

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

January 8, 2024

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

December 29, 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 January 8, 2024 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. Discussion with City Councilwoman
 - Roadway Conditions
 - Reclaimed Water
4. Discussion/Consideration/Update: Steadfast Environmental, LLC Items
 - A. Waterway Inspection Report - January 2024
 - B. Steadfast Alliance Maintenance Division Mainline Proposal SM-E-2289
5. Consideration of Resolution 2024-02, 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
6. Acceptance of Unaudited Financial Statements as of November 30, 2023
7. Approval of December 11, 2023 Regular Meeting Minutes
8. Other Business

ATTENDEES:

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

9. Staff Reports

- A. District Counsel: *Kilinski | Van Wyk PLLC*
- B. District Engineer: *Coastal Engineering Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 12, 2024 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	GEORGE OSTENSEN	<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

10. Supervisors' Requests

11. 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**

4A



Southern Hills Plantation | CDD Aquatics

Inspection Date:

12/29/2023 10:30 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: B1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Some minor nuisance grasses growing within the pond, with surface scum noted over the littoral shelf. Other than that the pond is in good condition. Technician will focus on the nuisance grasses and organics in upcoming treatments.

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

SITE: L-5GG

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. The beneficial vegetation on the littoral shelf is in healthy condition. Within the beneficial vegetation some torpedo grass was noted. Our technician will continue to treat between beneficial growth, targeting nuisance species.

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

Inspection Report

SITE: L-7BB

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No algae was observed within this pond. Due to previously low water levels, the technician was able to make excellent headway on nuisance vegetation on the backside; as evidence by the decaying vegetation. Routine maintenance and monitoring will occur here.

<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	<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-8AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No major algae growth observed. The pond has recently seen a large increase in water level. Vegetation on the littoral shelf which was previously treated is in a state of decay, with the tech focusing on clearing nuisance vegetation between the beneficial plants. Some minor amounts of nuisance grass was observed along parts of the perimeter of the pond. Our technician will continue to monitor and 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	<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-8BB

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in good condition. Lots of decaying nuisance grasses on the littoral shelf, indicating prior treatments are in affect. Routine maintenance and monitoring will occur here.

<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	<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:

SITE: L-8CC

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Scattered surface algae was observed within this pond, due in part to high nutrient levels as previously discussed. The algal matter within this pond is reduced as compared to previous visits. Our technician will continue to monitor the condition of the pond and focus on eliminating the algae. Nutrient abatement program seems to be starting to have an effect on this pond.

<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>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: L-10BB

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. No algae was observed. Nuisance grasses on the littoral shelf are in a decaying state, and the beneficial vegetation on the littoral shelf is in good condition.

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

SITE: L-10CC

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Only thing notable is the nuisance grasses found between some of the beneficial vegetation. Our technician will focus on the nuisance species in future treatments.

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

Inspection Report

SITE: L-200AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. No algal matter was observed in the pond. Observed very minor amounts of torpedo grass along parts of the perimeter of the pond. Routine maintenance and monitoring will occur here.

<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	<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-210AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. The beneficial vegetation located on the littoral shelf is in healthy condition. The nuisance grasses on the littoral shelf have been sprayed and are in a decaying state. Our technician will continue to monitor and 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>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

Inspection Report

MANAGEMENT SUMMARY



55

With January approaching, winter has finally intensified. Mornings and night temperatures have drastically decreased (40-50), with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants have slowed as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events are sparse but predicted to become more common as winter progresses. As a result, the water levels of most ponds will rise. Sudden rain & wind events can potentially influence the prevalence for fish kills, so it is important to be mindful of this. Decreased temperatures will extend the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened light-cycles. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will return to life.

On this visit, nearly all ponds noted were in great condition, with algal activity under control. Any surface growth had been previously treated and was already beginning to decay. Nuisance grasses that are still present will continue to be treated accordingly and monitored closely. Some forms of vegetation that are present in the ponds are going dormant due to the decreasing temperatures.

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.

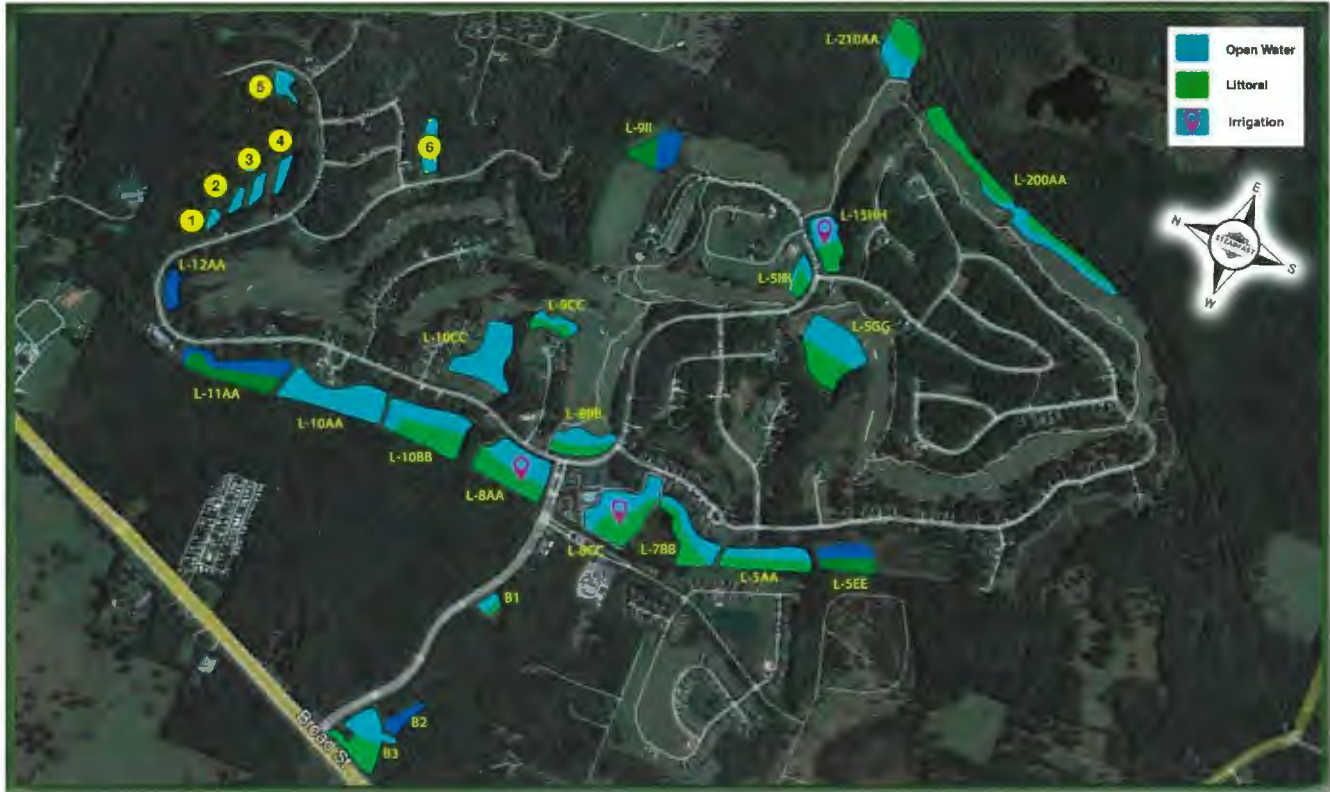
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



SOUTHERN HILLS PLANTATION I CDD

19850 Southern Hills Blvd, Brooksville



**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4B



Steadfast Alliance Maintenance Division

Proposal

Date 12/27/2023 Proposal # SM-E-2289

Customer Information	Project Information
Southern Hills Plantation CDD Wrathell, Hunt and Associates, LLC 2300 Glades Rd, Suite 410 W Boca Raton, Fl 33431	SM1089 Southern Hill Plantation CDD 4200 Summit View Dr Brooksville. FL. 3460
Contact Phone E-mail adams@whassociates.com Account #	Proposal Prepared By: YCordero Type Of Work Irrigation

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Unit Price	Amount
This proposal is for the repair of the main line that broke on the Blvd last week causing water to flood the streets and come up through the cracks in the road. After investigating, we found multiple breaks that lead us to think that a heavy piece of machinery drove through this area and possibly caused multiple main line breaks. Due to the extent of the repair/multiple breaks we will have to have a crew of 5 guys hand dig the area first due to other irrigation lines and electrical wires in the ground. We are estimating anywhere from 1-3 days of work depending on what we find and what needs to be repaired.		0.00	0.00
Day Rate for a crew of 5	3	3,400.00	10,200.00
Day Rate- If an excavator is required	3	460.00	1,380.00
Irrigation parts not to exceed	1	4,000.00	4,000.00

30435 Commerce Drive Unit 102 | San Antonio, FL 33576
 Phone: 844-347-0702 | Fax: 813-501-1432
 office@SteadfastAlliance.com | SteadfastAlliance.com

Total	\$15,580.00
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Brooksville - Southern Hills

December 19 12:49 PM

Edit





Brooksville - Southern Hills

December 19 12:49 PM

Edit





Brooksville - Southern Hills
December 19 12:49 PM

Edit



1:45



Brooksville - Southern Hills

December 19 12:49 PM

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Brooksville - Southern Hills

December 19 12:49 PM

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Brooksville - Southern Hills

December 19 12:48 PM

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Brooksville - Southern Hills

December 19 12:48 PM

Edit



**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2024-02

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

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

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

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by George Ostensen and Seat 4, currently held by Bryan McCaffrey, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

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

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

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

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November, 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

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

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

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

PASSED AND ADOPTED THIS 8TH DAY OF JANUARY, 2024.

**SOUTHERN HILLS PLANTATION I COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Southern Hills Plantation I Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Hernando County Supervisor of Elections located at 2864 20 N. Main Street, Room 165, Brooksville, Florida 34601, (352) 754-4125. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hernando County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Southern Hills Plantation I Community Development District has two (2) seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

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

District Manager
Southern Hills Plantation I Community Development District

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2023**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 739,492	\$ -	\$ 739,492
SBA	98	-	98
Undeposited funds	11,035	7,749	18,784
Investments			
Revenue - A2	-	159,730	159,730
Reserve - A1	-	488,818	488,818
Reserve - A2	-	82,173	82,173
Prepayment - A1	-	1,449	1,449
Prepayment - A2	-	750	750
Cost of Issuance	-	18,968	18,968
Due from other funds			
General	-	42,707	42,707
Due from Developer	-	371,966	371,966
Assessments receivable - on-roll	-	43,135	43,135
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	4,939	-	4,939
Deposits	2,789	-	2,789
Total assets	<u>\$ 798,353</u>	<u>\$ 1,941,809</u>	<u>\$ 2,740,162</u>
LIABILITIES			
Liabilities			
Due to other funds			
Debt service 2011 A1	\$ 27,297	\$ -	\$ 27,297
Debt service 2011 A2	15,410	-	15,410
Accounts payable	8,038	-	8,038
Due to Developer	37	-	37
Matured bonds payable A2	-	350,000	350,000
Total liabilities	<u>50,782</u>	<u>350,000</u>	<u>400,782</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	72,317	1,115,897	1,188,214
Total deferred inflows of resources	<u>72,317</u>	<u>1,115,897</u>	<u>1,188,214</u>
Fund balances			
Restricted for:			
Debt service	-	475,912	475,912
Unassigned	675,254	-	675,254
Total fund balances	<u>675,254</u>	<u>475,912</u>	<u>1,151,166</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 798,353</u>	<u>\$ 1,941,809</u>	<u>\$ 2,740,162</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 16,229	\$ 16,229	\$ 287,010	6%
Lot closings	7,158	7,158	-	N/A
CDD II shared costs payment	-	-	20,000	0%
CDD III shared costs payment	-	-	31,431	0%
Interest & miscellaneous	1	2	250	1%
Total revenues	<u>23,388</u>	<u>23,389</u>	<u>338,691</u>	7%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,200	2,200	5,400	41%
Financial & administrative				
Management	2,500	5,000	30,000	17%
Engineering	-	-	2,500	0%
Dissemination agent	208	417	2,500	17%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,775	6,200	93%
Legal advertising	77	77	750	10%
Bank fees	-	-	600	0%
Annual district filing fee	-	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	36	44	500	9%
Office supplies	-	-	500	0%
Legal counsel				
District counsel	-	-	15,000	0%
Total professional & administrative	<u>4,021</u>	<u>13,688</u>	<u>73,325</u>	19%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Field operations				
Electric utility services				
Street lights	3,065	6,135	34,700	18%
Stormwater control				
Lake/pond bank maintenance	8,037	16,074	51,000	32%
Aquatic maintenance	-	-	32,500	0%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	-	-	2,500	0%
Other physical environment				
Insurance: property	-	12,408	9,800	127%
Entry & walls maintenance	-	4,553	6,400	71%
Landscape maintenance	6,904	13,808	86,500	16%
Holiday decorations	-	-	7,500	0%
Irrigation repairs & maintenance	480	960	10,000	10%
Landscape replacement	-	-	5,000	0%
Culvert inspection and cleaning	-	-	2,500	0%
Contingency				
Miscellaneous contingency	2,250	2,250	2,500	90%
Total field operations	<u>20,736</u>	<u>56,188</u>	<u>253,400</u>	22%
Other fees and charges				
Tax collector	325	325	11,959	3%
Total other fees and charges	<u>325</u>	<u>325</u>	<u>11,959</u>	3%
Total expenditures	<u>25,082</u>	<u>70,201</u>	<u>338,684</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	(1,694)	(46,812)	7	
Fund balance - beginning	676,948	722,066	1,156,578	
Fund balance - ending	<u>\$ 675,254</u>	<u>\$ 675,254</u>	<u>\$1,156,585</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 NOVEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 43,579	\$ 43,579	\$ 770,686	6%
Special assessments: off-roll	-	-	185,983	0%
Interest	4,372	8,606	-	N/A
Total revenues	<u>47,951</u>	<u>52,185</u>	<u>956,669</u>	5%
EXPENDITURES				
Principal - A1	-	-	250,000	0%
Principal - A2	-	-	200,000	0%
Interest - A1	132,385	132,385	243,020	54%
Interest - A2	113,390	113,390	195,460	58%
Total expenditures	<u>245,775</u>	<u>245,775</u>	<u>888,480</u>	28%
Other fees and charges				
Legal fees	1,143	1,143	4,632	25%
Property appraiser	-	-	16,056	0%
Tax collector	872	872	16,056	5%
Total other fees and charges	<u>2,015</u>	<u>2,015</u>	<u>36,744</u>	5%
Total expenditures	<u>247,790</u>	<u>247,790</u>	<u>925,224</u>	27%
Excess/(deficiency) of revenues over/(under) expenditures	(199,839)	(195,605)	31,445	
Fund balance - beginning	675,751	671,517	1,299,660	
Fund balance - ending	<u>\$ 475,912</u>	<u>\$ 475,912</u>	<u>\$ 1,331,105</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 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**

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

41

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

45

46

47 **FOURTH ORDER OF BUSINESS**

Discussion/Consideration/Update:
Steadfast Environmental, LLC Items

48

49

50 **A. Waterway Inspection Report – December 2023**

51 This item was presented following Item 4B.

52 **B. Proposal #984 [Phos Reduction Program]**

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

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

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

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

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

68

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

76
77
78 **▪ Steadfast Environmental, LLC Items - Waterway Inspection Report – December 2023**

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

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

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

84 **▪ Steadfast Environmental, LLC Proposals**

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

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

89 ➤ The original \$11,050 proposal will increase to \$18,475 to \$25,000, if all projects are
90 approved.

91 ➤ Proposal #945 for, L-12AA, with an original amount of \$2,400 increased to \$4,875.

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

94
95 **On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in**
96 **favor, the revised Steadfast Proposal #945 to maintain larger trees within and**
97 **around Pond L-12AA, in a not-to-exceed amount of \$4,875, was approved.**

98
99
100 ➤ Proposal #944 for L-5EE for \$3,250.

101 ➤ Proposal #945 for L-11AA for \$2,400.

102 ➤ Proposal #945 for L-200AA for \$1,500.

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

105 The above proposals total \$18,475.

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

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

112

113 **On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in**
114 **favor, Steadfast Proposal #944, dated September 5, 2023, to maintain Ponds L-**
115 **5EE, L-11AA, L-200AA, L-50CC, plus Proposal #1021 for Pond L-150BB, in the**
116 **amount of \$4,950 and adding Ponds L-160-AA, L-161AA and L-180BB for an**
117 **overall project amount not-to-exceed \$25,000, in total, was approved.**

118

119

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

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

125 **C. Lake Bank Mowing Credit**

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

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

133

134 **FIFTH ORDER OF BUSINESS**

Continued Discussion Topics

135

- 136 • **Bonds**

- 137 • **Amortization Schedule**

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

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

143

144 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of October 31, 2023**

145

146

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

152

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

155

156

157 **SEVENTH ORDER OF BUSINESS**

Approval of Minutes

158

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

160

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

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165

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

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

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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]

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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	Workshop	9:00 AM
<i>Town Hall, 19858 Southern Hills Boulevard, Brooksville, FL 34601</i>		
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.