

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

March 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

March 7, 2022

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 March 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. Introduction To and Discussion with Special Counsel
4. Acceptance of Unaudited Financial Statements as of January 31, 2022
5. Approval of Minutes
 - A. December 13, 2021 Regular Meeting
 - B. February 14, 2022 Regular Meeting
6. Other Business
7. 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: April 11, 2022, *immediately following the adjournment of the Southern Hills Plantation III CDD meeting scheduled to commence at 10:00 a.m.*

ATTENDEES:

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

○ 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
MATT ROMERO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
BRIAN MCCAFFREY	<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

8. Supervisors' Requests

9. 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

PARTICIPANT PASSCODE: 229 774 8903

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2022**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 1,499,453	\$ -	\$ 1,499,453
SBA	92	-	92
Investments			
Revenue - A1	-	114,470	114,470
Revenue - A2	-	26,903	26,903
Reserve - A1	-	493,394	493,394
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	-	729,935	729,935
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	406,942	-	406,942
Due from Southern Hills III	9,880	-	9,880
Deposits	2,919	-	2,919
Total assets	<u>\$ 1,824,896</u>	<u>\$ 2,252,225</u>	<u>\$ 4,077,121</u>
LIABILITIES			
Liabilities			
Due to other funds			
Debt service 2011 A1	\$ 469,947	\$ -	\$ 469,947
Debt service 2011 A2	259,988	-	259,988
Due to Developer	37	-	37
Total liabilities	<u>729,972</u>	<u>-</u>	<u>729,972</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	6,286	743,931	750,217
Total deferred inflows of resources	<u>6,286</u>	<u>743,931</u>	<u>750,217</u>
Fund balances			
Restricted for:			
Debt service	-	1,508,294	1,508,294
Unassigned	1,088,638	-	1,088,638
Total fund balances	<u>1,088,638</u>	<u>1,508,294</u>	<u>2,596,932</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,824,896</u>	<u>\$ 2,252,225</u>	<u>\$ 4,077,121</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 11,498	\$ 321,845	\$ 394,775	82%
Special assessments: off-roll	-	-	64,350	0%
Reimburse - SHP-III	860	860	12,344	7%
Interest & miscellaneous	-	-	250	0%
Total revenues	<u>12,358</u>	<u>322,705</u>	<u>471,719</u>	68%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	-	2,000	6,700	30%
Financial & administrative				
Management	2,500	10,000	30,000	33%
Engineering	-	-	7,500	0%
Dissemination agent	208	833	2,500	33%
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	8	219	500	44%
Office supplies	-	-	150	0%
Legal counsel				
District counsel	4,438	5,364	15,000	36%
Total professional & administrative	<u>7,154</u>	<u>23,773</u>	<u>78,582</u>	30%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	64	2,927	13,100	22%
Stormwater control				
Lake/pond bank maintenance	-	9,216	37,000	25%
Aquatic maintenance	2,586	10,835	31,000	35%
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	-	6,748	83,000	8%
Holiday decorations	-	7,166	10,000	72%
Irrigation repairs & maintenance	1,922	1,922	7,500	26%
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>4,572</u>	<u>138,486</u>	<u>289,694</u>	48%
Other fees and charges				
Tax collector	<u>230</u>	<u>14,451</u>	<u>16,449</u>	88%
Total other fees and charges	<u>230</u>	<u>14,451</u>	<u>16,449</u>	88%
Total expenditures	<u>11,956</u>	<u>176,710</u>	<u>384,725</u>	46%
Excess/(deficiency) of revenues over/(under) expenditures	402	145,995	86,994	
Fund balance - beginning	<u>1,088,236</u>	<u>942,643</u>	<u>731,957</u>	
Fund balance - ending	<u>\$1,088,638</u>	<u>\$ 1,088,638</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 JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 23,578	\$ 659,988	\$ 781,313	84%
Special assessments: off-roll	-	-	185,983	0%
Interest	5	28	-	N/A
Total revenues	<u>23,583</u>	<u>660,016</u>	<u>967,296</u>	68%
EXPENDITURES				
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	-	4,632	-	N/A
Total expenditures	<u>-</u>	<u>271,577</u>	<u>930,690</u>	29%
Other fees and charges				
Property appraiser	-	-	16,277	0%
Tax collector	472	29,637	16,277	182%
Total other fees and charges	<u>472</u>	<u>29,637</u>	<u>32,554</u>	91%
Total expenditures	<u>472</u>	<u>301,214</u>	<u>963,244</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	23,111	358,802	4,052	
Fund balance - beginning	1,485,183	1,149,492	868,183	
Fund balance - ending	<u>\$ 1,508,294</u>	<u>\$ 1,508,294</u>	<u>\$ 872,235</u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

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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.

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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.**

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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

Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

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**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 14, 2022 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

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:01 a.m. Supervisors Bloomquist, McCoskrie and McCaffrey were present in person. Supervisors Nelson was attending via telephone. Supervisor Romero was not present.

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There were no public comments.

THIRD ORDER OF BUSINESS

**Update: Status of CDD II Response to CDD
Repayment Agreement and Direction on
Same**

38 Ms. Kilinski stated that she and Mr. Adams spoke to the Supervisors individually, offline,
39 about the status of the repayment agreement from Southern Hills Plantation CDD II (CDD II) and
40 the options going forward. She recommended that detailed discussions about the strategy be
41 kept to a minimum, as conversations at this level are recorded and would be subject to a public
42 records request. She noted that a closed, non-public session cannot be held until a lawsuit is
43 filed.

44 Ms. Kilinski briefly recapped the issues with CDD II and Southern Hills Plantation CDD III
45 (CDD III), who ceased regular payments since 2012. Southern Hills Plantation CDD I (CDD I)
46 provided supporting documents to CDD II and CDD III, with the option to execute an Interlocal
47 Repayment Agreement in order for CDD I to collect arrears owed over a five-year term. CDD III
48 paid its outstanding amounts due and is current on its ongoing payments.

49 Ms. Kilinski stated that CDD II has not made any payments, despite additional
50 documents being provided to their Counsel. Counsel for CDD II wants CDD I to focus on the
51 “going forward” amount first and then discuss the amounts in arrears.

52 Ms. Kilinski provided the following options, with regard to CDD II:

53 ➤ Option 1: Send letter giving a final opportunity to amicably work out the issues between
54 the parties. The terms would consist of no more than 30 days out to publicly advertise a joint
55 meeting between CDD I and CDD II to further review documents and confirm the arrears
56 amounts. If CDD II is not willing to participate in the conversation, Ms. Kilinski recommended
57 filing a lawsuit.

58 ➤ Option 2: Without further delay, file the law suit. She noted that over the last year CDD
59 I has, in good faith, tried to accommodate CDD II without success.

60 ➤ Option 3: Do nothing.

61 Ms. Kilinski recommended engaging litigation counsel once the Board chooses an option.
62 Contact information for Litigation Attorney Mr. Kent Safriet was emailed to the Board. Mr.
63 Safriet is already familiar with Special District litigation and he reviewed the Interlocal
64 Agreement.

65 Ms. Kilinski recommended appointing a Board Member to work with Mr. Safriet, for a
66 not-to-exceed hourly rate.

67 Ms. Kilinski responded to questions regarding filing a lawsuit, timing of arbitration and if
68 engaging Mr. Safriet would cause CDD I to incur additional litigation fees for paralegals and
69 associates doing research. In response to the question of what Mr. Safriet might recommend,
70 Ms. Kilinski stated if there is an opportunity to settle this matter by meeting with the Boards, it
71 would save CDD I time and money. She referred to the Interlocal Agreement, which included
72 an Attorney Fee provision by which fees should be recoverable once they file a motion for
73 attorney's fees.

74 The Board discussed the pros and cons of each option and noted that CDD II keeps
75 cancelling scheduled meetings.

76 Discussion ensued regarding incurring additional fees and the impact of engaging
77 litigation counsel to begin the litigation process. It was noted that the first step would be for
78 litigation counsel to send a letter informing CDD II that CDD I engaged litigation counsel and of
79 the intent to file a lawsuit within seven days of the letter, if CDD II does not respond. A Shade
80 Session would be scheduled for the next meeting.

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82 **On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in**
83 **favor, engaging Mr. Kent Safriet as Litigation Counsel and issuing a retainer, in**
84 **a not-to-exceed amount of \$25,000, was approved.**

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87 **FOURTH ORDER OF BUSINESS**

**Update: Advanced Aquatic Waterway
Management Reports**

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90 Mr. Calamari reported the following:

91 ➤ The Reports were included for informational purposes.

92 ➤ Overall, the ponds were doing well.

93 ➤ As three or four ponds were still struggling, technicians were using a different herbicide
94 and changed some of the best management practices (BMPs) for those specific ponds.

95 ➤ The cattails were pushed back 20' in some areas and were expected to die in about
96 another year. At that time, they will have to deal with an algae bloom, which is the easiest thing
97 to control.

98 ➤ The floating littoral shelf issue will not cease if GreenPointe decides to just install stakes
99 that are left loose and floating around once the water levels rise. He felt that spending \$1,100
100 for that approach is like “putting a band-aid on a fracture”. In his opinion a permanent solution
101 is needed.

102 Mr. Calamari stated that he and Mr. McCoskrie were on site with GreenPointe at
103 different times discussing the matter. Mr. McCoskrie opined that Southern Hills Irrigation LLC is
104 responsible for fixing the littoral shelf problem, as it is their pond. He stated that he pointed
105 this issue out to Mr. McGowan, Mr. Simberg and GreenPointe’s Engineer while on site and
106 provided them with the contact information of the vendor who submitted the bid to remove
107 and haul the materials to the top of the hill.

108 Mr. McCoskrie suggested that residents contact the HOA once they start complaining
109 about the issue. Discussion ensued regarding potential issues with the intake for irrigation if
110 the CDD does nothing and, with treatments, it would take about four years to breakdown.
111 Regarding why CDD I is involved in this matter, Mr. Adams stated because it is a stormwater
112 and irrigation dual-purpose pond.

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114 **FIFTH ORDER OF BUSINESS**

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

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118 Mr. Calamari suggested tabling this project until completion of the irrigation equipment
119 repairs and/or replacements from the front to the guard house, and he obtains new proposals
120 for sod and plantings. He noted that the proposals from last year are no longer valid. Costs are
121 expected to be much higher because the cost of materials increased and more materials are
122 needed now.

123 Mr. Calamari stated that proposals are being obtained to replace about 30 firebush
124 plantings that were damaged during the recent freezing conditions; he hoped to complete the
125 project within the next two weeks. He expected the palms with slight damage will come back
126 and be okay. He wants to complete the sod and planting project in March. The Board and Staff
127 discussed whether to remove the vines or keep the vines and trim them quarterly.

128 Mr. Calamari presented the ASI Landscape Management Irrigation Inspection Report
129 and estimates to repair and/or replace irrigation equipment.

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On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, ASI Landscape Management Proposal #659 for installation of sod and plantings, in the not-to-exceed amount of \$3,063.73, was approved.

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136 **SIXTH ORDER OF BUSINESS**

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

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147 Mr. Adams presented Resolution 2022-02. Seats 1, 2 and 5, currently held by Mr.
148 McCoskrie, Mr. Nelson and Ms. Bloomquist, respectively, will be up for election at the General
149 Election in November 2022.

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On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, 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, was adopted.

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159 **SEVENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of December 31, 2021

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

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165 **EIGHTH ORDER OF BUSINESS**

Approval of December 13, 2021 Regular Meeting Minutes

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168 Mr. Adams presented the December 13, 2021 Regular Meeting Minutes.

169 The following change was made:

170 Line 76: Change "Bloomfield" to "Bloomquist"

171 Mr. McCoskrie asked when the task identified on Line 73 would occur. Mr. Adams
172 stated that ASI will be engaged to perform inspections upstream of the culverts sometime in
173 April or May to proactively remove loose materials.

174 Mr. Adams suggested the Board consider engaging MRI to perform annual culvert
175 inspections after the rainy season. Ms. Bloomquist thought that the City would monitor this.
176 After discussion, it was clarified that they do not monitor the culverts. Ms. Bloomquist stated
177 she would forward an email from the City Code Officer to Mr. Adams. In the email, the Code
178 Officer stated they would advise contractors at the time of the permit and during the
179 inspections about the requirement to adhere to the Florida Building Code (FBC) and that the
180 City has the right to enforce new construction site issues and ensure silt fences are being put
181 up. Ms. Bloomquist stated she would ask the Code Officer to verify that silt fences are up so
182 that no debris goes in the culverts.

183 Mr. Calamari stated that any material that needs to be removed, outside of the culvert
184 areas north and south, would need to be removed by hand.

185

On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, the December 13, 2021 Regular Meeting Minutes, as presented, were approved.

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191 **NINTH ORDER OF BUSINESS**

Other Business

192
193

Ms. Bloomquist stated that the lights on the brick wall and columns, just before the gatehouse, were not working. She was asked to email Cherise, since this is an HOA issue.

195

196 **TENTH ORDER OF BUSINESS**

Staff Reports

197

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

199 Ms. Kilinski asked if the Board received the emails with legislative updates and if they
200 had any questions. She would have Ms. Bloomquist's name added to the distribution list.

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

202 There was no report.

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

- 204 • **NEXT MEETING DATE: March 14, 2022, immediately following the adjournment**
205 ***of the Southern Hills Plantation III CDD meeting scheduled to commence at***
206 ***10:00 a.m.***

207 ○ **QUORUM CHECK**

208 The next meeting will be held March 14, 2022.

209 Mr. Adams asked Ms. Kilinski for direction regarding scheduling a Shade Session, since
210 only the Litigation Attorney can request one and the request must be during a regular noticed
211 meeting. Discussion ensued regarding the next step. Ms. Kilinski stated she would email the
212 protocol to follow when conducting a shade session to Mr. Adams. A Special Public Meeting
213 and Shade Session will be noticed and scheduled within the next two weeks. The Litigation
214 Attorney will present an engagement letter and formally request a shade session during the
215 public meeting. The public meeting will then recess, the shade session will be held and then
216 the public meeting will reconvene, once the shade session has ended. Mr. Adams stated he
217 would coordinate the date and that he would attend via telephone.

218

219 **ELEVENTH ORDER OF BUSINESS****Supervisors' Requests**

220

221 There were no Supervisors' requests.

222

223 **TWELFTH ORDER OF BUSINESS****Adjournment**

224

225 There being nothing further to discuss, the meeting adjourned.

226

227 **On MOTION by Ms. Bloomquist and seconded by Mr. McCaffrey, with all in**
228 **favor, the meeting adjourned at 10:51 a.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

7C

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

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