

**MINUTES OF MEETING
SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Southern Hills Plantation I Community Development District held a Regular Meeting on January 8, 2024 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:

Brian McCaffrey	Vice Chair
Margaret Bloomquist	Assistant Secretary
Richard Pakan (via telephone)	Assistant Secretary
George Ostensen	Assistant Secretary

Also present:

Chuck Adams	District Manager
Grace Kobitter	District Counsel
Joe Calamari	District Engineer
Chris Wallen	Steadfast Environmental, LLC (Steadfast)
Ms. Cordero	Steadfast Alliance Maintenance Division, Irrigation Manager
Christa Tanner	City Council

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:25 a.m.

Supervisors McCaffrey, Bloomquist and Ostensen were present. Supervisor Pakan attended via telephone. Supervisor McCoskrie was not present.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items)

There were no public comments.

THIRD ORDER OF BUSINESS

Discussion with City Councilwoman

- **Roadway Conditions**

- **Reclaimed Water**

Mr. Adams stated an informal discussion with Ms. Tanner was held prior to the meeting. The Board and Staff appreciate her update and her pledge to work cooperatively with the CDD.

FOURTH ORDER OF BUSINESS

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

A. Waterway Inspection Report – January 2024

Mr. Adams stated he toured the waterways and, in his opinion, they look good. Mr. Hamilton had indicated that work in some areas in need of attention will be delayed lightly until the ground dries. It was noted that Mr. Hamilton sent a lengthy email update regarding the Report.

B. Steadfast Alliance Maintenance Division Mainline Proposal SM-E-2289

Ms. Cordero presented Steadfast Proposal SM-E-2289 for repair of the main line on the Boulevard that broke last week. She stated that street flooding was present and multiple breaks were found; a crew will be on site on Saturday to dig by hand. Water is shut down in the immediate area of the waterline break. Utilities in the area were marked and it is hoped that the mainline can be repaired without digging up the road. A day rate is included for an excavator, should one be necessary. The extent of work needed is unknown until crews begin to determine the extent of damage and what needs to be repaired. Mr. Adams stated the proposal is set up with a not-to-exceed amount based on a worst-case scenario.

Mr. Ostensen asked for the size of the pipe in question.

Ms. Cordero stated, so far, the pipes on the left side of the property on the entrance side are 3” and, so far, the pipes at the exit are between 2” and 2.5”. She noted that the system is old and many other companies provided service. The “main” main is 12” and the main line connects to pipes of various sizes.

Discussion ensued regarding the condition of the mainline and pipes, whether pipes should be replaced proactively, pipe breakage due to water pressure, etc.

Ms. Cordero discussed ongoing issues with old irrigation lines, noting that, in the past, multiple breaks occurred and previous repairs have broken because the pressure is so strong.

Once these two breaks are repaired and the water pressure is under control, the smaller breaks on the Boulevard will be repaired.

Ms. Bloomquist asked if the location of the pipe that needs a pressure valve was ever determined. Mr. Wallen stated approval was received to search for it; however, the technicians were unable to locate the leak. The well technician advised that the valve works but it needs to be relocated 5’ toward US-41. A master valve will be installed for all the mainlines coming down; as of right now, the pipes are subject to continuous water pressure. A master valve will allow the pressure to be alleviated.

On MOTION by Mr. McCaffrey and seconded by Ms. Bloomquist, with all in favor, Alliance Maintenance Division Mainline Proposal SM-E-2289, in a not-to-exceed amount of \$15,580, was approved.

FIFTH ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2024-02.

On MOTION by Mr. McCaffrey and seconded by Mr. Ostensen, with all in favor, 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, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2023

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2023. An adjustment to the property insurance for budgeting purposes will be necessary in the upcoming fiscal year. Lake and pond bank maintenance activities increased more than typical for so early in the fiscal year. Work has also been done at the entry walls; flagpole replacement and miscellaneous electrical work and lighting are also included in this line item.

Ms. Bloomquist noted that the holiday lights are no longer illuminated. Mr. Adams stated they might be unplugged but not yet removed from the trees.

Mr. Adams stated he believes he found the working file that will back up the re-do of the Amortization Schedule. Upon receiving verification that it is the correct file, he will email the information to the Board Members so they can see how the years were recalculated.

On MOTION by Ms. Bloomquist and seconded by Mr. McCaffrey, with all in favor, the Unaudited Financial Statements as of November 30, 2023, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of December 11, 2023 Regular Meeting Minutes

On MOTION by Mr. Ostensen and seconded by Ms. Bloomquist, with all in favor, the December 11, 2023 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Bloomquist asked if the results of the pond testing were good and if the baseline is good. She stated that she finds it difficult to interpret the results in comparison with the City and she is unsure about the measurements. Mr. McCaffrey voiced his opinion that greater transparency is needed, as he thinks it is unknown where and how the samples were collected. He expressed confidence in SePRO's ability to reach its goals and get the ponds where they need to be within three to four months, based on the report.

Discussion ensued regarding testing and water chemistry.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

Ms. Kobitter reminded the Board that a Memo was sent regarding the required ethics training. Board Members have until December 2024 to complete the requirement and will receive further information and reminders.

B. District Engineer: Coastal Engineering Associates, Inc.

Mr. Calamari stated he inspected the cross pipe. He recommended scheduling cleanout for the summer as it is flowing but not flowing freely. Mr. McCaffrey stated he will email Mr. Hamilton accordingly.

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

- **NEXT MEETING DATE: February 12, 2024 at 10:00 AM**
 - **QUORUM CHECK**

TENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Ostensen and seconded by Mr. McCaffrey, with all in favor, the meeting adjourned at 10:52 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair