

**MINUTES OF MEETING  
SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Southern Hills Plantation I Community Development District held 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.

**Present at the meeting were:**

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

**Also present were:**

Chuck Adams	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Joe Calamari	District Engineer
Matt Romero	Resident
Brian McCaffrey	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:07 p.m. Supervisors Nelson, Johnson, Bloomquist and McCoskrie were present. Supervisor Miars was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments (*Agenda Items*)**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**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
- F. Bill Kemerer

Mr. Mark Derrah, Mr. Rick Ratcliffe and Mr. Bill Kemerer withdrew from consideration.

**FOURTH ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector to Fill Vacancy in Seat 3**

Ms. Bloomquist nominated Mr. Matt Romero to fill Seat 3. No other nominations were made.

**On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, the appointment of Mr. Matt Romero to fill Seat 3, was approved.**

- **Administration of Oath office to Newly Appointed Supervisor**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Romero.

**FIFTH ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector to Fill Vacancy in Seat 4**

Mr. McCoskrie nominated Mr. Brian McCaffrey to fill Seat 4. No other nominations were made.

**On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, the appointment of Mr. Brian McCaffrey to fill Seat 4, was approved.**

- **Administration of Oath office to Newly Appointed Supervisor**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. McCaffrey.

Mr. Romero and Mr. McCaffrey voiced their acceptance to receive the \$200 per meeting Supervisor fee.

**SIXTH ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors [SEATS 3 & 4] *(the following to be provided in a separate package)***

The Oaths of Office were administered during the Fourth and Fifth Orders of Business.

Mr. Adams provided and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - I. Form1: 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**

Ms. Kilinski stated that the newly appointed Supervisors would receive an informational packet and should feel free to contact her or Mr. Adams’ office with any questions or concerns.

**SEVENTH ORDER OF BUSINESS**

**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**

Mr. Adams presented Resolution 2020-01. Mr. McCoskrie nominated Ms. Bloomquist for Chair. Ms. Bloomquist nominated Mr. McCoskrie for Vice Chair. The slate of officers was nominated, as follows:

Margaret Bloomquist	Chair
John McCoskrie	Vice Chair
Chuck Adams	Secretary
Robert Nelson	Assistant Secretary
Brian McCaffrey	Assistant Secretary
Matt Romero	Assistant Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

**On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, 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, as nominated, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Discussion: Outstanding Operation and Maintenance Shared Costs Amounts Due from Southern Hills Plantation II and III CDDs and Consideration of Potential Options**

Mr. Adams recalled previous discussions, which noted that a significant amount of money is due from Southern Hills Plantation II (SHPII) CDD, which owes the District \$407,000, and Southern Hills Plantation III (SHPIII) CDD, which owes the District \$90,000. Mr. McCoskrie has been coordinating with Staff, particularly with Ms. Kilinski, to resolve this issue.

Ms. Kilinski stated that, over time, there were several payment delinquencies related to the Interlocal Agreement between the District and the SHPII and SHPIII CDDs. For the record, Hopping Green & Sams (HGS) also represents SHPIII and there could be a conflict of interest in developing a repayment agreement between the Districts. Ms. Kilinski stated the Landowner

representative for SHPIII is agreeable to splitting its outstanding amount over time. The idea, in concept, would be to offer both SHPII and SHPIII a repayment plan to get back on track, for amounts outstanding, as well as the amounts coming due for the current fiscal year. She requested authorization to begin drafting a two to five-year repayment plan for the amounts outstanding and offer a similar structure to both Districts. This would allow them time to respond and, thereafter, execute a repayment agreement, with then an automatic default provision specifying that, if payments are not remitted on time, as required by the agreement, the District would be able to file a lawsuit against the nonpaying CDD, with them waiving a defense. The plan would be similar, in form, to a previous restructuring agreement that the District entered into in 2010 or 2011 with the Landowner to structure the bonds. Before the next meeting, she hoped to negotiate the agreement, present it to the SHPII and SHPIII Boards and present it to this Board, for approval, and then commence with the repayment plan, pursuant to the Interlocal Agreement.

Ms. Bloomquist asked for the annual amount that SHPII is supposed to pay. Mr. Adams stated that Mr. Pinder prepared a spreadsheet with the delinquent schedules that can be sorted by year. Mr. Adams would forward a copy of the schedule to Ms. Bloomquist and Ms. Kilinski to be included as an attachment to the agreement. Regarding payments going forward, Ms. Kilinski stated the idea would be for a repayment plan that guarantees ongoing payments, under the existing interlocal terms, as well as making up the delinquent amounts over a set amount of time; the idea is to avoid litigation. Discussion ensued regarding how to proceed if SHPII rejects the agreement, a demand letter and the conflict waiver.

**On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, the client disclosure and consent agreement, was approved.**

Ms. Kilinski asked if Mr. McCoskrie could continue to assist in the endeavor. Mr. McCoskrie would continue to coordinate with Ms. Kilinski to convince the two entities to reconcile with the District. Mr. Romero asked about interest for the amounts due. Mr. McCoskrie stated, in the spirit of negotiation, the interest would be waived. Discussion ensued

regarding using interest as leverage or as an accelerator for a default provision, the Interlocal Agreement, Boulevard maintenance, the Bondholders and Developer, debt service payments, delinquent taxes, Mr. Adams’ search for lake bank contractors, operations and maintenance (O&M) payments, District maps, stormwater system, landscaping, pond maintenance, irrigation services, the golf course, aquatic maintenance, the Property Appraiser’s website and the Southwest Florida Water Management District (SWFWMD).

**NINTH ORDER OF BUSINESS**

**Approval of Unaudited Financial Statements as of September 30, 2020**

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2020. Discussion ensued regarding the revenue accounts, internal statements and off and on-roll receivables.

**TENTH ORDER OF BUSINESS**

**Approval of September 11, 2020 Virtual Public Hearings and Regular Meeting Minutes**

Mr. Adams presented September 11, 2020 Virtual Public Hearings and Regular Meeting Minutes.

Line 49: Change “next” to “January”

Line 61: Change “which was expected to continue over the next three years” to “specific to the \$70,000 “Plant replacement” line item, which was expected to remain at \$70,000 over the next three years/phases, until the plant replacement on the Boulevard is done”

**On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, the September 11, 2020 Virtual Public Hearings and Regular Meeting Minutes, as amended, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

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

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

There being nothing to report, the next item followed.

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

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

- **QUORUM CHECK**

The next meeting would probably be in January 2021, as the December meeting would likely be cancelled.

The Board Members confirmed their attendance at the January 2021 meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

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

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, the meeting adjourned at 4:07 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair