information just heard from Mr. Adams,
134 that the properties that are subject to the assessments are benefited by the assessments, the
135 assessments are apportioned fairly and reasonably and that, in order to secure a funding source
136 for the Fiscal Year 2021, it was in the District's best interest to levy the assessments as
137 presented and certify the assessment roll, in order to fund those continuing O&M expenditures.
138 In adopting Resolution, 2020-06, she asked the Board to also make those finding as stated on
139 the record.

140 Mr. Adams presented Resolution 2020-06.

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On MOTION by Mr. Miars and seconded by Ms. Johnson, with all in favor, Resolution 2020-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; 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, including the findings stated above by Ms. Gentry, was adopted.

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SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2020-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date

Mr. Adams presented Resolution 2020-07.

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On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, Resolution 2020-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date, was adopted.

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EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2020-08, Declaring a Vacancy in Seats 3 and 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date

Mr. Adams presented Resolution 2020-08. Seats 3 and 4, currently held by Ms. Johnson and Mr. Miars, respectively, would be declared vacant after the November General Election, as no candidates qualified during the qualifying period. Incumbents could remain in their seat until the Board appoints a qualified elector. Supervisors residing in the District could seek candidates interested in serving on the Board and have interested candidates send a letter of interest to Management to be included in the January agenda.

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On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, Resolution 2020-08, Declaring a Vacancy in Seats 3 and 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2020

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2020. Payments to Management and several other service providers were deferred until assessment revenue funds are received in November.

Mr. Adams responded questions as follows:

- He must research further whether the \$67,715 projected excess revenue balance on Page 3 was correct:
- The projected \$259,513 deficient amount, on Page 4, was the same as referred to in the Auditor’s letter, which were borrowed funds from restricted funds to pay the debt service payment.

Mr. McCoskrie had other questions about the Audited Annual Financial Report; however, the Auditor, who confirmed attendance, was absent. Mr. Adams suggested that Mr. McCoskrie submit his questions to Management for transmission to the Auditor. The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of June 11, 2020 Virtual Public Meeting Minutes

Mr. Adams presented the June 11, 2020 Virtual Public Meeting Minutes.

On MOTION by Ms. Bloomquist and seconded by Mr. Nelson, with all in favor, the June 11, 2020 Virtual Public Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

217 TWELFTH ORDER OF BUSINESS

Staff Reports

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219 A. District Counsel: *Hopping Green & Sams, P.A.*

220 There being nothing further to report, the next item followed.

221 B. District Engineer: *Coastal Engineering Associates, Inc.*

222 Mr. Calamari presented a list of outstanding items requested at the last meeting:

223 ➤ Securing the Operation Permit for Phase 1, from the South Florida Water Management
224 District (SFWMD), was underway.

225 ➤ Work on several outstanding as-built items, was ongoing, as time allows and revenue
226 sources are available.

227 ➤ Review of plats regarding conveying Pond 5II from the HOA to the CDD was underway.

228 ➤ The Wetland Restoration Report for the area near the golf course maintenance building,
229 was being prepared.

230 ➤ Obtaining proposals to remove overgrown vegetation on the fence along US 41 was
231 suggested, to avoid having to install a new fence.

232 ➤ An O&M inspection of the ponds, at the old sales center off US 41, and submitting a
233 report to SFWMD was outstanding.

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

235 • TENTATIVE NEXT MEETING DATE: October 15, 2020 at 10:00 a.m.

236 ○ QUORUM CHECK

237 The next meeting would probably be in January 2021, as the October, November and
238 December meetings would likely be cancelled.

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240 THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

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242 There being no Supervisors' requests, the next item followed.

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244 FOURTEENTH ORDER OF BUSINESS

Adjournment

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246 There being no further business to discuss, the meeting adjourned.

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248 On MOTION by Mr. Nelson and seconded by Mr. McCoskrie, with all in favor,
249 the meeting adjourned at 10:47 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

12C

SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

*Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive,
Brooksville, Florida 34601*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2020 CANCELED	Regular Meeting	10:00 AM
November 19, 2020	Regular Meeting	<i>immediately following adjournment of 3:00 PM Southern Hills Plantation III CDD meeting</i>
December 17, 2020	Regular Meeting	10:00 AM
January 21, 2021	Regular Meeting	10:00 AM
February 18, 2021	Regular Meeting	10:00 AM
March 18, 2021	Regular Meeting	10:00 AM
April 15, 2021	Regular Meeting	10:00 AM
May 20, 2021	Regular Meeting	10:00 AM
June 17, 2021	Regular Meeting	10:00 AM
July 15, 2021	Regular Meeting	10:00 AM
August 19, 2021	Regular Meeting	10:00 AM
September 16, 2021	Public Hearing & Regular Meeting	10:00 AM