

**SOUTHERN HILLS  
PLANTATION I  
COMMUNITY DEVELOPMENT  
DISTRICT**

**June 14, 2021**

**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**

June 7, 2021

**ATTENDEES:**  
Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Board of Supervisors  
Southern Hills Plantation I Community Development District

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold a Regular Meeting on June 14, 2021, at 10:00 a.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. Update: CDD II and III Repayments
4. Update: Status of Sale and Receipt of Payments from Previously Escheated Properties
5. Consideration of Aventura Nursery & Landscapes, Inc. Estimates
  - A. Estimate #8984 – Sod Installation
  - B. Estimate #9006 – Shrub Removal, Area Preparation, Sod Installation and Installation of Pine Straw Around Base of Big Trees
6. Consideration of Vortex Property Services Estimate #1050 for Paver Work and Sealing at Southern Hills Entry
7. Consideration of Estimates for Lighting at the Front Portion of Southern Hills Boulevard
  - A. B. Covell Automation & Design Service Proposal
  - B. Kennedy Electric Estimate #1065
8. Acceptance of Unaudited Financial Statements as of April 30, 2021
9. Approval of May 10, 2021 Regular Meeting Minutes

10. Other Business

11. 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: July 12, 2021, *immediately following the adjournment of the Southern Hills Plantation III CDD meeting scheduled to commence at 10:00 a.m.*

○ QUORUM CHECK

<b>JOHN McCOSKRIE</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>ROBERT NELSON</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>MATT ROMERO</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>BRIAN McCAFFREY</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
<b>MARGARET BLOOMQUIST</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Supervisors' Requests

13. 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**

**5A**

Aventura Nursery & Landscapes, Inc.  
 18332 Ayers Rd., Brooksville, Fl. 34604  
 10079 County Line, Spring Hill, Fl. 34608  
 352-799-3200, Fax 352-799-3260  
 info@aventuranursery.net

# Estimate

Date	Estimate #
5/18/2021	8984

Name / Address
Southern Hills Plantation Development District 2300 Glades Rd Ste 410W Boca Raton, FL. 33431-8556

**Estimate good for 30 days based on specs and availability today.**

**AVENTURA NURSERY DOES NOT WARRANTY ANY SOD THAT WE SELL OR INSTALL\_\_ THERE IS A 90 DAY WARRANTY ON ALL PLANTS ONLY IF AVENTURA NURSERY INSTALLS THEM & IF ADEQUATE IRRIGATION EXISTS.**

P.O. No.	Terms
	50% Deposit Required

Item	Description	Qty	Rate	Total
Bitter Blue Pallet	Bitter Blue Pallet (500 Sq. Ft.)__INSTALLED__PRORATED	10	500.00	5,000.00
	EMAILED 5/25/21			

**CUSTOMER ASSUMES FULL RESPONSIBILITY FOR WATERING. RECOMMENDED WATERING SCHEDULE : 1 X FOR FIRST THIRTY (30) DAYS , THEN 3 - 4 X PER WEEK FOR THE NEXT THIRTY (30) DAYS, THEN 2 - 3 X PER WEEK FOR THE NEXT THIRTY (30) DAYS, AFTER NINETY (90) DAYS RESUME NORMAL WATERING SHCEDULE. PLANTS 1 - 7 GAL. MUST HAVE SPRINKLER HEADS & ALL 15 GAL. OR LARGER MUST HAVE BUBBLERS INSTALLED OR WARRANTY IS VOIDED. CUSTOMER IS RESPONSIBLE FOR FERTILIZING AND INSECTICIDE / FUNGICIDE TREATMENTS. CUSTOMER IS RESPONSIBLE FOR THE COSTS OF REPAIRS TO IRRIGATION OR OTHER UNFORESEEN COSTS THAT MAY OCCUR DURING INSTALLATION, TRANSPLANTING OR REMOVAL OF PLANT MATERIAL OR SOD.**

<b>Subtotal</b>	\$5,000.00
<b>Sales Tax (6.5012%)</b>	\$0.00
<b>Total</b>	\$5,000.00

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**5B**

Aventura Nursery & Landscapes, Inc.  
 18332 Ayers Rd., Brooksville, Fl. 34604  
 10079 County Line, Spring Hill, Fl. 34608  
 352-799-3200, Fax 352-799-3260  
 info@aventuranursery.net

# Estimate

Date	Estimate #
5/25/2021	9006

Name / Address
Southern Hills Plantation Development District 2300 Glades Rd Ste 410W Boca Raton, FL. 33431-8556

**Estimate good for 30 days based on specs and availability today.**

**AVENTURA NURSERY DOES NOT WARRANTY ANY SOD THAT WE SELL OR INSTALL\_\_ THERE IS A 90 DAY WARRANTY ON ALL PLANTS ONLY IF AVENTURA NURSERY INSTALLS THEM & IF ADEQUATE IRRIGATION EXISTS.**

P.O. No.	Terms
	50% Deposit Required

Item	Description	Qty	Rate	Total
Labor	LABOR: *INSTALLATION OF (120) PALLET OF BITTER BLUE SOD. *REMOVAL OF SHRUBS & PREP AREA FOR THE SOD INSTALLATION. *INSTALLATION OF ABOUT (50) PINE STRAW AROUND BASE OF THE BIG TREES.	1	74,000.00	74,000.00
	E-MAILED 05/26/21			

**CUSTOMER ASSUMES FULL RESPONSIBILITY FOR WATERING. RECOMMENDED WATERING SCHEDULE : 1 X FOR FIRST THIRTY (30) DAYS , THEN 3 - 4 X PER WEEK FOR THE NEXT THIRTY (30) DAYS, THEN 2 - 3 X PER WEEK FOR THE NEXT THIRTY (30) DAYS, AFTER NINETY (90) DAYS RESUME NORMAL WATERING SHCHEDULE. PLANTS 1 - 7 GAL. MUST HAVE SPRINKLER HEADS & ALL 15 GAL. OR LARGER MUST HAVE BUBBLERS INSTALLED OR WARRANTY IS VOIDED. CUSTOMER IS RESPONSIBLE FOR FERTILIZING AND INSECTICIDE / FUNGICIDE TREATMENTS. CUSTOMER IS RESPONSIBLE FOR THE COSTS OF REPAIRS TO IRRIGATION OR OTHER UNFORESEEN COSTS THAT MAY OCCUR DURING INSTALLATION, TRANSPLANTING OR REMOVAL OF PLANT MATERIAL OR SOD.**

<b>Subtotal</b>	\$74,000.00
<b>Sales Tax (6.5012%)</b>	\$0.00
<b>Total</b>	\$74,000.00

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**6**



Vortex Property Services  
8336 Weeping Willow St.  
Brooksville, FL 34613  
352.428.4406  
vortexpropertyservices@gmail.com



## Estimate

### ADDRESS

Brian McCaffrey  
Southern Hills Entry

ESTIMATE # 1050

DATE 05/21/2021

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DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Flat Work</b>	Paver entry including curb on both sides of the road.	1	1,500.00	1,500.00
	<b>Paver Sealing</b>	resand and seal pavers. 18,000 sf pavers	1	11,700.00	11,700.00

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TOTAL

**\$13,200.00**

Accepted By

Accepted Date

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**7A**

**PROPOSAL**  
**B. Covell Automation & Design Service**  
#EC13003834  
600 South Main Street  
Brooksville, Florida 34601  
(352) 279-5913

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**To:** Southern Hills Plantation One CDD      **Location:** Southern Hills Entrance

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**We hereby submit specifications and estimates for:**

Provide materials and labor to:

1. Replace existing architectural lighting at entrance per the following:
  - a. Replace all light fixtures
    - i. (53) 15w LED
    - ii. (36) 30w LED
  - b. Replace broken receptacle boxes (15 total)
    - i. Includes new GFCI receptacle and weather proof in use covers
  - c. Replace light fixture boxes that are missing covers
    - i. Total count is 6 units
  - d. Repair damaged conduits near flagpole light and reset light fixtures accordingly.
2. Remove existing tree lights from entrance Blvd near guard house
  - a. Total includes 20 trees on road and 4 trees in building parking area on right side of guard house.
    - i. The tree height / safety requires aerial manlift to accomplish the task safely.
3. Replace only the damaged architectural lighting at the entrance per the following:
  - a. Replace the following fixtures that are visibly broken / missing at time of quote.
    - i. (10) 15w LED
    - ii. (10) 26w LED
  - b. Replace broken receptacle boxes (15 total)
    - i. Includes new GFCI receptacle and weather proof in use covers
  - c. Replace light fixture boxes that are missing covers
    - i. Total count is 6 units
  - d. Repair damaged conduits near flagpole light and reset light fixtures accordingly.

Item Pricing:

1. 25,000.00
2. 7,000.00
3. 14,000.00

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**WE PROPOSE hereby to furnish material and labor-in accordance with these specifications, for the sum:**

See Above    Dollars    See Above

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Payable as follows:

Upon Completion of Work

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All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from the above specifications involving extra cost will be executed only upon written order, and will become an extra charge over and above the proposal. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry necessary liability and workers compensation insurance.

*Bryon A. Covell*

5/25/2021

\_\_\_\_\_  
**Authorized Signature**

\_\_\_\_\_  
**Date (This proposal may be withdraw if not accepted within 15 days.)**

\_\_\_\_\_  
**Acceptance of Proposal (sign & print name)**

\_\_\_\_\_  
**Date**

The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**7B**

KENNEDY ELECTRIC

1160 PONCE DE LEON BLVD  
 BROOKSVILLE, FL 34601

# Estimate

Date	Estimate #
6/2/2021	1065

Name / Address
SOUTHERN HILLS HOA PEGGY BLOOMQUIST BROAD ST BROOKSVILLE, FL 34601 678-983-6029

Project

Description	Qty	Rate	Total
REPAIR WIRING AT MAIN ENTRANCE , REPLACE ALL UP LIGHTING WITH NEW LED LIGHTS MATCHING EXISTING LIGHTS, REPLACE IN GROUND BOXES & COVERS AS NEEDED, REPAIR BROKEN CONDUITS, REPLACE ALL GFI OUTLETS & COVERS, REPLACE BROKEN GFI OUTLET BOXES WITH NEW BLACK POWER OUTLET POSTS		14,580.00	14,580.00
PAYMENT AS FOLLOWS 50% DEPOSIT & 50% UPON COMPLETION		0.00	0.00
		<b>Total</b>	\$14,580.00

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2021**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
APRIL 30, 2021**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Wells Fargo	\$ 72,983	\$ -	\$ 72,983
SBA	92	-	92
Undeposited funds	60,068	-	60,068
Investments			
Revenue - A1	-	270,811	270,811
Revenue - A2	-	149,361	149,361
Reserve - A1	-	493,353	493,353
Reserve - A2	-	57,390	57,390
Prepayment - A1	-	4,147	4,147
Prepayment - A2	-	709	709
Cost of Issuance	-	17,943	17,943
Due from other funds			
General	-	38,360	38,360
Assessments receivable - on-roll	-	46,287	46,287
Assessments receivable - off-roll	245,728	557,948	803,676
Allowance for uncollectable receivable	(248,705)	(19,567)	(268,272)
Due from Southern Hills II	434,667	-	434,667
Due from Southern Hills III	21,845	-	21,845
Deposits	2,919	-	2,919
Total assets	<u>\$ 589,597</u>	<u>\$ 1,616,742</u>	<u>\$ 2,206,339</u>
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Due to other funds			
Debt service 2011 A1	\$ 24,724	\$ -	\$ 24,724
Debt service 2011 A2	13,636	-	13,636
Accrued expenses payable	-	7,500	7,500
Due to Developer	37	-	37
Total liabilities	<u>38,397</u>	<u>7,500</u>	<u>45,897</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	15,406	557,948	573,354
Total deferred inflows of resources	<u>15,406</u>	<u>557,948</u>	<u>573,354</u>
<b>Fund balances</b>			
Restricted for:			
Debt service	-	1,051,294	1,051,294
Unassigned	535,794	-	535,794
Total fund balances	<u>535,794</u>	<u>1,051,294</u>	<u>1,587,088</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 589,597</u>	<u>\$ 1,616,742</u>	<u>\$ 2,206,339</u>



**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ 22,152	\$ 264,095	\$ 470,147	56%
Special assessments: off-roll	-	-	75,582	0%
Interest & miscellaneous	116	116	250	46%
Total revenues	<u>22,268</u>	<u>264,211</u>	<u>545,979</u>	48%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Legislative				
Supervisor fees	1,000	4,600	4,100	112%
Financial & administrative				
Management	2,500	17,500	30,000	58%
Engineering	233	752	7,500	10%
Dissemination agent	208	1,458	2,500	58%
Trustee	13,682	13,682	4,300	318%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,007	4,800	104%
Legal advertising	-	263	750	35%
Bank fees	39	251	600	42%
Annual district filing fee	-	175	175	100%
Website	-	-	1,000	0%
ADA website compliance	-	-	210	0%
Postage	106	259	500	52%
Office supplies	-	-	150	0%
Legal counsel				
District counsel	2,108	9,175	10,000	92%
Total professional & administrative	<u>19,876</u>	<u>53,122</u>	<u>70,485</u>	75%

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations</b>				
Electric utility services				
Street lights	1,399	7,422	14,800	50%
Stormwater control				
Lake/pond bank maintenance	-	-	55,000	0%
Aquatic maintenance	11,296	22,592	46,800	48%
Aquatic plant replacement	-	-	5,000	0%
Lake/pond repair	-	9,999	6,900	145%
Other physical environment				
Insurance: property	-	7,904	7,400	107%
Entry & walls maintenance	-	-	2,500	0%
Landscape maintenance	-	17,126	75,000	23%
Holiday decorations	-	10,000	10,000	100%
Irrigation repairs & maintenance	234	234	7,500	3%
Landscape replacement	-	4,534	75,000	6%
Contingency				
Miscellaneous contingency	-	-	10,000	0%
Total field operations	<u>12,929</u>	<u>79,811</u>	<u>315,900</u>	25%
<b>Other fees and charges</b>				
Property appraiser	-	-	9,795	0%
Tax collector	445	8,960	9,795	91%
Total other fees and charges	<u>445</u>	<u>8,960</u>	<u>19,590</u>	46%
Total expenditures	<u>33,250</u>	<u>141,893</u>	<u>405,975</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	(10,982)	122,318	140,004	
Fund balance - beginning	<u>546,776</u>	<u>413,476</u>	<u>340,281</u>	
Fund balance - ending	<u>\$ 535,794</u>	<u>\$ 535,794</u>	<u>\$480,285</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 APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ 39,143	\$ 466,661	\$ 786,552	59%
Special assessments: off-roll	-	-	185,983	0%
Interest	23	124	5,500	2%
Total revenues	<u>39,166</u>	<u>466,785</u>	<u>978,035</u>	48%
<b>EXPENDITURES</b>				
Principal - A1	-	-	230,000	0%
Principal - A2	-	-	170,000	0%
Interest - A1	-	153,990	307,980	50%
Interest - A2	-	113,390	226,780	50%
Principal prepayments	-	15,000	-	N/A
Total expenditures	<u>-</u>	<u>282,380</u>	<u>934,760</u>	30%
<b>Other fees and charges</b>				
Property appraiser	-	-	16,387	0%
Tax collector	783	15,832	16,387	97%
Total other fees and charges	<u>783</u>	<u>15,832</u>	<u>32,774</u>	48%
Total expenditures	<u>783</u>	<u>298,212</u>	<u>967,534</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	38,383	168,573	10,501	
Fund balance - beginning	1,012,911	882,721	856,851	
Fund balance - ending	<u>\$ 1,051,294</u>	<u>\$ 1,051,294</u>	<u>\$ 867,352</u>	

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**9**

**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 a Regular Meeting on May 10, 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
Robert Nelson	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Joe Calamari	District Engineer
Robert Townsend	Facilities Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:00 a.m. All Supervisors were present in person.

**SECOND ORDER OF BUSINESS**

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

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2021-04, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

43 Mr. Adams presented Resolution 2021-04. He reviewed the proposed Fiscal Year 2022  
44 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal  
45 Year 2021 budget, and explained the reasons for any adjustments. There would likely be a  
46 decrease in assessments.

47

48 **On MOTION by Romero and seconded by Ms. Bloomquist, with all in favor,**  
49 **Resolution 2021-04, Approving a Proposed Budget for Fiscal Year 2021/2022**  
50 **and Setting a Public Hearing Thereon Pursuant to Florida Law for August 9,**  
51 **2021 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200**  
52 **Summit View Drive, Brooksville, Florida 34601; Addressing Transmittal, Posting**  
53 **and Publication Requirements; Addressing Severability; and Providing an**  
54 **Effective Date, was adopted.**

55

56

#### 57 **FOURTH ORDER OF BUSINESS**

#### **Update: CDD II and III Repayments**

58

59 Ms. Kilinski gave the following update:

60 ➤ A letter was transmitted to the Southern Hills Plantation II CDD (SHPII), which was  
61 similar in form to the one transmitted to the Southern Hills Plantation III CDD (SHPIII), with a  
62 draft repayment agreement.

63 ➤ The SHPII attorney responded with follow-up questions, including requesting detailed  
64 backup that he provided for the several years of outstanding operations and maintenance  
65 (O&M) interlocal cost-share amounts.

66 ➤ Management's office has been gathering and examining the District's historical  
67 documents to provide the requested backup.

68 ➤ SHPII has not held a Board meeting since the information was transmitted and a  
69 proposed budget has yet to be presented to the SHPII Board, as all SHPII meetings have been  
70 cancelled.

71 ➤ Ms. Kilinski conferred with Management's office on Friday. Staff was working through  
72 the documents to produce the findings.

73 ➤ The Board would be apprised and an email would be sent once a detailed response from  
74 SHPII is received.

75 ➤ Regarding SHPIII, Staff has not received the first payment. There was a delay in getting  
76 the documents executed and recorded. Staff would follow up regarding obtaining the payment.

77 Mr. Adams stated one document, the Developer's Acknowledgment of Responsibility,  
78 was returned unexecuted; it was resubmitted and Staff subsequently received the executed  
79 document from Mr. Miars. The initial quarterly payment was still pending. A partial payment  
80 that was outstanding through December 31, 2020 was received, in the amount of \$73,000;  
81 \$20,000 remained outstanding. Staff was trying to collect the balance, as well as the first  
82 quarterly payment, which was due on April 1, 2021.

83 Discussion ensued regarding SHPIII, solvency, O&M funds, capital expenses,  
84 assessments, pavers, the HOA and re-investments.

85 Mr. McCoskrie asked if the check for \$166,000 was received, Mr. Adams replied  
86 affirmatively.

87

#### 88 **FIFTH ORDER OF BUSINESS**

#### **Update: Status of A2 Bond Payment**

89

90 Mr. Adams stated neither the A1 or A2 bonds are being paid. The interest is being paid  
91 on the A1 bonds, as there are sufficient reserves in the reserve fund and the Bondholders  
92 instructed the Trustee to pay the interest but not the principal on the A1 bonds. At this time, no  
93 payment has been made on the A2 bonds.

94 Mr. McCoskrie stated he saw the email and interpreted it to mean that only interest  
95 was being paid on both the A1 and A2 bonds. He discussed a letter regarding the deed  
96 between Lennar Homes and SHP Developers LLC, a GreenePointe (GP) subsidiary. SHP  
97 Developers transmitted an email asking for the amounts due and was informed that \$166,000  
98 for O&M and \$744,000 for the bond were outstanding. Their response was that only the O&M  
99 amount would be paid and not the bond principal. An email chain was circulated between  
100 Management, the Board Chair, Goldman Sachs (GS) and Eaton Vance (EV) discussing the O&M,  
101 principal and interest, foreclosures, Lennar, the debtholder and GP. Discussions remained  
102 active and ongoing. In examining how Lennar obtained the property to sell it back to GP, there  
103 were rumors that IHP, the debtholder, was not willing to sell the property back to GP and sold it  
104 to Lennar, who then sold it back to GP. It was believed that GP was currently marketing the  
105 property and it was very unusual that the deed was uncovered in April. Mr. McCoskrie noted  
106 that this was the first time that the District missed a bond payment since the bonds were re-  
107 issued in 2011. He felt that it was unsettling that the District's bond payment would not be  
108 made and noted that this issue is between the Bondholders and the Developer.

109           Asked if there was any news on whether the A1 and A2 bonds were received on her  
110 end, Ms. Kilinski stated no; everything that Mr. Adams reported was the last that she had heard  
111 on the matter. Mr. Adams confirmed that an interest payment of \$166,000 was made, agreed  
112 that the issue was between the Developer and the Bondholder. He stated, when a bond  
113 payment is not made, interest is accrued against the principal; with the maximum annual debt  
114 service already established, the District would take a loss and would end up forgiving some of  
115 the principal in order to make the amortization schedule work out properly.

116

117 **SIXTH ORDER OF BUSINESS**117 **Consideration of Ameri-Tree, Inc., Arbor  
118 Care Proposal #218464**

119

120           Mr. Townsend presented the Ameri-Tree, Inc., Arbor Care Proposal #218464.  
121 Referencing a map, he stated that 110 oak trees would be clean-cut trimmed and crown-raised,  
122 at a cost of \$7,400, from the Cascades forward to US 41 and on both sides of the walls. He  
123 described the tree-trimming process and stated the landscaping project must be completed  
124 before power washing commences. Discussion ensued regarding the per tree cost, other  
125 vendors, oak trees, sidewalks and irrigation issues.

126

127 **On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor,**  
128 **Ameri-Tree, Inc., Arbor Care Proposal #218464, in the amount of \$7,420, for**  
129 **only oak tree trimming, was approved.**

130

131

132 **SEVENTH ORDER OF BUSINESS**132 **Consideration of Vortex Property Services  
133 Estimate #1049 for Entryway Cleaning**

134

135           Mr. Townsend presented the Vortex Property Services Estimate #1049 for entryway  
136 cleaning. The irrigation and power washing must be performed prior to landscaping. This was a  
137 good price for power washing both sides of the wall, including the pergola and pavers; it was  
138 the only proposal under \$4,000.

139

140 **On MOTION by Mr. Romero and seconded by Mr. McCoskrie, with all in favor,**  
141 **Vortex Property Services Estimate #1049 for entryway cleaning, in the amount**  
142 **of \$1,800, was approved.**

143

144



145 Ms. Bloomquist stated that, overall, the up lighting looks good but a few lights broke off  
146 and need to be repaired and others need to be realigned. A Board Member felt that it would be  
147 best to address the uprights after the landscaping is completed. Ms. Bloomquist would obtain  
148 quotes and present them at the June meeting.

149

150 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of March 31, 2021**

151

152

153 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2021. Mr.  
154 McCoskrie asked about the Debt Service 2011 A1 and A2 line items, on Page 1. Mr. Adams  
155 stated the funds were received from the County. The financials were accepted.

156

157 **NINTH ORDER OF BUSINESS**

**Approval of April 15, 2021 Regular Meeting  
Minutes**

158

159

160 Mr. Adams presented the April 15, 2021 Regular Meeting Minutes.

161 Mr. McCoskrie asked for a clarification of lines 49 and 50, regarding “plat” agreements  
162 and an upcoming meeting between Management and the Trustee. Ms. Kilinski stated she did  
163 not mean to say “plat” agreements and that Staff has been engaging regularly with the Trustee,  
164 as a result of the A1 and A2 bond payment defaults discussed earlier, and would continue  
165 keeping the Trustee apprised. Management’s office was doing a great job of consistently  
166 notifying the Trustee whenever there is a potential bond payment situation, as well as  
167 regarding the notices that are required and interest payments, etc. She responded to questions  
168 regarding the A1 and A2 principal payments, Bondholders, O&M payment, un-platted parcels,  
169 on-roll and off-roll payments, assessment liens and debt assessments.

170 The following changes were made:

171 Line 80: Change “was filed, in recordable form” to “has been executed and is not yet  
172 recorded”

173 Line 107: Change “each lake” to “all three lakes”

174 Line 152: Change “McCaffrey” to “McCoskrie”

175 Lines 22 and 171: Change “Pakam” to “Pakan”

176 Mr. McCoskrie asked for clarification of the \$1,600 irrigation repair costs, on Line 193.

177 Mr. Townsend stated that the \$1,600 repair was made, a second mainline break repair is

178 pending, at the cost of \$1,277.28, and irrigation needs to be re-installed to water the pergola,  
179 both sides of the wall and the new landscaping, at the cost of \$8,127.50, and the water line  
180 must be installed underground at a cost of \$365.

181 Line 206: Change "McCaskrie" to "McCaffrey"

182

183 **On MOTION by Mr. McCaskrie and seconded by Mr. McCaffrey, with all in**  
184 **favor, the April 15, 2021 Regular Meeting Minutes, as amended, were**  
185 **approved.**

186

187

188 **TENTH ORDER OF BUSINESS**

**Other Business**

189

190 Mr. Townsend presented a \$734.82 proposal from ASI Irrigation, which was  
191 renegotiated to \$365.

192

193 **On MOTION by Mr. McCaskrie and seconded by Mr. McCaffrey, with all in**  
194 **favor, the ASI Irrigation estimate dated May 4, 2021, in the reduced amount of**  
195 **\$365, was approved.**

196

197

198 Mr. Townsend presented a \$1,277 proposal from ASI to repair the second mainline  
199 break .

200

201 **On MOTION by Ms. Bloomquist and seconded by Mr. McCaskrie, with all in**  
202 **favor, the ASI proposal to repair the second mainline break, in the amount of**  
203 **\$1,277.28, was approved.**

204

205

206 Mr. McCaskrie asked if the \$6,200 demolition estimate would increase. Mr. Townsend  
207 stated the estimate would remain unchanged. He gave a brief overview of the pending  
208 irrigation work, power washing, regrading plant beds, sod applications and landscaping. The  
209 projects should be completed by the second week of June.

210

211 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

212

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

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

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

216 Mr. McCoskrie noted that the overgrowth at the chain-link fence on the south side  
217 requires maintenance.

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

219 **I. 346 Registered Voters in District as of April 15, 2021**

220 There were 346 registered voters residing within the District as of April 15, 2021.

221 **II. NEXT MEETING DATE: June 14, 2021 at 10:00 a.m.**

222 **o QUORUM CHECK**

223 The next meeting will be held on June 14, 2021 at 10:00 a.m.

224

225 **TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests**

226

227 There being no Supervisor's requests, the next item followed.

228

229 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

230

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

232

233 **On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in**  
234 **favor, the meeting adjourned at 11:03 a.m.**

235

236

237

238

239

240

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

241  
242  
243  
244  
245  
246

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**11C**

## 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
<b>October 15, 2020 CANCELED</b>	Regular Meeting	10:00 AM
<b>November 19, 2020</b>	Regular Meeting	<i>immediately following adjournment of 3:00 PM Southern Hills Plantation III CDD meeting</i>
<b>December 17, 2020 CANCELED</b>	Regular Meeting	10:00 AM
January 21, 2021	Regular Meeting	10:00 AM
February 18, 2021	Regular Meeting	10:00 AM
<b>March 18, 2021 CANCELED</b>	Regular Meeting	10:00 AM
April 15, 2021	Regular Meeting	10:00 AM
May 10, 2021	Regular Meeting	10:00 AM
<del>May 20, 2021</del> <i>rescheduled to May 10, 2021</i>	<del>Regular Meeting</del>	<del>10:00 AM</del>
June 14, 2021	Regular Meeting	10:00 AM
<del>June 17, 2021</del> <i>rescheduled to June 14, 2021</i>	<del>Regular Meeting</del>	<del>10:00 AM</del>
July 12, 2021	Regular Meeting	10:00 AM*
<del>July 15, 2021</del> <i>rescheduled to July 12, 2021</i>	<del>Regular Meeting</del>	<del>10:00 AM</del>
August 9, 2021	Public Hearing & Regular Meeting	10:00 AM*

<del>August 19, 2021</del> <i>rescheduled to August 9, 2021</i>	<del>Regular Meeting</del>	<del>10:00 AM</del>
September 13, 2021	Regular Meeting	10:00 AM*
<del>September 16, 2021</del> <i>rescheduled to September 13, 2021</i>	<del>Regular Meeting</del>	<del>10:00 AM</del>

**Exception**

**Meeting Time:** \* July - September Meetings are expected to commence immediately thereafter the adjournment of the meeting of the Southern Hills Plantation III CDD, which are scheduled to commence at 10:00 A.M.