

**SOUTHERN HILLS  
PLANTATION I  
COMMUNITY DEVELOPMENT  
DISTRICT**

**February 14, 2022**

**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**

February 7, 2022

Board of Supervisors  
Southern Hills Plantation I Community Development District

<p><b>ATTENDEES:</b> 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 February 14, 2022, 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: Status of CDD II Response to CDD Repayment Agreement and Direction on Same
4. Update: Advanced Aquatic Waterway Management Reports
5. Consideration of Estimates for Installation of Sod and Plantings (*to be provided under separate cover*)
6. Consideration of Resolution 2022-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hernando County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
7. Acceptance of Unaudited Financial Statements as of December 31, 2021
8. Approval of December 13, 2021 Regular Meeting Minutes
9. Other Business
10. Staff Reports
  - A. District Counsel: *KE Law Group, PLLC*

- B. District Engineer: *Coastal Engineering Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: March 14, 2022, *immediately following the adjournment of the Southern Hills Plantation III CDD meeting scheduled to commence at 10:00 a.m.*
  - QUORUM CHECK

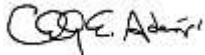
<b>JOHN McCOSKRIE</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>No</b>
<b>ROBERT NELSON</b>	<input type="checkbox"/> <b>IN PERSON</b>	<input type="checkbox"/> <b>PHONE</b>	<input type="checkbox"/> <b>No</b>
<b>MATT ROMERO</b>	<input type="checkbox"/>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

11. Supervisors' Requests

12. Adjournment

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

Sincerely,

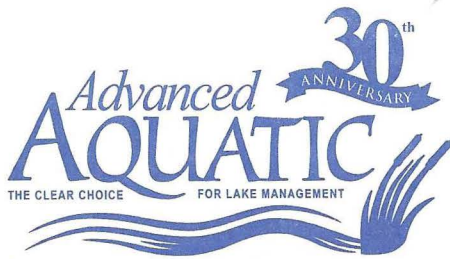


Chesley E. Adams, Jr.  
District Manager

<b>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE</b> <b>CALL IN NUMBER: 1-888-354-0094</b> <b>PARTICIPANT PASSCODE: 229 774 8903</b>
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**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**4**



lakes@advancedaquatic.com  
 advancedaquatic.com  
 1-800-491-9621

CUSTOMER: Southern Hills  
 ACCOUNT #: \_\_\_\_\_  
 DATE: 10-12-21  
 TECH: David + John  
 WEATHER CONDITIONS: Sunny  
 WATER LEVELS: normal

## WATERWAY MANAGEMENT REPORT

### ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.  
 ALGAE TREATMENT  
 BORDER GRASSES  
 SUBMERSED AQUATICS  
 FLOATING AQUATICS

IOBB	IOCC	8CC	LSEEG										
X	X	X	X										
X	X	X	X										

SITE OBSERVATIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

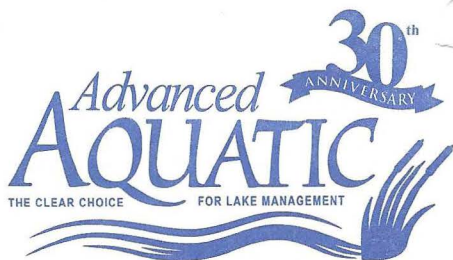
### RECOMMENDATIONS:

- Water Quality Analysis  Lake (s) # \_\_\_\_\_
- Native Plantings  Lake (s) # \_\_\_\_\_
- Native Fish Stocking  Lake (s) # \_\_\_\_\_
- Triploid Grass Carp  Lake (s) # \_\_\_\_\_

### FISH/WILDLIFE OBSERVATIONS

SPORT FISH  Largemouth Bass  Bream  Catfish  
 BIOLOGICAL CONTROL FISH  Triploid Grass Carp  Mosquitofish

OTHER WILDLIFE:  
 REMARKS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



lakes@advancedaquatic.com  
 advancedaquatic.com  
 1-800-491-9621

CUSTOMER: Southern Hills  
 ACCOUNT #: 829  
 DATE: 10/24  
 TECH: Steve / David / John  
 WEATHER CONDITIONS: Sun  
 WATER LEVELS: low

## WATERWAY MANAGEMENT REPORT

### ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.

ALGAE TREATMENT

BORDER GRASSES

SUBMERSED AQUATICS

FLOATING AQUATICS

	2	3	L-10CC	L-8BB	L-511	L-154H	L-5E2	L-8AA	L-10AA	L-8CC				
ALGAE TREATMENT	X	X	X	X				X	X	X				
BORDER GRASSES	X	X	X	X	X	X	X	X	X	X				
SUBMERSED AQUATICS								X	X	X				
FLOATING AQUATICS														

SITE OBSERVATIONS: Resprayed Azela hydrilla in lake L-10AA; grasses and algae sprayed in lakes 2, 3, L-10CC, L-8BB.  
Lakes L-8AA, L-10AA & L-8CC all boated

### RECOMMENDATIONS:

- Water Quality Analysis  Lake (s) # N/A
- Native Plantings  Lake (s) # N/A
- Native Fish Stocking  Lake (s) # N/A
- Tripliod Grass Carp  Lake (s) # N/A

### FISH/WILDLIFE OBSERVATIONS

SPORT FISH

Largemouth Bass

Bream

Catfish

BIOLOGICAL CONTROL FISH

Tripliod Grass Carp

Mosquitofish

OTHER WILDLIFE:

REMARKS: igator, turtle



lakes@advancedaquatic.com  
 advancedaquatic.com  
 1-800-491-9621

CUSTOMER: Southern Hills  
 ACCOUNT #: 829  
 DATE: \_\_\_\_\_  
 TECH: \_\_\_\_\_  
 WEATHER CONDITIONS: \_\_\_\_\_  
 WATER LEVELS: \_\_\_\_\_

## WATERWAY MANAGEMENT REPORT

### ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.  
 ALGAE TREATMENT  
 BORDER GRASSES  
 SUBMERSED AQUATICS  
 FLOATING AQUATICS

	200A	4CC	8AA	10B	10AA	11AA														
	x	x	x																	
	x	—————→																		

SITE OBSERVATIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### RECOMMENDATIONS:

- Water Quality Analysis  Lake (s) # \_\_\_\_\_
- Native Plantings  Lake (s) # \_\_\_\_\_
- Native Fish Stocking  Lake (s) # \_\_\_\_\_
- Triploid Grass Carp  Lake (s) # \_\_\_\_\_

### FISH/WILDLIFE OBSERVATIONS

SPORT FISH  Largemouth Bass  Bream  Catfish  
 BIOLOGICAL CONTROL FISH  Triploid Grass Carp  Mosquitofish

OTHER WILDLIFE:  
 REMARKS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



lakes@advancedaquatic.com  
 advancedaquatic.com  
 1-800-491-9621

CUSTOMER: Southern Hill  
 ACCOUNT #: 829  
 DATE: 11-16-21  
 TECH: David + Juan  
2021  
1-104

## WATERWAY MANAGEMENT REPORT

### ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.  
 ALGAE TREATMENT  
 BORDER GRASSES  
 SUBMERSED AQUATICS  
 FLOATING AQUATICS

LSAA	L10CC	L200AA	L10CC										
X	X	X	X										
X	X	X	X										
X	X	X	X										

SITE OBSERVATIONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### RECOMMENDATIONS:

- Water Quality Analysis  Lake (s) # \_\_\_\_\_
- Native Fish Stocking  Lake (s) # \_\_\_\_\_
- Native Plantings  Lake (s) # \_\_\_\_\_
- Triploid Grass Carp  Lake (s) # \_\_\_\_\_

### FISH/WILDLIFE OBSERVATIONS

SPORT FISH  Largemouth Bass  Bream  Catfish  
 BIOLOGICAL CONTROL FISH  Triploid Grass Carp  Mosquitofish

OTHER WILDLIFE:

REMARKS: Ducks & gator

**Lake and Pond Management • Fountain and Aeration Systems • Fish Stocking  
 Native Planting and Monitoring • Water Quality Analysis**



**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2022-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE HERNANDO COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors ("Board") of Southern Hills Plantation I Community Development District seeks to implement section 190.006(3), *Florida Statutes*, and to instruct the Hernando County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("Election").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by John McCoskrie, Seat 2, currently held by Robert Nelson and Seat 5, currently held by Margaret Bloomquist, are scheduled for the General Election in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hernando County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November, 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF FEBRUARY, 2022.**

**SOUTHERN HILLS PLANTATION I COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIR/VICE CHAIR, BOARD OF SUPERVISORS**

**ATTEST:**

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**SECRETARY/ASSISTANT SECRETARY**

## Exhibit A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Southern Hills Plantation I Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Hernando County Supervisor of Elections located at 2864 20 N. Main Street, Room 165, Brooksville, Florida 34601, (352) 754-4125. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hernando County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Southern Hills Plantation I Community Development District has three (3) seats up for election, specifically seats 1, 2 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information, please contact the Hernando County Supervisor of Elections.

**District Manager**  
**Southern Hills Plantation I Community Development District**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

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**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2021**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2021**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Wells Fargo	\$ 742,587	\$ -	\$ 742,587
SBA	92	-	92
Undeposited funds	739,293	-	739,293
Investments			
Revenue - A1	-	115,626	115,626
Revenue - A2	-	25,747	25,747
Reserve - A1	-	493,390	493,390
Reserve - A2	-	77,736	77,736
Prepayment - A1	-	20,483	20,483
Prepayment - A2	-	709	709
Cost of Issuance	-	17,944	17,944
Due from other funds			
General	-	706,828	706,828
Assessments receivable - on-roll	-	46,287	46,287
Assessments receivable - off-roll	154,314	743,931	898,245
Allowance for uncollectable receivable	(248,704)	(19,567)	(268,271)
Due from Southern Hills II	404,973	-	404,973
Due from Southern Hills III	14,798	-	14,798
Deposits	2,919	-	2,919
Total assets	<u>\$ 1,810,272</u>	<u>\$ 2,229,114</u>	<u>\$ 4,039,386</u>
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Due to other funds			
Debt service 2011 A1	\$ 455,073	\$ -	\$ 455,073
Debt service 2011 A2	251,755	-	251,755
Accounts payable	13,000	-	13,000
Due to Developer	37	-	37
Total liabilities	<u>719,865</u>	<u>-</u>	<u>719,865</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	2,171	743,931	746,102
Total deferred inflows of resources	<u>2,171</u>	<u>743,931</u>	<u>746,102</u>
<b>Fund balances</b>			
Restricted for:			
Debt service	-	1,485,183	1,485,183
Unassigned	1,088,236	-	1,088,236
Total fund balances	<u>1,088,236</u>	<u>1,485,183</u>	<u>2,573,419</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,810,272</u>	<u>\$ 2,229,114</u>	<u>\$ 4,039,386</u>



**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ 275,164	\$ 310,347	\$ 394,775	79%
Special assessments: off-roll	-	-	64,350	0%
Reimburse - SHP-III	-	-	12,344	0%
Interest & miscellaneous	-	-	250	0%
Total revenues	<u>275,164</u>	<u>310,347</u>	<u>471,719</u>	66%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Legislative				
Supervisor fees	1,000	2,000	6,700	30%
Financial & administrative				
Management	2,500	7,500	30,000	25%
Engineering	-	-	7,500	0%
Dissemination agent	208	625	2,500	25%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,182	5,507	94%
Legal advertising	-	-	750	0%
Bank fees	-	-	600	0%
Annual district filing fee	-	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	100	210	500	42%
Office supplies	-	-	150	0%
Legal counsel				
District counsel	140	925	15,000	6%
Total professional & administrative	<u>3,948</u>	<u>16,617</u>	<u>78,582</u>	21%

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations</b>				
Electric utility services				
Street lights	1,437	2,863	13,100	22%
Stormwater control				
Lake/pond bank maintenance	3,072	9,216	37,000	25%
Aquatic maintenance	2,626	8,249	31,000	27%
Aquatic plant replacement	-	-	5,000	0%
Lake/pond repair	-	-	6,900	0%
Other physical environment				
Insurance: property	-	8,182	8,694	94%
Entry & walls maintenance	-	-	2,500	0%
Landscape maintenance	2,259	6,748	83,000	8%
Holiday decorations	3,583	7,166	10,000	72%
Irrigation repairs & maintenance	-	-	7,500	0%
Landscape replacement	-	1,272	75,000	2%
Culvert inspection and cleaning	-	90,000	-	N/A
Capital outlay				
Landscape	-	218	-	N/A
Contingency				
Miscellaneous contingency	-	-	10,000	0%
Total field operations	<u>12,977</u>	<u>133,914</u>	<u>289,694</u>	46%
<b>Other fees and charges</b>				
Tax collector	<u>5,503</u>	<u>14,223</u>	<u>16,449</u>	86%
Total other fees and charges	<u>5,503</u>	<u>14,223</u>	<u>16,449</u>	86%
Total expenditures	<u>22,428</u>	<u>164,754</u>	<u>384,725</u>	43%
Excess/(deficiency) of revenues over/(under) expenditures	252,736	145,593	86,994	
Fund balance - beginning	<u>835,500</u>	<u>942,643</u>	<u>731,957</u>	
Fund balance - ending	<u>\$1,088,236</u>	<u>\$ 1,088,236</u>	<u>\$818,951</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 DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ 564,262	\$ 636,410	\$ 781,313	81%
Special assessments: off-roll	-	-	185,983	0%
Interest	6	23	-	N/A
Total revenues	<u>564,268</u>	<u>636,433</u>	<u>967,296</u>	66%
<b>EXPENDITURES</b>				
Principal - A1	-	-	240,000	0%
Principal - A2	-	-	180,000	0%
Interest - A1	-	153,555	293,770	52%
Interest - A2	-	113,390	216,920	52%
Legal fees	3,145	4,632	-	N/A
Total expenditures	<u>3,145</u>	<u>271,577</u>	<u>930,690</u>	29%
<b>Other fees and charges</b>				
Property appraiser	-	-	16,277	0%
Tax collector	11,284	29,165	16,277	179%
Total other fees and charges	<u>11,284</u>	<u>29,165</u>	<u>32,554</u>	90%
Total expenditures	<u>14,429</u>	<u>300,742</u>	<u>963,244</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	549,839	335,691	4,052	
Fund balance - beginning	935,344	1,149,492	868,183	
Fund balance - ending	<u>\$ 1,485,183</u>	<u>\$ 1,485,183</u>	<u>\$ 872,235</u>	

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

**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 December 13, 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
Brian McCaffrey	Assistant Secretary
Robert Nelson (via telephone)	Assistant Secretary
Matt Romero (via telephone)	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Lauren Gentry	District Counsel
Jack Anderson	Advanced Aquatic Services (AAS)
Doug Agnew	Advanced Aquatic Services (AAS)
Armando Taylor	ASI Landscape Management (ASI)
John Frantz	Southern Hills Plantation CDD II Supervisor

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:02 a.m. Supervisors Bloomquist, McCoskrie and McCaffrey were present in person. Supervisors Nelson and Romero were attending via telephone.

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Update: Status of Culvert Cleanout**

**A. Response from the City**

40 **B. DRC Response Regarding Reimbursement**

41 Mr. Adams stated Mr. Jack Anderson and Mr. Doug Agnew, of Advanced Aquatic  
42 Services (AAS), asked to appear at today's meeting to deliver an activities update.

43 Mr. Anderson stated AAS has been treating the ponds since June 1, 2021 and, although  
44 there were significant issues at first, AAS is making progress and the ponds look healthier.

45 Referencing slides, Mr. Anderson presented a Waterway Inspection Report, including  
46 site assessments for Ponds 1 through 10, a management summary and a site map.

47 Discussion ensued regarding the pond treatments, pond bank maintenance, littoral  
48 shelves, water quality, nutrient-loading, algae blooms, dry ponds, mitigation ponds, wet ponds,  
49 mowing, bushhogging, the City and the golf course.

50 Mr. McCoskrie stated he invited Armando, a lead ASI representative, to this meeting  
51 and explained that ASI, the landscape maintenance company for the HOA and the Boulevard,  
52 ceased servicing the CDD due to non-payment. On November 23, 2021, Mr. McCoskrie  
53 contacted the Controller and was informed that a payment was made a few weeks ago and that  
54 Staff would process the A/P weekly, going forward, to ensure all payments are timely. Mr.  
55 McCoskrie stated the Boulevard had not been maintained in weeks and voiced his opinion that  
56 there should be better communication between ASI and the Accounting Department to ensure  
57 that there is no reoccurrence of a lapse in maintenance.

58 Discussion ensued regarding old and damaged sprinkler heads, irrigation repairs, the  
59 culvert, irrigation inspections, photographing and forwarding pictures of all damages to ASI and  
60 an active leak at the entranceway.

61 Mr. Armando Taylor, of ASI, stated he would like to have \$300 pre-approved, with no  
62 explanation, to replace damaged sprinkler heads. He presented two proposals for general  
63 irrigation repairs. The Board and Staff discussed the \$8,500 cost of one proposal. Mr. Adams  
64 would prepare a supplemental agreement to the existing ASI contract.

65

66 **On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in**  
67 **favor, ASI Proposals #13477 and #13541, for irrigation repairs, were approved.**

68

69

70 Mr. Adams reported the following regarding the culverts:

71 ➤ The culvert cleanout project was completed and the contractor did an exceptional job.

72 ➤ Going forward, only one annual culvert inspection is needed.

73 ➤ Staff would like to engage ASI for upstream inspection of the natural area and to  
74 remove small items that could float when it rains and clogs the culvert. This project would be  
75 scheduled for May, prior to the rainy season.

76 Asked about a response from the City, Ms. Bloomfield stated she conferred with two  
77 City representatives and got the impression that the City's focus is mainly on building permits  
78 rather than screened fences. She would follow up with the City.

79 Mr. Adams stated he followed up with Ms. Ellen Johnson regarding having access to the  
80 deposit. A deposit is kept for each builder and returned to them once occupancy has been  
81 issued. Ms. Johnson stated the CDD cannot access the funds. She indicated that active building  
82 site inspections are conducted twice a week and Management would be alerted of any issues.  
83 In a recent inspection, there were no washout areas to report. Mr. McCoskrie reported that a  
84 gutter near his home is completely clogged. Mr. Adams would email a photograph of the gutter  
85 to Ms. Johnson.

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#### 87 **FOURTH ORDER OF BUSINESS**

#### **Consideration of Interlocal Agreement**

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##### 89 • **Update: Status of CDD II and III Delinquencies**

90 Mr. McCoskrie stated he coordinated with CDD Staff to draft a new agreement for CDD  
91 II and called attention to missing repayment amounts for 2021 in the back of the schedule. A  
92 revised agreement was produced. Mr. Adams stated the revised monthly amount due is  
93 \$22,115.29 and the revised amount due as of November 30, 2021 is \$398,075.17. Mr.  
94 McCoskrie stated the agreement would be transmitted to the CDD II Board Members, who will  
95 likely contest the amounts due. Ms. Gentry stated the first step is to forward the agreement,  
96 give the CDD II Board Members a timeframe to respond and, if there is no response, Staff will  
97 then discuss the next steps with the Board. Mr. Adams stated, with respect to CDD III, an  
98 outstanding amount of \$869 is expected to be paid within 30 days.

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**On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the Interlocal Repayment Agreement between SHPI CDD and SHPII CDD, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Estimates for Installation of Sod and Plantings (to be provided under a separate cover)**

This item was deferred.

**SIXTH ORDER OF BUSINESS**

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

Mr. Adams presented the Unaudited Financial Statements as of October 31, 2021. The financials were accepted.

Mr. McCoskrie distributed an email response from Mr. Szymonowicz with detailed information regarding an outstanding principal bond payment.

**SEVENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. October 4, 2021 Workshop**

Mr. Adams presented the October 4, 2021 Workshop Meeting Minutes.

Asked if the CDD has ever pressure-washed the sidewalks, Mr. Adams replied no. Ms. Bloomquist would follow up with the City Manager.

**On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, the October 4, 2021 Workshop Meeting Minutes, as presented, were approved.**

**B. October 4, 2021 Regular Meeting**

Mr. Adams presented the October 4, 2021 Workshop and October 4, 2021 Regular Meeting Minutes.



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On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the October 4, 2021 Regular Meeting Minutes, as presented, were approved.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There was no other business.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *KE Law Group, PLLC***

There was nothing further to report.

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

There was no report.

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

- **NEXT MEETING DATE: January 10, 2022, immediately following the adjournment of the Southern Hills Plantation III CDD meeting scheduled to commence at 10:00 a.m.**

- **QUORUM CHECK**

The January meeting would be cancelled; notices confirming cancellation would be sent.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the meeting adjourned at 11:12 a.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**10C**

## SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

#### LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 4, 2021</b>	<b>Workshop</b>	<b>9:00 AM</b>
<i>Community Center Parking Lot, 19850 Southern Hills Boulevard, Brooksville, Florida 34601</i>		
<b>October 4, 2021*</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>November 8, 2021 CANCELED</b> <b>NO QUORUM</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>December 13, 2021</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>January 10, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>February 14, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>March 14, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>April 11, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>May 9, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>June 13, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>July 11, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>August 8, 2022</b>	<b>Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
<b>September 12, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>10:00 AM</b> <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>

**Exception \***

*October meeting is one week earlier to accommodate the Columbus Day holiday.*