

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

October 2, 2023

**BOARD OF SUPERVISORS
REGULAR
MEETING AGENDA**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

**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

September 25, 2023

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 October 2, 2023 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: Steadfast Environmental, LLC, Waterway Inspection Report – October 2023
4. Continued Discussion Topics
 - Homesite Erosion Entering Roadways and Drainage Inlets
 - Amounts Due from Developer
 - Bonds
5. Consideration of Appointment of Committee Member for Interlocal Agreement (ILA)
6. Discussion/Update: Operating Funds Investment Options
7. Acceptance of Unaudited Financial Statements as of August 31, 2023
8. Approval of September 11, 2023 Regular Meeting Minutes
9. Other Business
10. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk PLLC*
 - B. District Engineer: *Coastal Engineering Associates, Inc.*

ATTENDEES:

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

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

- NEXT MEETING DATE: November 13, 2023 at 10:00 AM

- QUORUM CHECK

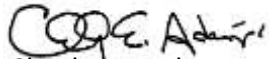
SEAT 1	JOHN MCCOSKRIE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RICHARD PAKAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MATT ROMERO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	BRIAN MCCAFFREY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARGARET BLOOMQUIST	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

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**

3



Southern Hills Plantation I CDD Aquatics

Inspection Date:

9/22/2023 11:19 AM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: B2

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

No algae growth was observed in this pond. Only nuisance vegetation growth observed was on the littoral shelf. Our technician will continue to treat this shelf accordingly and prevent it from expanding.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: B3

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

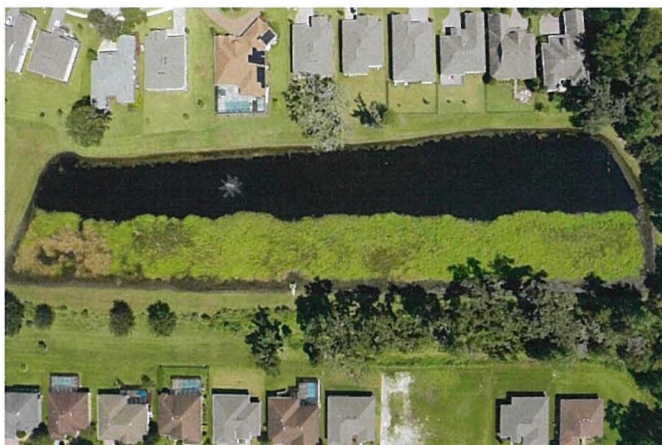
Nuisance grasses were also present on this littoral shelf, as well as along the shoreline creeping into the water. Technician will target these grasses during the next maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

Inspection Report

SITE: L-5AA

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Surface algae is present along the shoreline of this pond. The littoral shelf has a nice buffer around it and has some decaying grasses present. There are still nuisance grasses present on the shelf though. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: L-5II

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

An algae bloom has occurred in this pond, most likely due to the warm weather and from excess nutrients being washed from the banks into the water. Torpedo grass was also observed in minor amounts. Our technician will attack this pond in full force for this algae and these grasses during the next maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: L-8CC

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

This pond has greatly improved over the past month. The Algae and Hydrilla growth that was previously in this pond is practically non-existent now thanks to our specialty treatments. There is still some surface algae present in one corner, and very minor amounts of torpedo grass along the shoreline. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

SITE: L-9CC

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

The green tint in this pond indicates the presence of Planktonic algae, which could be caused by the rains washing excess nutrients into the pond from the banks. Minor amounts of Torpedo Grass and Slender Spikerush were observed along the shoreline creeping into the water. Our technician will target these grasses and treat this pond accordingly for Planktonic algae.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		<input checked="" type="checkbox"/> Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:

Inspection Report

SITE: L-9II

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Algae is present throughout this pond in moderate amounts. The littoral shelf appears to be being maintained nicely. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other:	

SITE: L-10AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

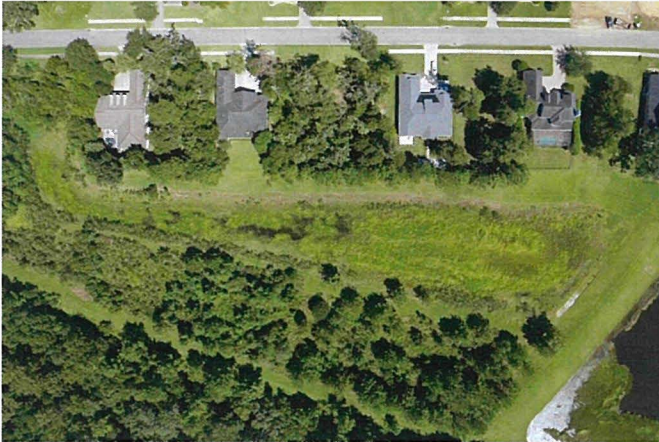
The perimeter of this pond contains a mix of beneficial grasses and nuisance grasses, some of which are decaying. Azolla has bloomed on one side of this pond as well. The littoral shelf has a nice buffer around it, but within this buffer is moderate amounts of algae. Our technician will target all of these nuisance species during future maintenance events.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input checked="" type="checkbox"/> Other: Azolla	

Inspection Report

SITE: L-11AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This site contains very little water. A buffer around this area is being maintained. Technician will continue to target any nuisance vegetation growth that appears and will treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	Moderate	<input checked="" type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: L-15HH

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

There is less algae in this pond compared to the last report. Algae is still present in moderate amounts along the shoreline and all around the littoral shelf. Torpedo grass and slender spikerush were observed along the shoreline, some of which appears to be decaying from previous treatment. Technician will make this algae and these grasses their main focus on this pond moving forward.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

MANAGEMENT SUMMARY



As we approach October, the conditions that influence the ponds are seeing a slight turn. Nights & mornings are already cooling off, and as temperatures cool and days shorten in length; both of these have the effect of decreasing growth rates for surface algae and nuisance species alike. Occasional heavy rains are still common, but the hurricane season is coming to an end which means that these rains should taper off as the month progresses. Pond levels are high, and a large influx of water usually has the benefit of resetting pond biology by allowing nutrients in the water column to exit the pond into the wetlands. Decreased water temperatures and sudden wind and rain are both capable of stressing fish populations, and contribute to the occasional fish kill. This is normal for early fall (or due to an extended summer) and are not primarily caused by treatments targeted against nuisance algae and vegetation.

Hopefully as conditions enter a true fall phase, and plant growth slows, technicians will be able to switch from reactive & preventative treatment methods (which were directly combating rapid new growth) to proactive treatments (to begin to make headway in overgrown areas of select ponds now that regrowth rates are starting to slow).

At the time of this inspection, many of the ponds were in great condition. Across most ponds algal activity was present in moderate to significant amounts (L-5II, L-9II, & L-15HH). Some of the observed algae was already decaying, and any ponds with notable amounts will be on our technician's radar for future visits. Likewise, nuisance grasses along the observed pond's banks were present in moderate amounts. The major issue noted on this inspection was algae and nuisance grasses along the shoreline. We will continue on with routine treatment with the goal of eradicating as much of this nuisance vegetation as possible.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

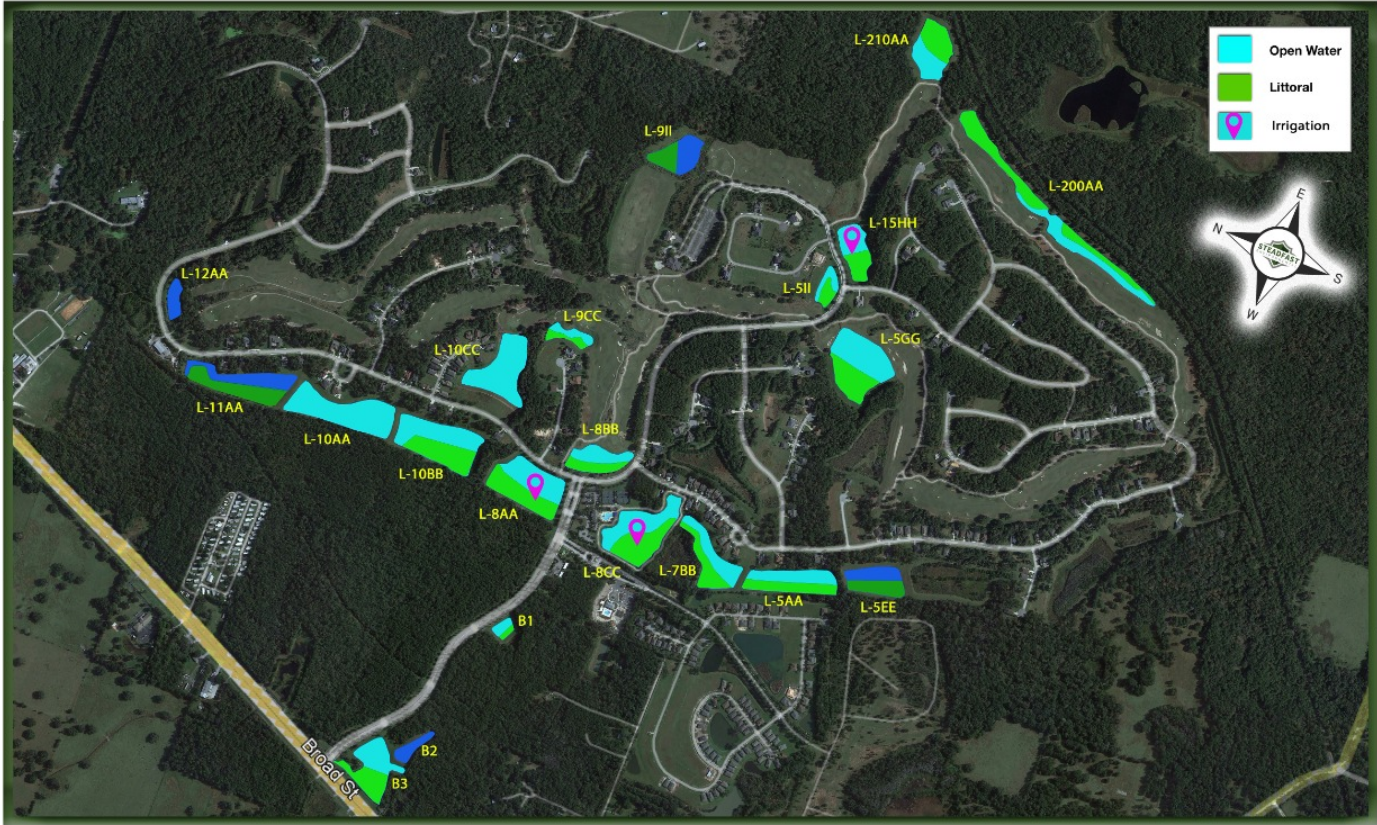
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



SOUTHERN HILLS PLANTATION I CDD

19850 Southern Hills Blvd, Brooksville



**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

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Mark FitzGerald
Bank United, N.A
600 N Federal Highway
Boca Raton, FL 33432

Date: September 2023

To: Craig Wrathell
CC: Wrathell, Hunt & Associates, LLC. Government ICS Deposit Program.

This letter is to confirm that BankUnited is an approved and active member of the Certificate of Qualified Public Depository.

We are currently offering a **starting rate of 4.50% on our ICS Money Market Product** which is FDIC insured up to **\$150,000,000 (Million)** versus the regular banks business Money Market of **\$250,000 (Thousand)** FDIC coverage per EIN number.

The rate is based on the Federal Funds Rate currently 5.5% - 100 Basis Points = 4.50%.

The above-mentioned rate is not based on a minimum balance requirement.

As a preferred ICS Bank my team and I monitor the ICS relationships monthly and if rates go up, which they have been doing we will automatically adjust your rates accordingly to always give the best service.

Fed Funds Rate

	This Week	Year Ago
Fed Funds Rate (Current target rate 5.25-5.50)	5.5	2.5

3 days ago

Any additional questions, please do not hesitate to ask.

Sincerely,

Mark FitzGerald, V.P Business Relationship Manager.
mfitzgerald@bankunited.com
561-906-3754

SERVING OUR CLIENTS WITH STRENGTH AND STABILITY



A strong and stable financial track record is the foundation that sets BankUnited apart from many financial institutions.

Our commitment to our clients means we deliver products and services at a competitive price backed by personalized service.

We develop strong relationships with our clients to help them achieve their financial goals. At BankUnited, you'll find big bank services coupled with neighborhood bank care.

WHY OUR CLIENTS CHOOSE US

- ✓ One of the largest financial institutions headquartered in Florida
- ✓ Local decision-making
- ✓ Sound credit quality
- ✓ Solid balance sheet
- ✓ Committed to our clients

CREDIT RATINGS (Third Party Ratings)

P-1	Moody's Short Term Deposit
A2	Moody's Long Term Deposit
Baa2	Moody's Issuer Rating
F2	Fitch Short Term Deposit
BBB+	Fitch Long Term Deposit
K1	Kroll Short Term Deposit
A	Kroll Long Term Deposit

America's Most Trustworthy Companies in America (Banking), *Newsweek*, April 2023

#2 Bank Reputation Ranking by Customers, *American Banker*, November 2022

★★★★★ Superior Rating from *BauerFinancial* consecutively since its inception

Financial Highlights as of June 30, 2023 BankUnited, N.A.

\$35.9
BILLION
in Total Assets

\$25.8
BILLION
in Total Deposits

\$24.6
BILLION
in Total Loans

53
BRANCHES
in Florida

4
BANKING
CENTERS
in New York

1
BRANCH
in Texas

Robust Capital Base

8.8%
Tier-1 Leverage
Ratio

13.6%
Total
Risk-Based
Capital Ratio

13.0%
Common Equity
Tier 1
Capital Ratio

STRONG LIQUIDITY POSITION

- > Same day available liquidity of \$14.7 billion as of June 30
- > Available liquidity to uninsured, uncollateralized deposits ratio of 167% as of June 30

66% of our deposit base is insured or collateralized as of June 30

\$25 billion in prudently underwritten and well-diversified loans

High-Quality Commercial Real Estate portfolio; no non-performing loans¹

- > Commercial Real Estate loans is 23% of our total loans

¹ Excludes \$14 million in non-accrual guaranteed SBA loans.

Safety, Returns, and Peace of Mind: Access up to \$150 Million Dollars in FDIC insurance

ICS®, the IntraFi Cash ServiceSM, and CDARS®, the IntraFi Certificate of Deposit Account Registry Service® are smart, secure, convenient ways to keep large-dollar deposits safe. You can access multi-million-dollar FDIC insurance at network banks through your BankUnited relationship, all while keeping your funds safe and secure.

How do ICS and CDARS work?

When we place your organization's deposit through the ICS or CDARS service, your money is divided into amounts under the standard FDIC insurance maximum of \$250,000 and is placed in deposit accounts at multiple FDIC-insured banks. This makes your deposit eligible for FDIC insurance with each member bank. Use of these services makes it possible for you to gain access to up to \$150 million dollars of FDIC insurance. As a result, you can access coverage from many institutions while working directly with BankUnited as a single point of contact.

Want to learn more? Call me today.

Mark FitzGerald

V.P S.R Business Relationship Manager

561-906-3754

mfitzgerald@bankunited.com

With ICS and CDARS, you can:



Enjoy Peace of Mind – With access to multi-million-dollar FDIC coverage through both services, your funds are eligible for protection that is backed by the full faith and credit of the federal government.



Save Time – You can forego the need to track collateral on an ongoing basis, open accounts under different insurable capacities, or to manage multiple bank relationships. This means you can spend more time accomplishing your financial goals.



Access Funds – When funds are placed through the ICS service, you may make unlimited program withdrawals. Funds placed through the CDARS service offer multiple maturities to help meet your liquidity needs.



STATE OF FLORIDA
Office of the Chief Financial Officer
Division of Treasury
Bureau of Collateral Management

CERTIFICATE OF QUALIFIED PUBLIC DEPOSITORY
UNDER THE FLORIDA SECURITY FOR
PUBLIC DEPOSITS ACT

This is to certify that

BANKUNITED, N.A.
14817 OAK LANE
MIAMI LAKES, FLORIDA 33016

has fully qualified as a public depository pursuant to Chapter 280, Florida Statutes, otherwise known as the Florida Security for Public Deposits Act. As such, said bank or savings association is hereby designated to receive public deposits, as defined in Subsection 280.02(13), Florida Statutes.

Given under my hand this 29th day of February, 2012.

A handwritten signature in black ink, appearing to read "Jeff Stewart", written over a horizontal line.

CHIEF FINANCIAL OFFICER, STATE OF FLORIDA

Smart Saving with ICSSM

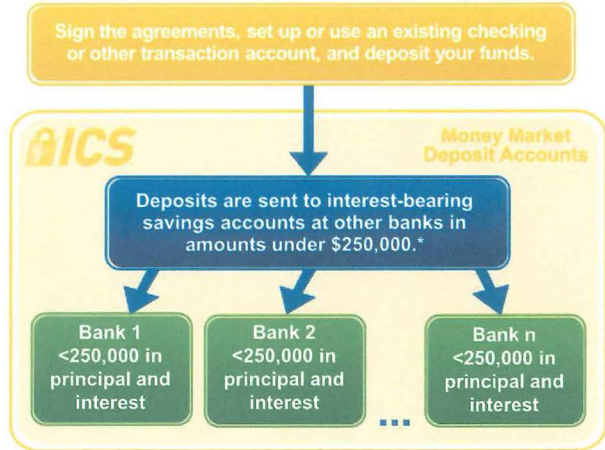
What is ICS?



Through ICSSM, the Insured Cash SweepSM service, you can:

- **Earn interest.** Put excess cash balances to work in savings accounts (money market deposit accounts).
- **Enjoy peace of mind.** ICS funds are eligible for multi-million-dollar FDIC insurance that's backed by the full faith and credit of the United States government.
- **Access funds.** Enjoy daily liquidity in your linked transaction account; replenish the account by withdrawing ICS funds up to six times per month.


How does ICS work?



* The standard FDIC insurance maximum is \$250,000 per insured capacity, per bank.

Work directly with just us – an institution you already know and trust – to receive coverage from many, and know that your confidential information remains protected.

How does ICS compare to other alternatives?

Product	Issue	ICS Solution
Noninterest-bearing checking accounts	Are eligible for unlimited FDIC coverage through 2012 under the Dodd-Frank Act, but do not earn interest.	 <p>You do not have to choose between earning a return and enjoying peace of mind – with ICS, you can do both.</p> <p>And, by offering access to FDIC insurance, ICS can help you avoid the hassles associated with managing multiple bank relationships or the need to track collateral on an ongoing basis (if you are accustomed to doing so).</p>
Interest-bearing checking accounts	Earn interest, but funds are insured only up to \$250,000 per insured capacity, per bank.	
Repurchase sweeps	May earn interest, but the yield can be very low; the process carries administrative tracking burdens, and the investment is not backed by FDIC insurance.	
Collateralized deposits	Administrative tracking problem can be more onerous than with repo sweeps.	
Money market mutual funds	Earn interest, but the yield may be very low, and the investment is not backed by the full faith and credit of the federal government.	



Member FDIC

Placement of your funds through the ICS service is subject to the terms, conditions, and disclosures set forth in the agreements, including the ICS Deposit Placement Agreement, that you enter into with us. Limits and customer eligibility criteria apply. Program withdrawals are limited to six per month. ICS and Insured Cash Sweep are service marks of Promontory Interfinancial Network, LLC.



August 21, 2023

Chesley "Chuck" E. Adams, Jr.
Director of Operations
Wrathell, Hunt and Associates, LLC

RE: Wrathell, Hunt and Associates, LLC Government Deposit Program

Synovus Bank would like to thank you for the opportunity to work with government customers under your direct management to create a deposits program specifically for customers of Wrathell, Hunt and Associates (WHA). We understand how important it is to choose the right partner for banking services and that partner being fully prepared to *exceed your expectations*. With over \$62 billion in assets, Synovus Bank is ranked among the top 50 banks by the Federal Reserve Board. Synovus is a publicly traded company (Synovus Financial Corp. NYSE: SNV), and member of the Federal Reserve System with an extremely diverse and deep leadership team. Our humble beginnings date back to 1888. 135 years later, we have grown to 250+ branches in five states; yet we continue our culture of being a "Community Bank". Synovus Bank has the capabilities of Wall Street but the mindset of "Main Street". Banking is relationships with our clients and communities in which we serve; this is what sets Synovus Bank apart from our competition. Our success has led to accolades such as being honored as one of the Best Banks in America, by Forbes. We do not take our customer obligations lightly. We have a history of providing excellent customer service to our clients. We have a team of dedicated government professionals ready to assist in this endeavor and any others your customers may have.

As previously outlined, the WHA program would include the following:

- Customer would be confirmed by WHA as District Manager,
- State, County, and Municipal (SCM) Money Market account would be opened in the name of the District with the District's TIN. Each account will include FDIC on the first \$250,000 and will be collateralized as defined in Chapter 280, Florida Statutes,
- Interest would be posted monthly and compounded,
- Minimum amount of initial deposit for each account would be \$500,000,
- For account with balances equal to or greater than \$500,000, the interest rate would be indexed to the Federal Funds Rate minus 75 basis points. For informational purposes, that rate of this date would be 4.75 percent. For balances that decline to levels between \$200,000 and \$499,999, the rate would be indexed the Federal Funds Rate minus 100 basis points. For balances below \$200,000 the rate would be managed by the Bank with an initial rate of 3.50 percent.
- Account balance measurements will be taken the first day of each month and when action is taken by the Federal Open Markets Committee.

Synovus Bank appreciates the opportunity and looks forward to your favorable response. If you should have any questions or need additional information, please do not hesitate to contact either of us at the numbers below.

Respectfully,

Andy LaFear
Government Solutions - Relationship Manager
7768 Ozark Drive, Suite 100
Jacksonville, FL 32256
904-347-7068
andylafear@synovus.com

Jim Mitchell, Senior director
Government Solutions
2325 Vanderbilt Beach Road
Naples, FL 34109
(239) 552-1819
jimmitchell@synovus.com

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2023**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 748,899	\$ -	\$ 748,899
SBA	96	-	96
Undeposited funds	-	7,749	7,749
Investments			
Revenue - A1	-	98,342	98,342
Revenue - A2	-	271,902	271,902
Reserve - A1	-	514,760	514,760
Reserve - A2	-	81,102	81,102
Prepayment - A1	-	1,430	1,430
Prepayment - A2	-	740	740
Cost of Issuance	-	18,721	18,721
Due from Developer	-	371,966	371,966
Assessments receivable - on-roll	-	46,287	46,287
Assessments receivable - off-roll	-	743,931	743,931
Allowance for uncollectable receivable	-	(19,567)	(19,567)
Due from Southern Hills II	40,000	-	40,000
Due from Southern Hills III	24,393	-	24,393
Deposits	2,919	-	2,919
Total assets	<u>\$ 816,307</u>	<u>\$ 2,137,363</u>	<u>\$ 2,953,670</u>
LIABILITIES			
Liabilities			
Due to Developer	37	-	37
Matured bonds payable A2	-	350,000	350,000
Total liabilities	<u>37</u>	<u>350,000</u>	<u>350,037</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	64,393	1,115,897	1,180,290
Total deferred inflows of resources	<u>64,393</u>	<u>1,115,897</u>	<u>1,180,290</u>
Fund balances			
Restricted for:			
Debt service	-	671,466	671,466
Unassigned	751,877	-	751,877
Total fund balances	<u>751,877</u>	<u>671,466</u>	<u>1,423,343</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 816,307</u>	<u>\$ 2,137,363</u>	<u>\$ 2,953,670</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ 308,317	\$ 304,010	101%
Special assessments: off-roll	-	31,432	49,556	63%
Lot closings	-	53,749	-	N/A
CDD II shared costs payment	-	20,000	70,016	29%
CDD III shared costs payment	-	49,366	45,529	108%
Interest & miscellaneous	1	4	250	2%
Total revenues	<u>1</u>	<u>462,868</u>	<u>469,361</u>	99%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	800	8,200	7,600	108%
Financial & administrative				
Management	2,500	27,500	30,000	92%
Engineering	-	2,252	7,500	30%
Dissemination agent	208	2,291	2,500	92%
Trustee	-	-	4,300	0%
Audit	-	3,750	3,250	115%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,570	6,200	90%
Legal advertising	181	311	750	41%
Bank fees	-	-	600	0%
Annual district filing fee	-	175	175	100%
Website	-	705	790	89%
ADA website compliance	210	210	210	100%
Postage	166	1,181	500	236%
Office supplies	-	565	150	377%
Legal counsel				
District counsel	6,234	25,806	15,000	172%
Total professional & administrative	<u>10,299</u>	<u>78,516</u>	<u>80,175</u>	98%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	3,210	25,660	28,000	92%
Stormwater control				
Lake/pond bank maintenance	20,314	76,980	39,500	195%
Aquatic maintenance	500	12,316	39,000	32%
Aquatic plant replacement	-	-	5,000	0%
Lake/pond repair	2,250	19,289	6,900	280%
Other physical environment				
Insurance: property	-	8,999	9,800	92%
Entry & walls maintenance	-	-	2,500	0%
Landscape maintenance	13,808	78,719	85,800	92%
Holiday decorations	3,750	12,626	15,000	84%
Irrigation repairs & maintenance	28,888	33,017	10,000	330%
Landscape replacement	8,520	9,120	50,000	18%
Culvert inspection and cleaning	-	550	10,000	6%
Contingency				
Miscellaneous contingency	-	2,024	75,016	3%
Total field operations	<u>81,240</u>	<u>279,300</u>	<u>376,516</u>	74%
Other fees and charges				
Tax collector	-	12,501	12,667	99%
Total other fees and charges	<u>-</u>	<u>12,501</u>	<u>12,667</u>	99%
Total expenditures	<u>91,539</u>	<u>370,317</u>	<u>469,358</u>	79%
Excess/(deficiency) of revenues over/(under) expenditures	(91,538)	92,551	3	
OTHER FINANCING SOURCES/(USES)				
Settlement costs	-	(142,683)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(142,683)</u>	<u>-</u>	N/A
Net change in fund balance	(91,538)	(50,132)	3	
Fund balance - beginning	843,415	802,009	880,591	
Fund balance - ending	<u>\$ 751,877</u>	<u>\$ 751,877</u>	<u>\$ 880,594</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 AUGUST 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ 782,459	\$ 779,537	100%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	-	6,350	-	N/A
Interest	4,075	40,236	-	N/A
Total revenues	<u>4,075</u>	<u>829,045</u>	<u>965,520</u>	86%
EXPENDITURES				
Principal - A1	-	255,000	235,000	109%
Principal - A2	-	-	190,000	0%
Interest - A1	-	286,807	256,650	112%
Interest - A2	-	226,780	206,480	110%
Principal prepayments	-	5,000	-	N/A
Total expenditures	<u>-</u>	<u>773,587</u>	<u>888,130</u>	87%
Other fees and charges				
Legal fees	-	2,201	4,632	48%
Property appraiser	-	-	16,240	0%
Tax collector	-	31,725	16,240	195%
Total other fees and charges	<u>-</u>	<u>33,926</u>	<u>37,112</u>	91%
Total expenditures	<u>-</u>	<u>807,513</u>	<u>925,242</u>	87%
Excess/(deficiency) of revenues over/(under) expenditures	4,075	21,532	40,278	
Fund balance - beginning	<u>667,391</u>	<u>649,934</u>	<u>1,159,345</u>	
Fund balance - ending	<u><u>\$ 671,466</u></u>	<u><u>\$ 671,466</u></u>	<u><u>\$ 1,199,623</u></u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

MINUTES OF MEETING
SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT

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The Board of Supervisors of the Southern Hills Plantation I Community Development District held a Regular Meeting on September 11, 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 |
| Margaret Bloomquist | Assistant Secretary |
| Richard Pakan | Assistant Secretary |

Also present were:

- | | |
|-------------------|--------------------------|
| Chuck Adams | District Manager |
| Jennifer Kilinski | District Counsel |
| Joe Calamari | District Engineer |
| Ellen Johnson | Developer Representative |
| Bruce Noble | Developer Representative |

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:08 a.m. Supervisors McCoskrie, McCaffrey, Pakan and Bloomquist were present. Supervisor Romero was not present.

- **Discussion: Homesite Erosion Entering Roadways and Drainage Inlets**
This item, previously the Fourth Order of Business, was presented out of order.

Mr. McCoskrie stated the agenda will be reorganized as he asked Ms. Johnson to participate in the discussion of homesite erosion. He met with Ms. Johnson last Thursday to see if there is a homeowner or Developer initiative to help with this. Ms. Johnson provided a document that includes builder criteria, findings and recommendations, including silt fences. He stated Ms. Johnson initially recommended working with the Building Inspectors and Code Enforcement and now he wonders if the CDD’s private roadways are an issue. He asked if it might be easier to amend the builder rules so that the CDD has greater control and

38 enforcement, versus relying on Building Inspectors or Code Enforcement. He stated the CDD is
39 trying to find the easiest means of addressing maintenance during summer when the rains
40 wash dirt into the storm drains, creating peninsulas and adding turbidity in the ponds.

41 Regarding whether the City has some responsibility, Mr. Calamari doubted the City is
42 involved with compliance, beyond permitting the lots for development and requiring
43 installation of silt fencing. The City is small and many subdivisions have similar issues; every
44 community under construction has some sort of erosion.

45 Discussion ensued regarding the need to install a “sock” in front of the grate, sock-
46 related obstruction of truck traffic and the need to clean the socks out weekly.

47 It was noted that the grate nearest the site is full.

48 Mr. Noble stated this is a State permit issue. When the contractor files a Notice of Intent
49 (NOI), they receive a National Pollutant Discharge Elimination System (NPDES) permit from the
50 Florida Department of Environmental Protection (FDEP). Weekly inspections are required and
51 24-hour rain event inspections are also required to comply with Best Management Practices
52 (BMPs) to maintain sediment on the construction site. In this case, there is a lot of sediment.
53 Contractors have many ways of stopping soil migration from construction sites but, due to the
54 significant grade change, unacceptable erosion is occurring. He recommended writing letters to
55 the contractors and advising them that fines will be levied if not cleaned up in a week and that
56 notifications will be sent to the FDEP, etc. He recommended contacting the builder responsible
57 for the affected lots. He noted that socks are only so effective because residents might remove
58 them. He cautioned that homes below grade could be flooded. Each contractor is responsible
59 for their own lot; he did not observe many silt fences. Cleanup is essential to prevent sediment
60 from entering the storm drains, stormwater ponds and pipes.

61 Ms. Johnson stated the security deposit is strictly for damages to the top of storm drain
62 inlets, etc. Mr. McCoskrie stated the HOA is already collecting a \$3,000 security deposit and the
63 HOA has a fining mechanism in place for damage to concrete curbs. The CDD might want the
64 Developer to consider requiring the installation of a sock on the gutter, in addition to silt
65 fencing, and instituting a fining mechanism against those who allow sand to migrate from

66 construction sites. Mr. McCoskrie voiced his opinion that some changes to the builder rules
67 might be needed.

68 Ms. Johnson stated her guidelines come from the HOA documents. Currently, Developer
69 representatives drive through the community two to three times per week inspecting
70 construction sites and, when issues are identified, the builders are notified immediately.
71 Pictures are sent and the builders are generally given one week to correct the issue before a
72 violation letter is sent by the HOA. She stated that issues are usually addressed within one
73 week. She noted that, on Friday September 8, 2023, the CDD received 3" of rain in two hours.

74 Mr. McCoskrie stated the Board is reasonable and understands the timing but the Board
75 wants the ability to implement fines and address issues with builders directly.

76 Discussion ensued regarding the Documents and Covenants and the HOA's ability to
77 enforce fines for violations.

78 Ms. Johnson reiterated issues are generally corrected promptly and noted that some
79 locations have repeatedly been washed out and cleaned up. It was noted that the owner and
80 the builder are the same in some cases but they are not in some cases.

81 Mr. McCoskrie will email the HOA to request an item be added to the agenda.

82 Mr. Adams presented a draft map for reference and revisions.

83 Referring to the map, Mr. McCoskrie discussed another drainage issue related to a
84 stream that begins at the driving range and runs to Holes 9 and 3 and behind several homes, to
85 a culvert with a concrete spillway and to a slanted culvert before emptying into Summit View.
86 He recalled that \$90,000 was spent less than two years ago to clean the 48" pipes yet there is
87 now 2'6" of sand in a 4' opening. Earlier this summer, Steadfast was paid \$550 to dig the sand
88 out of the east and west sides. He suggested doing it again as it flushed a significant amount of
89 sand out. He asked Mr. Calamari who is responsible for the stream and how best to address
90 recurring problems.

91 Mr. Calamari stated he must check the plats; it is a jurisdictional wetland in which no
92 heavy equipment is permitted. He described the geography in the area and noted it is a
93 naturally occurring stream that meanders during every significant rainfall; sand migrates with

94 the stream, which cannot be rerouted into a pond and cannot be widened or deepened. The
95 only area that can be worked on is the one that was done two years ago.

96 Mr. McCoskrie recommended the CDD hire a backhoe two or three times a year to clean
97 out the east and west sides, perhaps in May, July and October.

98 Discussion ensued regarding the sump on each side and ongoing cleanout efforts, as
99 sand from the culverts goes into the ponds.

100 Mr. McCoskrie suggested contacting Steadfast now to schedule service.

101 **Discussion: Amounts Due from Developer**

102 **This item was an addition to the agenda.**

103 Mr. McCoskrie recalled Board discussion at the last meeting about the \$170,000 “Due
104 from the Developer” amount. He distributed copies of correspondence and stated he was
105 advised that \$152,000 was from 2011 and 2012. He reviewed the correspondence and stated a
106 response from Mr. Szymonowicz is pending. He asked Mr. Jay Gaines for an explanation
107 regarding a series of journal entries and advised him that he wants to know who owes the CDD
108 and the amount so it can be collected.

109 Mr. McCoskrie stated his goal is to review the financials, find out who owes the CDD
110 money and either collect it, sue the debtor or write it off. Mr. Adams stated, as he reviews Mr.
111 McCoskrie’s spreadsheet, it seems that some of the owed amounts appear to be prior to 2015
112 and as far back as 2011 and 2012. He believes the Developer entity that owed that might have
113 changed due to the reorganization following bankruptcy. He will research it but it might need to
114 be written off.

115 **Discussion: Bonds**

116 **This item was an addition to the agenda.**

117 Mr. McCoskrie stated, since the last meeting, Ms. Kilinski was in touch with the
118 bondholders, through Goldman Sachs, the bondholders’ Trustee U.S. Bank and the Trustee’s
119 Counsel Greenberg Traurig, in an effort to obtain guidance from the Trustee as to how to
120 allocate for the 48 escheated lots as it pertains to the Amortization schedule. Ms. Kilinski
121 followed up several times and received no response. He suggested calling or a sending a

122 certified letter and speculated that formal documentation might be needed to indicate that the
123 CDD Board made formal inquiry to obtain instruction about how to treat this.

124 Mr. McCoskrie stated he reviewed the audited Debt Service Schedules for the Series A-1
125 and A-2 bonds, from 2019, 2021 and 2022, and recalled discussion with Mr. Szymonowicz to
126 advise that the Debt Service amounts were adjusted, as evidenced by the change in the yearly
127 principal amounts due being adjusted by \$35,000 for the A-2 and by \$20,000 for the A-1. He
128 noted that, in the next year, there were no adjustments to the A-2 debt service schedule for
129 11/1/2021 but they made \$15,000 in adjustments to various principal payments. For
130 11/1/2022, there were \$400,000 in adjustments made to principal amounts, compared to 2019.

131 Mr. McCoskrie stated the question raised last time was who will make those changes to
132 the debt service payments. Mr. Adams stated District Management will make those changes
133 based on prepayments that might be received or payoffs; funds flow through District
134 Management and adjustments are made to the schedule. Making an adjustment based on the
135 escheated lots has been discussed with the bondholder and the Trustees. They need to make
136 the adjustment because the CDD has not received the funds to take them off the schedule.

137 Mr. McCoskrie stated his understanding that there are two ways to make changes,
138 either escheat lots with the Trustee or with prepayments; he does not think \$400,000 in
139 prepayments were received. Mr. Adams stated that is likely a Developer transaction.

140 Ms. Kilinski stated she left several messages with Trustee's Counsel and received no
141 response. She will call again to see if there is a better way to make contact. She has several
142 CDDs in default and speculated that it might be a low priority at this time.

143 Discussion ensued regarding the CDD's fiduciary responsibility to collect and remit
144 funds, amortization schedule shortfalls, access to debt service reserve, previous instances in
145 which the Series A-2 bonds nearly defaulted, repayment of the Series A-1 bond principal
146 payments, etc.

147 Mr. Pakan asked if it is a matter of law that those bonds are canceled. Ms. Kilinski stated
148 the assessments related to the repayment are canceled; the bonds will be written down.

149 Discussion ensued regarding transactions and possible actions. She stated, if they use
150 debt service reserve to pay themselves a principal payment that is not otherwise due, there

151 might be a breach of the Indenture. The Trustee has a fiduciary obligation to the bondholders,
 152 as it does to the CDD, to ensure that payments made are used to repay debt. District
 153 Management, as the Dissemination Agent, noticed the bondholders and the Trustee about the
 154 obligation to make sure that a True-Up occurs. If they do not provide a new amortization
 155 schedule, it does not necessarily mean that True-Up did not occur. They are not sending
 156 demands to pay assessments that are due.

157 Discussion ensued regarding processes and eventual default.

158 Ms. Kilinski stated Staff can push for written confirmation that, if there is a default, they
 159 were on notice that they could have saved those lots and they chose not to.

160 Mr. McCoskrie suggested sending a certified letter so the CDD has it for its records.

161

162 **SECOND ORDER OF BUSINESS**

Public Comments (Agenda Items)

163

164 There were no public comments.

165

166 **THIRD ORDER OF BUSINESS**

**Discussion: Steadfast Environmental, LLC
 Waterway Inspection Report – August
 2023**

167

168

169

170 The Steadfast Environmental, LLC Waterway Inspection Report was included for
 171 informational purposes.

172 Mr. McCoskrie noted that the Report only includes a portion of the ponds for which
 173 Steadfast is responsible and there are others which he would like addressed. He reviewed the
 174 Report, noting that the three lakes were treated with SePRO products.

175 Discussion ensued regarding improvement in the three lakes and the need to apply
 176 multiple treatments. It was noted that rain will have a positive effect and the products are very
 177 stable. Installation of grass carp in L-17 was discussed and it was noted that the treatments will
 178 not affect fish and aeration is not needed.

179 Mr. McCoskrie expressed concern that some littoral plants might break off in L-8AA. He
 180 opined that L-8BB, L-8CC, 10-BB look good but, in his opinion, L-10CC needs attention.

181 Mr. McCoskrie stated Steadfast provided estimates for work to be done in the winter;
182 he will email copies to Mr. Adams. He requested a list of which banks are mowed and which are
183 not. Mr. Adams requested a copy and stated he will include the information on the map.

184 Mr. McCoskrie stated the HOA terminated ASI and now utilizes Steadfast. He noted the
185 need to ensure that each entity is billed appropriately. Mr. McCaffrey stated two separate
186 crews will be utilized to facilitate, in that regard.

187

188 **FOURTH ORDER OF BUSINESS**

**Discussion: Homesite Erosion Entering
Roadways and Drainage Inlets**

189

190

191 This item was addressed following the First Order of Business.

192

193 **FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of June 30, 2023**

194

195

196 Mr. McCoskrie expressed concern about the Wells Fargo account, which is in excess of
197 \$250,000. Mr. Adams noted that, in addition to FDIC insurance, government accounts are
198 required to be collateralized. He will present additional options for investing excess operating
199 funds. He discussed the need for liquidity and stated the options he will present are favorable.

200 Mr. McCoskrie noted that the \$170,000 was written off and, with the assistance of Mr.
201 Szymonowicz, it will be determined who owes the CDD. He noted the financials apply to 12-
202 month periods.

203 Discussion ensued regarding amounts due from CDD II and CDD III, funds that will be
204 included on next year's budget and funds included in the current financials, as part of the
205 settlement obligation.

206 Mr. Adams stated the financials were adjusted to match how funds are budgeted to
207 provide a better picture of the expenses, rather than netting expenses and revenue.

208 Discussion ensued regarding billing and repairs to the holiday lighting.

209 Mr. McCoskrie reiterated his support for ongoing maintenance previously discussed and
210 performing culvert cleaning three or four times a year.

211 Discussion ensued regarding the current level of blockage and maintaining the blockage
212 level at a level low enough that rains can effectively wash the sand out.

213 Mr. McCoskrie stated, in researching the amount due from CDD III, Accounting advised
214 that, “regarding Southern Hills III shared cost revenue, Southern Hills has in fact collected
215 \$28,140 from Southern Hills III related to fiscal year 2023. As we have done in previous years,
216 we have continued to reflect expenses at net amount, which in turn reflects revenue at zero, to
217 fall in line with the Fiscal Year 2023 budget. We will go ahead and book a journal entry to gross
218 up the expenses and recognize revenue.”

219 The financials were accepted.

220

221 **SIXTH ORDER OF BUSINESS**

**Approval of August 14, 2023 Public Hearing
and Regular Meeting Minutes**

222

223

224 Mr. McCoskrie asked how the minutes are transcribed. Mr. Adams stated the
225 Transcription Department transcribes from the audio file. Mr. McCoskrie suggested that, to
226 assist the transcriptionists, speakers state their names when speaking.

227 The following changes were made:

228 Line 44: Change “CDD I” to “Steadfast”

229 Line 50: Change “Butners” to “Buckners”

230 Lines 154: Change “opposition” to “position”

231

232 **On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in**
233 **favor, the August 14, 2023 Public Hearing and Regular Meeting Minutes, as**
234 **amended, were approved.**

235

236

237 **SEVENTH ORDER OF BUSINESS**

Other Business

238

239 Mr. McCoskrie discussed the need to follow up with the HOA expeditiously regarding
240 the dirt in the street rather than pursuing outside options. He observed dump truck depressions
241 on the City road exiting the community and voiced his opinion that asphalt will be needed soon.

242 Discussion ensued regarding replacement of the pavers at the front entrance.

243 Ms. Bloomquist will serve as the point of contact with the City Council.

244

245 **EIGHTH ORDER OF BUSINESS**

Staff Reports

246

247 **A. District Counsel: Kilinski|Van Wyk PLLC**

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

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

250 There were no District Counsel, District Engineer or District Manager reports.

251 • **NEXT MEETING DATE: October 2, 2023 at 10:00 AM**

252 ○ **QUORUM CHECK**

253

254 **NINTH ORDER OF BUSINESS**

Supervisors' Requests

255

256 There were no Supervisors' requests.

257

258 **TENTH ORDER OF BUSINESS**

Adjournment

259

260

261 **On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in**
262 **favor, the meeting adjourned at 11:21 a.m.**

263

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267

268

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

269
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274

Secretary/Assistant Secretary

Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2023*	Regular Meeting	10:00 AM**
November 13, 2023	Regular Meeting	10:00 AM**
December 11, 2023	Regular Meeting	10:00 AM**
January 8, 2024	Regular Meeting	10:00 AM**
February 12, 2024	Regular Meeting	10:00 AM**
March 11, 2024	Regular Meeting	10:00 AM**
April 8, 2024	Regular Meeting	10:00 AM**
May 13, 2024	Regular Meeting	10:00 AM**
June 10, 2024	Regular Meeting	10:00 AM**
July 8, 2024	Regular Meeting	10:00 AM**
August 12, 2024	Regular Meeting	10:00 AM**
September 9, 2024	Regular Meeting	10:00 AM**

***Meetings will convene immediately following the adjournment of the Southern Hills Plantation III CDD meetings, scheduled to commence at 10:00 AM.*

***Exception**

October meeting is one (1) week earlier to accommodate the Columbus Day holiday.