

**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 February 18, 2021 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601.

Present at the meeting were:

Margaret Bloomquist	Chair
John McCoskrie	Vice Chair
Matt Romero	Assistant Secretary
Brian McCaffrey	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Joe Calamari	District Engineer
Unidentified Member of the Public	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:02 a.m. Supervisors Bloomquist, McCoskrie, Romero and McCaffrey were present in person. Supervisor Nelson was not present.

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Continued Discussion/Consideration:
Delinquent Shared Costs, Demands and
Repayment Agreements**

Mr. Adams distributed the latest versions of the Repayment Agreements between the District and the Southern Hills Plantation II (SHPII) CDD and the Southern Hills Plantation III (SHPIII) CDD, which included the schedule from Mr. Pinder.

Ms. Kilinski presented the Interlocal Funding and Repayment Agreements, discussed the terms of the Agreements and the default clause and recommended approval, in substantial form. She noted that the District Manager’s office confirmed that the SHPIII amounts were accurate and the SHPII amounts were being confirmed, for accuracy. The Repayment Schedule would be an Exhibit to the Agreements. She reported the following:

- SHPIII CDD Agreement: Feedback from the majority Landowner, as the District is currently funded by the Developer Funding Agreement, was pending.
- SHPII CDD Agreement: The amounts owed to the District were much higher.
- Litigation, if pursued, would be a fairly swift adjudication of the issue in a court of law.

Mr. McCoskrie stated, for transparency, he distributed Ms. Kilinski’s responses to his latest questions to the Board. He wanted assurance that the Agreements were binding to any successor, owner or transfer of title and that the obligations were due to the land. Ms. Kilinski confirmed that specific language was included in the Agreements and referred to Section 14 of the Interlocal Agreement and Section 11 of the Repayment Agreement, respectively. The Board directed Ms. Kilinski to fashion the Repayment Agreements as Interlocal Repayment Agreements and have them recorded on record.

Discussion ensued regarding offering incentives for payments, potentially including collecting amounts due prior to 2015, and supporting documents located at the warehouse.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, the Delinquent Shared Costs, Demands and Repayment Agreements, amended as discussed, in substantial form, were approved.

FOURTH ORDER OF BUSINESS

Continued Discussion: Potential Acquisition of Lots Escheated to the County/City

• Memorandum Regarding District Options with Respect to Taking Title to Property

Mr. McCoskrie discussed the Memorandum and stated that he and Mr. Pagin inspected the 37 lots, which were escheated to the County/City and HOA and noted that the debt service is attached to the lots; however, HOA fees are not. Each lot was categorized as great, good, average or bad. He stated that Mr. Buckner has been charged by the County to dispose of

excess County property and also contacted the City, who were unaware of that purchase. Lot plans were presented to two Brokers who are trying to market these lots to homebuilders. He believed they should try to find someone interested in purchasing the property before considering setting up a Special Purpose Entity (SPE) to take on these lots.

Discussion ensued regarding selling individual lots instead of in bulk and contacting County Commissioners to address the issue.

FIFTH ORDER OF BUSINESS

Continued Discussion: Landscaping Contract

Mr. McCaffrey distributed and presented the ASI Landscape Management (ASI) proposal for landscape maintenance services and recommended awarding the contract to ASI, with the intention of negotiating the contract amount. Another bid was submitted but it was extremely high and Alexander declined to bid on the contract. Mr. Adams stated that a few Dry Retention Areas (DRAs) that were inadvertently omitted from the District map require lake bank maintenance. He would discuss this and including those areas in the contract with Mr. McCaffrey later.

Mr. McCaffrey discussed scheduling a meeting with ASI to negotiate the terms and present them at the next meeting. Mr. Adams stated he would forward ASI's references to the Board and, once approved, have the 30-day Notice of Termination letter prepared.

Discussion ensued regarding irrigation repair costs increasing slightly due to design changes and including a rain override to the system to prevent potential overwatering.

On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, the ASI Landscape Management proposal for Landscape Maintenance Services and authorizing Mr. McCaffrey to include the DRAs in the contract and negotiate contract terms, commencing April 1, 2021, in a not-to-exceed amount of \$101,050.56, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Aventura Nursery & Landscapes, Inc., Estimate #8774

Mr. McCaffrey distributed Aventura Nursery & Landscapes, Inc., Estimated #8642 and #8637. He gave an overview of the redesign landscape projects that address landscaping and the Palms. Additional electrical and irrigation work and possibly cleaning or replacing the pergola, which was in poor condition, was expected.

On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, Aventura Nursery & Landscapes, Inc., Estimate #8642 for Tree Removal, in a not-to-exceed amount of \$3,200, contingent on resale of the palm trees, was approved.

Discussion ensued regarding using low maintenance materials.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, Aventura Nursery & Landscapes, Inc., Estimate #8774 to plant Phoenix Reclinata and annuals in the front entrance flower bed, subject to no sales tax, in a not-to-exceed amount of \$1,325, was approved.

Mr. McCaffrey discussed project specifics, the number of plantings, type of sod, ASI's maintenance responsibilities and irrigation concerns. This project was more about enhancing the wall and the logos, than the landscape. Discussion ensued regarding the removing the juniper, including irrigation and re-grading services in the cost, obtaining proposals to trim the trees along the Boulevard, removing the plants inside the pergola, additional electrical costs and the budget.

Ms. Bloomquist would provide Mr. McCaffrey with the contact information of an Electrical Engineer to assist with the contract.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, Aventura Nursery & Landscapes, Inc., Estimate #8637 to remove plant materials and revamp the median flower bed, along with any additional plant material, irrigation and electrical work necessary, in a not-to-exceed amount of \$25,000, was approved.

Mr. McCaffrey was asked to obtain proposals to remove the overgrown vegetation along the fence line and trim trees and to ensure that the costs include stump grinding.

SEVENTH ORDER OF BUSINESS

Discussion: Payment Status of Developer On-Roll Properties

Mr. Adams presented the recent FY 2021 Assessment Roll, which identified Tax Certificates issued for all the SHP Group LLC properties and whose tax payment status from 2019 through 2021, was unpaid. Mr. McCoskrie thought it strange that a company other than the Developer purchased the tax certificates and noted that it may be the same situation that occurred with Cascades.

EIGHTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of December 31, 2020

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2020. He would review the bank statements to determine if any owed funds were received. The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of January 21, 2021 Regular Meeting Minutes

Mr. Adams presented the January 21, 2021 Regular Meeting Minutes. The following change was made:

Line 45: Change “would be” to “would not be”

In reference to Line 127, Mr. Adams stated that District Staff would revise the maps of the ponds and pond banks to include a few DRAs.

On MOTION by Mr. McCaffrey and seconded by Ms. Bloomquist, with all in favor, the January 21, 2021 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

ELEVENTH 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: March 18, 2021 at 10:00 a.m.**
 - **QUORUM CHECK**

The next meeting would be held March 18, 2021 at 10:00 a.m.

Mr. McCaffrey stated he would present the pond maintenance proposals at the next meeting.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Mr. McCoskrie referred to the Interlocal Agreement tied to the debt payment with SHPII and asked about obtaining the backup documentation to support the amounts credited. Mr. Adams stated that, although the terms were in the Agreement, he believed they were never implemented. He would speak to Mr. Pinder and email his findings to the Board.

THIRTEENTH ORDER OF BUSINESS

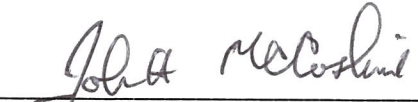
Adjournment

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 11:31 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair