

**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 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
George Ostensen	Assistant Secretary

Also present:

Chuck Adams	District Manager
Grace Kobitter	District Counsel
Joe Hamilton	Steadfast Environmental, LLC (Steadfast)
Josh McGarry	SePRO Corporation

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:01 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 Resolution 2024-01,
Appointing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-01 for ratification and recalled that this Resolution to remove Mr. Romero from the slate of officers and appoint Mr. Ostensen was adopted at the last meeting.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, Resolution 2024-01, Appointing and Removing Officers of the District and Providing for an Effective Date, was ratified.

FOURTH ORDER OF BUSINESS

**Discussion/Consideration/Update:
Steadfast Environmental, LLC Items**

A. Waterway Inspection Report – December 2023

This item was presented following Item 4B.

B. Proposal #984 [Phos Reduction Program]

Mr. Hamilton presented Steadfast Proposal #984 to treat surface algae growth in the four connected ponds, plus L5II. It was noted L5II belongs to the HOA and will need to be deducted from the invoice. Mr. Hamilton reviewed the application products SeClear and Eutrosorb.

Mr. McGarry, of SePRO Corporation, discussed his professional background. He noted these products reduce the nutrient load, which causes algae. He thinks that if the CDD proceeds with implementing a monthly program and routine maintenance, along with his suggestion for more testing, these efforts will support the products successfulness.

Discussion ensued regarding the City using reclaimed water due to a low water table throughout the State, training required to implement phosphorus mitigation, the Board’s decision to keep L5II on the invoice, changing the contract terms to six months with the option to extend it another six months and pond conditions typically worsening in the spring and fall.

Mr. McGarry stated that benchmark water samples will be taken tomorrow and those results will be presented at the next meeting. He noted the product will not affect landscaping.

Mr. Hamilton stated Andrew said he only wants to be notified if Floridum is used.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, Steadfast Environmental, LLC Proposal #984 for monthly applications of SeClear G and Eutrosorb in all five ponds and benchmark testing of phosphorus levels, reducing the contract term from 12 months to six months running January through June 2024, in a not-to-exceed amount of \$19,200, and potentially extending the contract another six months, subject to evaluating the lakes, was approved.

▪ **Steadfast Environmental, LLC Items - Waterway Inspection Report – December 2023**

This item, previously Item 4A, was presented out of order.

The Steadfast Waterway Monthly Inspection Report was included for informational purposes.

Mr. McCoskrie asked Mr. Hamilton for a map outlining the wet and dry ponds and monitoring frequency and to have Chris provide a list of which lake banks are being mowed.

▪ **Steadfast Environmental, LLC Proposals**

This item was an addition to the agenda.

Mr. McCoskrie presented revisions to previously approved Proposals #944 and #945 and new proposals for projects scheduled for the dry season, as services were expanded to reclaim overgrowth. He noted and presented the following:

- The original \$11,050 proposal will increase to \$18,475 to \$25,000, if all projects are approved.
- Proposal #945 for, L-12AA, with an original amount of \$2,400 increased to \$4,875.

Mr. Hamilton stated these are once in a decade procedures. He offered to service the landscape bed on the front side of the berm.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the revised Steadfast Proposal #945 to maintain larger trees within and around Pond L-12AA, in a not-to-exceed amount of \$4,875, was approved.

- Proposal #944 for L-5EE for \$3,250.
- Proposal #945 for L-11AA for \$2,400.
- Proposal #945 for L-200AA for \$1,500.

- Proposal #945 for L-50CC for \$1,500
- Additional Proposal #1021 for L-150BB for \$4,950.

The above proposals total \$18,475.

After inspecting L-160-AA, L-161AA and L-180BB yesterday, adding them into the project is suggested. Approving the overall project with a not-to-exceed amount of \$25,000 is suggested since there are no invoices for them.

Ms. Bloomquist asked if proceeding with these projects will cause any negative impact to drainage. Mr. McCoskrie believes the CDD's projects will make it better; however, during construction it will make it worse.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, Steadfast Proposal #944, dated September 5, 2023, to maintain Ponds L-5EE, L-11AA, L-200AA, L-50CC, plus Proposal #1021 for Pond L-150BB, in the amount of \$4,950 and adding Ponds L-160-AA, L-161AA and L-180BB for an overall project amount not-to-exceed \$25,000, in total, was approved.

As Mr. Adams will be out of town, Mr. McCoskrie asked Mr. Hamilton to send the project schedule to him and Mr. McCaffrey, as some Board Members want to be on site during the project.

Regarding carp stocking, Mr. Hamilton stated he will have Kevin check on the permit application. Mr. Adams noted that carp should not be introduced in ponds with littoral plants.

C. Lake Bank Mowing Credit

Mr. McCoskrie stated that he asked Sherree for clarification of HOA Amendment 11 regarding consolidated lots and the terms in Article 8, Section 2, regarding maintaining property to the water's edge. He will ask the HOA President and Sherree for an update and report his findings at the next meeting. He suggests deferring having Steadfast present a modified bid for lake bank mowing/credit.

A Board Member thinks Amendment 11 should be clarified to distinguish ponds located in retention areas.

FIFTH ORDER OF BUSINESS

Continued Discussion Topics

- **Bonds**
- **Amortization Schedule**

Mr. Adams stated that the Series A-1 Bonds Debt Service Schedule was reset and takes into consideration the escheated lots and corresponding principal and interest changes. A copy was included when the proposed Fiscal Year 2024 Budget was adopted.

Mr. McCoskrie asked for an updated Series A-2 Bonds Debt Service Schedule to reflect changes, if any, and reconciliation reports on making those adjustments.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2023

Mr. McCoskrie reviewed the Unaudited Financial Statements as of October 31, 2023. He asked Mr. Adams to confirm what interest payments were made on the bonds. He noted that there is a deficit in the Revenue-A-2 account so the interest payment due will have to come from reserves. Regarding revenues due the CDD, Mr. Adams will make sure invoices are mailed to the appropriate parties prior to the deadline date.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the Unaudited Financial Statements as of October 31, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of Minutes

- A. **November 13, 2023 Traveling Workshop**

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the November 13, 2023 Traveling Workshop Minutes, as presented, were approved.

- B. **November 13, 2023 Regular Meeting**

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, November 13, 2023 Regular Meeting, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

There was no Other Business to discuss.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kilinski|Van Wyk PLLC**
- B. District Engineer: Coastal Engineering Associates, Inc.**
- C. District Manager: Wrathell, Hunt and Associates, LLC**

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

- **NEXT MEETING DATE: January 8, 2024 at 10:00 AM**
 - **QUORUM CHECK**

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. McCoskrie stated that, at the next meeting, he hopes to consider changing monthly CDD meetings to bimonthly meetings.

Ms. Bloomquist stated that she plans to invite the City Councilwomen to the next meeting to discuss roadway conditions and reclaimed water.

Discussion ensued regarding Board Members identifying roadways depressions and "alligator" cracking and the opinion that the new lighting system needs to be pressure cleaned.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Ostensen and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 11:27 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair