

**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 March 11, 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:

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 Calamari	District Engineer
Jim Knierim	General Manager, The Club
Joe Hamilton	Steadfast Environmental, LLC (Steadfast)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items)

There were no public comments.

Mr. McCoskrie stated that Mr. Knierim will arrive at 10:45 a.m. to discuss other drainage structures throughout the golf course. The Third Order of Business will be addressed at that time.

THIRD ORDER OF BUSINESS

**Review of Storm Water Pond Drainage
Layout Review with District Engineer**

This item was addressed during the Eleventh Order of Business.

▪ **Discussion: Amortization Schedules**

This item was an addition to the agenda.

Mr. McCoskrie recalled Board discussion about the bond amortization schedules, in light of the 48 lots escheated to the County between 2018 and 2022. Mr. Szymonowicz prepared a Pro Forma, which took those lots into consideration and adjusted the payments. Mr. McCoskrie stated that he reviewed the adjusted amortization schedules and found them to be reasonable and, in his opinion, it seems that the CDD might have overpaid by approximately \$500,000 in interest and principal payments over the last six years. The lien book was sent to the Trustee several months ago; this work was done on the A-1 bonds.

Mr. McCoskrie asked Ms. Kobitter to determine how to handle the previous overpayments, if this information was sent to the Trustee and the Trustee acknowledges and agrees to it, and to obtain a new amortization schedule. He noted that the CDD is responsible for collecting the funds and the Trustee is responsible for paying the bondholders. Regarding the last principal payments in May, he noticed that the revised Debt Service schedules did not coincide with the Trustee's withdrawals from the Account.

Mr. Pakan noted that the next payment is due on May 1, 2024.

Ms. Kobitter will request the Trustee's amortization schedule and work with Management to ensure that documents are transmitted. An update will be provided at the next meeting.

FOURTH ORDER OF BUSINESS

**Update: Steadfast Environmental, LLC
Waterway Inspection Report - February
2024**

Regarding the Waterway Inspection Report, the following was noted:

- Some algae is returning at L-5GG, which is Hole #17.

Mr. McCoskrie noted that Mr. Hamilton is not present; he had hoped for an update regarding the six-month treatment program.

- Some algae is forming at L-7BB.

▪ **Consideration of Steadfast Environmental, LLC Proposal #1092 for Removal of Floating Tussock [L8AA Pond]**

This item, previously the Fifth Order of Business, was presented out of order.

Mr. McCoskrie stated that Steadfast submitted a proposal for removal of a broken littoral shelf at L-8AA, in the amount of \$8,400 for the four-day removal project.

Discussion ensued regarding whether the littoral shelf had separated and whether removal is necessary. It was noted that removal will be necessary if pumping is affected.

Proposal #1092 was put on hold.

➤ L-10CC, the #3 pond, has improved. Treatment of floating grass islands is ongoing. The algae was treated and has improved.

Mr. McCoskrie asked for the status of the fish permit and the results of the \$18,000 treatment plan.

Discussion ensued regarding the need to take water samples.

Ms. Bloomquist stated that test results were received from the City of Brooksville. She will send the results to Mr. Calamari.

Mr. McCoskrie stated the treatment plan only applies to the five ponds in the front, 8-AA and 8-CC, the pond on #17 and the pond on the #10 tee.

Discussion was tabled until Mr. Hamilton arrives at the meeting.

FIFTH ORDER OF BUSINESS

Consideration of Steadfast Environmental, LLC Proposal #1092 for Removal of Floating Tussock [L8AA Pond]

This item was discussed during the Fourth Order of Business.

SIXTH ORDER OF BUSINESS

Consideration of Steadfast Alliance Maintenance Division Proposal #SM-E-1851 to Trim Crape Myrtles [Southern Hills Blvd.]

Mr. McCaffrey presented Steadfast Alliance Maintenance Division Proposal #SM-E-1851 to trim 24 Crape Myrtles on Southern Hills Boulevard that advanced beyond the scope of the contract.

The aesthetic benefits of trimming for consistency were discussed.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, Steadfast Alliance Maintenance Division Proposal #SM-E-1851 to trim 24 Crape Myrtles on Southern Hills Boulevard, in the amount of \$3,600, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2024

Mr. McCoskrie presented the Unaudited Financial Statements as of January 31, 2024.

Mr. Adams stated that the funds were not deposited into the U.S. Bank account due to delays related to their audit season. Funds are expected to be deposited in March.

Discussion ensued regarding incoming assessment revenues.

Mr. Adams stated that the "Due from other funds, General" line item receives receipts coming in from the Tax Collector. The amount shown will be the sum of the first two entries in liabilities, "Due to other funds, Debt service 2011 A1 and A2".

Mr. McCoskrie noted the receipt of the \$40,000 "CDD II shared costs payment." Another \$20,000 is due on April 1, 2024; he asked for an invoice to be sent.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of February 12, 2024 Regular Meeting Minutes

Mr. McCoskrie presented the February 12, 2024 Regular Meeting Minutes.

The following change was made:

Line 49: Change "10 A8" to "L-1088"

Mr. McCoskrie stated the HOA Board will meet today and will address the ponds and the reduction in the amount of fill dirt getting into their streets from storm drains. He noted that

the CDD is required to clean up the mess but it has no mechanism to fine builders or hold builders responsible. The HOA collects a \$3,000 deposit from builders and is able to hold builders responsible, but it is a slow process. He noted that the HOA will consider the responsibility of the CDD versus the HOA regarding maintaining the pond banks. At the last meeting, the CDD agreed to maintain the pond banks and he believes the HOA will amend Amendment 11 to edit the verbiage from the original Covenants, which state that homeowners are responsible for maintaining the pond bank up to the water's edge. The HOA will revise the documents to be consistent; the CDD will continue mowing the pond banks as in the past.

Ms. Bloomquist stated she heard that the Developer might begin fining contractors at construction sites. She reported that construction sites in her area have been better. She asked Public Works if they are monitoring the sites, as they have the right to monitor and impose fines.

Mr. McCoskrie discussed the location of Conservation Area 16, behind the Sales Center, and asked Mr. Calamari if all conservation areas can be identified. Mr. Calamari replied affirmatively.

Discussion ensued regarding a map and features of the areas, including ponds, residences, conservation areas, drainage and outfall structures and private and CDD property.

Mr. Calamari noted that an outfall structure grate needs to be replaced and recommended inspecting each pond and outfall structure. Mr. McCoskrie asked Mr. Calamari to survey within the next month or two and provide a report.

Mr. Calamari stated that wetland areas were filled in during the permitting process; in order to mitigate impacts to wetlands, certain upland and wetland areas were set aside as preservation areas. Small preservation areas are located throughout the subdivision; the information about the plans will be provided.

Discussion ensued regarding an area on Majestic Hills Loop in which a downed tree was addressed and whether these are preserve areas being the CDD's responsibility.

Mr. Calamari stated he will review the plats. Mr. McCoskrie stated he wants to see a paragraph describing the CDD's legal responsibilities. Ms. Kobitter stated that Staff can do some

property due diligence and provide information to the Board. Mr. Adams stated the stormwater permit was transferred to the CDD; he will email the information to the Board.

Mr. McCoskrie discussed the need to know where pipes carry waterflow from ponds.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the February 12, 2024 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Other Business

There was no other business to discuss.

TENTH 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 Staff reports.

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

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. McCaffrey stated he requested a quote for pine straw; however, other plant material replacements were included in the quote he received. The quote for pine straw was 732 bales at \$12.50 per bale, for a total of \$9,150.

Mr. McCoskrie noted that the pine straw deteriorated and expressed his opinion that replacing the pine straw is consistent with how the Boulevard is maintained.

On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, the quote to replace the pine straw, in the amount of \$9,150, was approved.

Mr. McCaffrey stated the cost of pine straw is so high due to the price of fuel and the cost of transporting it from Georgia.

Ms. Bloomquist stated Kennedy will be asked to replace a light bulb out front. A quote will be requested for a larger floodlight for the new flag.

Mr. Pakan expressed his opinion that lighting is needed on US-41 where drivers turn across the median. Mr. McCoskrie asked Ms. Bloomquist to see what can be done and to approve it.

Discussion ensued regarding removal of a segment of PVC pipe at a residence on Summit View Drive; the consensus was that the pipe was extinct. Mr. Calamari stated that PVC was commonly used to mark lots and buffer boundaries before the property was cleared.

Regarding vines and brambles on the buffer, Mr. Calamari stated they can be removed by hand; there should be no heavy equipment going into the buffers. There is usually a 25' upland buffer on the perimeter of all buffers and wetlands.

Regarding water that backs up and stays in stormwater pipes, Mr. Calamari stated that certain stormwater structures are surcharged, so the water backs up and stays in the pipes due to the design. It was noted that the pipes cannot be inspected without removing the water. Mr. Calamari discussed the need to make sure the pond's outfall structure is clear of vegetation and that it is working properly.

Mr. McCaffrey stated that four pallets of sod were installed in the front by the pergola.

The Board and Staff discussed other plantings proposed for the area, sunlight and irrigation. Mr. McCaffrey will work with Patrick to make the best selection.

Mr. Hamilton and Mr. Knierim arrived at the meeting at 10:49 a.m.

Mr. McCoskrie stated the Board reviewed the pond report and there were a few questions. He asked for the status of the fish permit.

Mr. Hamilton stated, if Mr. Adams signed and returned the paperwork, it would have been sent to the Florida Fish and Wildlife Conservation Commission (FWC). He will follow up in this regard.

Mr. McCoskrie asked for a two-month update regarding the ongoing six-month treatment plan. Mr. Hamilton reported the following:

- March will be the third month of treatments applied.
- Two chemicals are being applied; one treatment is to reduce phosphorous and the other is a deeper treatment for submersed and surficial algae. One treatment is applied once per month and the other chemicals are applied every week.
- Water samples will be tested for phosphorus to determine results.
- Algae treatments are successful in open waters; challenges were noted in littoral zones. The technician stated that it is difficult to get good results in very shallow water.
- Bio-blocks were purchased at no cost to the CDD to improve the results of algae treatments in shallow water.
- A survey of the pond structures is in progress.

Mr. McCoskrie stated the floating littoral shelf at L-8A is on hold. Mr. Hamilton agreed that it does not need immediate removal but he wants the Board to be aware.

Ms. Bloomquist asked for an explanation of the City's responsibility for that pond versus the CDD's responsibility. Given that the CDD maintains the pond for the City and the CDD pays for the reclaimed water, she asked if the City pays the CDD. The consensus was that the City does not pay the CDD. Mr. Adams stated that the City only delivers reclaimed water to the pond; the CDD is trying to determine if the City is the source of the water quality issues. Ms. Bloomquist stated she will try speak with the Director of Public Works.

Mr. Hamilton left the meeting at 10:55 a.m.

- **Discussion: Review of Storm Water Pond Drainage Layout Review with District Engineer**

This item, previously the Third Order of Business, was presented out of order.

Mr. McCoskrie stated he took pictures of large gray structures near the 16 tee box.

Mr. Knierim presented photographs of two large holes near the storm water pond drainage system, at the swale. He noted the following:

- There were two holes, one where the first inlet was dumping water and the second where the water was leaching through the big drain, where there are no connection points.
- The CDD area where water flows into the fairway was cleaned out. Riprap and Bahia sod were installed to allow the water to flow as it is supposed to, without flooding.

- Over the weekend he spoke with Mr. Miars; in multiple places, the golf course water ties into the CDD stormwater systems. It is necessary to determine where The Club's responsibility ends and the CDD's responsibility begins.
- The Club gives the water to the stormwater drainage system; then it is the CDD's responsibility to ensure that it goes to ponds, etc. Regarding stormwater, The Club's job is to get the golf course water to the CDD basins, which takes the water to destinations throughout the community. The Club was working to get water to the basins but, when the water came, it created a big mess. Pictures were shared with Mr. Adams.
- The Club is now ready to address the overgrown areas of concern, including golf course Hole 12, where the swale was breached and has been compromised for some time. Engineering is needed to direct water back to the big basin rather than straight across.

Mr. McCoskrie stated there is an outflow on Hole 12; when the houses were built, the runoff created a little peninsula and the landscape became overgrown. Mr. Knierim expressed concern that any of these homes will drain underneath the golf course. He stated the wettest fairways are underneath homes that are higher than the golf course; while the existing drainage is great, staff must ensure that water reaches the drainage structures.

Movement of dirt, comparable engineering solutions employed in other CDDs and the preferred means of addressing the issues, were discussed.

Mr. Calamari stated he will view the plans and inspect the area. It was noted that drainage repairs are made by in-house personnel, whenever possible.

Discussion ensued regarding past and future swale and drainage repairs in the area.

TWELFTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 11:00 a.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair