

**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 January 9, 2023 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:

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

Also present were:

Chuck Adams	District Manager
Lauren Gentry	District Counsel
Grace Kobitter	KE Law Group
Joe Hamilton	Steadfast
Chris Wallen	Steadfast

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.

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Steadfast Environmental, LLC, Aquatic Maintenance Proposal

Mr. Hamilton stated the revised proposal clarifies the areas to be serviced weekly and bi-weekly basis.

Mr. Hamilton and Mr. Adams discussed the wet and dry ponds, littoral shelves, invasive cattails, herbicide treatments, bushhogging, Pond 5B, Pond 5H, entrance ponds and reclaimed water pond.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the Steadfast Environmental, LLC, Aquatic Maintenance Proposal, in the amount of \$46,200, effective February 1, 2023, was approved.

Mr. Wallen stated he toured the community and visited every pond. He presented the Steadfast Landscape Maintenance Contract with the modified pricing for pond bank mowing. He referenced an area map and discussed the conditions of the ponds, how the work crews will be tasked, maintenance goals and value engineering.

The Board compared the previous proposal to the modified proposal and discussed the maintenance schedule and budget.

Mr. McCoskrie stated the main change is that the lake bank mowing decreased from \$92,170 to \$50,244.

On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, the Steadfast Landscape Maintenance Contract for lake bank mowing services, in the amount of \$50,244, was approved.

Ms. Bloomquist offered to oversee pond bank maintenance and tour the lakes with Mr. Hamilton and Mr. Wallen.

Ms. Kobitter will draft an agreement for the pond banks and another agreement for landscaping.

Regarding the Buckner property, Mr. Hamilton reported that he toured the area and spoke with Ms. Buckner, who owns the land. Ms. Buckner told him that she would like to make enhancements and is willing to enter into an agreement with the Association and/or the CDD. Mr. Hamilton felt that an agreement can be reached with the Buckners; he can prepare a proposal for the CDD.

Discussion ensued regarding Steadfast taking over maintenance of the land, the drainage easement over the property, the outflow structures, erosion, debris behind the home left by the Developer and excessive silt in the pond.

Mr. McCoskrie will have Jim and/or Bruce inspect and reshape the area by installing a silt fence along the edge of the pond to stabilize the bank.

Mr. Hamilton and Mr. Wallen left the meeting.

FOURTH ORDER OF BUSINESS

Update: Settlement Discussions with CDD II

Ms. Kobitter provided the following update:

- CDD II has not responded; the next step will be mediation.
- CDD II has not responded to CDD I's request to set a mediation date and to select a mediator.
- Staff consulted with Mediation Counsel who suggested giving CDD II more time to engage and if they do not engage and settle mediation, he would recommend proceeding with the lawsuit and filing the evidence of bad faith based on failure to engage.
- Staff will monitor the situation and apprise the Board of any new developments.

Mr. McCoskrie recalled that, in November, CDD II sent back an agreement and, upon review, he found that the payments are not what he wanted. He conferred with Ms. Kilinski on December 23, 2022 and asked her to convey to the CDD II Board that he would consider CDD II's offer and present it to the CDD I Board. He outlined the payment schedule starting with a \$20,000 payment to CDD I by April 1, 2023 for the 2022/2023 payment and an additional \$20,000 payment to CDD I by December 31, 2023, followed by making the same payments in April and December for Fiscal Years 2023/2024, 2024/2025 and 2025/2026, after which, it would go to 25%.

Discussion ensued regarding the payment schedule, revisions, timing of the payments, legal fees thus far, setting February 1, 2023 as a firm date for CDD II, authorizing the Chair to execute between meetings, dismissing the lawsuit with or without prejudice, securing the April 1, 2023 payment, a promissory note, whether to incorporate charging interest into the agreement and the wording of the motion.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the revised payment schedule, requesting that the CDD II Board approve the schedule by February 1, 2023, subject to moving the April 1, 2023 payment up simultaneously, with execution and recording of the agreements, and subject to dismissing the lawsuit without prejudice, was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2022

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2022.

Discussion ensued regarding bond prepayments, bond amortization schedule, debt service reserve fund, operating account, O&M revenue and the tax collector’s billing.

The financials were accepted.

SIXTH ORDER OF BUSINESS

Approval of Minutes

Mr. Adams presented the following:

A. November 29, 2022 Joint Public Meeting

Ms. Gentry stated she emailed changes to Mr. Adams’ office. Mr. Adams stated the edits could be incorporated into the minutes and approved, as amended.

The Board reviewed Ms. Gentry’s changes.

The consensus was to defer approval and consider the updated version with Ms. Gentry’s edits at the February meeting.

B. December 12, 2022 Regular Meeting

The following changes were made:

Line 39: Change “McCaffrey” to “Romero”

Line 72: Change “26” to “30”

Line 142: Change “\$70,000” to “\$20,000”

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the December 12, 2022 Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. McCoskrie reported the following:

- A 100' lot closed in November; \$10,800 should come from the closing.
- Five of the 11 lots that were sheeted in 2022 were sold and \$40,000 in CDD payments were collected. Five more are for sale.

Mr. McCoskrie asked if Supervisor checks for the November and December meetings were issued.

Discussion ensued regarding sprinkler flags on the Boulevard, wet checks, sod on the south side of the Boulevard, oak trees, pavers near the gatehouse, the HOA and Steadfast.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

There was no report.

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

- **NEXT MEETING DATE: February 13, 2023 at 10:00 a.m.**

- **QUORUM CHECK**

The next meeting will be held on February 13, 2023.

NINTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the meeting adjourned at 11:22 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair