SOUTHERN HILLS PLANTATION I

COMMUNITY DEVELOPMENT DISTRICT

April 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

April 1, 2024

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

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 April 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. Update/Discussion/Consideration: Steadfast Environmental, LLC Items
   - A. Waterway Inspection Report - April 2024
   - B. Phosphorous Lab Testing Results
     - December 2023
     - March 2024
   - C. Proposal #1092 for Removal of Floating Tussock [L8AA Pond]
4. Discussion: Subsidence in Area of L-5EE
5. Discussion: Pond Interconnect Map Layer
6. Acceptance of Unaudited Financial Statements as of February 29, 2024
   - Discussion: Amortization Schedule
7. Approval of March 11, 2024 Regular Meeting Minutes
8. Other Business
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: May 13, 2024 at 10:00 AM [Fiscal Year 2024/2025 Budget Presentation]
  - QUORUM CHECK

SEAT 1	JOHN MCCOSKRIE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	RICHARD PAKAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	GEORGE OSTENSEN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	BRIAN MCCAFFREY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARGARET BLOOMQUIST	☐ IN PERSON	☐ PHONE	☐ 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

3A

STEADFAST
ENVIRONMENTAL

Southern Hills Plantation I CDD Aquatics

Inspection Date:

3/29/2024 9:45 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: B2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

This pond in near excellent condition. No algae was observed within the pond. Minor amounts of torpedo grass regrowth occuring around parts of the ponds perimeter. Our technician will address in the upcoming treatment.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: B3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

This pond is also in near excellent condition. Nuisance grasses within the pond's littoral shelf have been treated for and are actively decaying. Around the littoral shelf there is some duckweed that is beginning to form. Our technician is scheduled for treatment next tuesday and will address then.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other: Duckweed

Inspection Report

SITE: L-5AA

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

This pond is experiencing some algae growth that is occurring along the perimeter and around the littoral shelf. During the upcoming visit our technician will target the algae. Typically it will take 7-10 days for the algae to decay and begin to dissipate.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous
Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: L-5EE

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

This pond has very little water located within. Our technician has been targeting nuisance species along the perimeter with the goal of not allowing them to expand and grow too tall. Routine maintenance and monitoring will occur here.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous
Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

Inspection Report

SITE: L-5HH

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

No algae growth was observed within this pond. There is still a lot of decaying nuisance vegetation around the littoral shelf and along parts of the perimeter. Some progress still needs to be made. Our technician will target any regrowth occurring in the upcoming visit Tuesday.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass ✕Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: L-9CC

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

A lot of the algae that was present within the pond has cleared up from last report. More progress will need to be made. Most of the algae does appear to be decaying from prior treatments. Our technician will make sure to retreat for the algae in the upcoming visit.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

Inspection Report

SITE: L-9II

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

Comments:

This pond is in excellent condition. No algae growth was observed within the pond, same goes for nuisance grasses. Our technician will continue to monitor the status of this pond and will treat for any regrowth that may occur.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

SITE: L-10AA

Condition: Excellent ✓Great Good Poor Mixed Condition Improving

Comments:

This pond is experiencing a mild algae bloom taking place primarily behind the littoral shelf. The littoral shelf as well as the perimeters of the ponds has been treated for nuisance grasses, which did not seem apparent. Our technician will focus on eradicating the algae in the upcoming visit.

WATER: ✕Clear Turbid Tannic
ALGAE: N/A Subsurface Filamentous ✕Surface Filamentous Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara
Hydrilla Slender Spikerush Other:

Inspection Report

SITE: L-11AA

Condition: ✓Excellent Great Good Poor Mixed Condition Improving

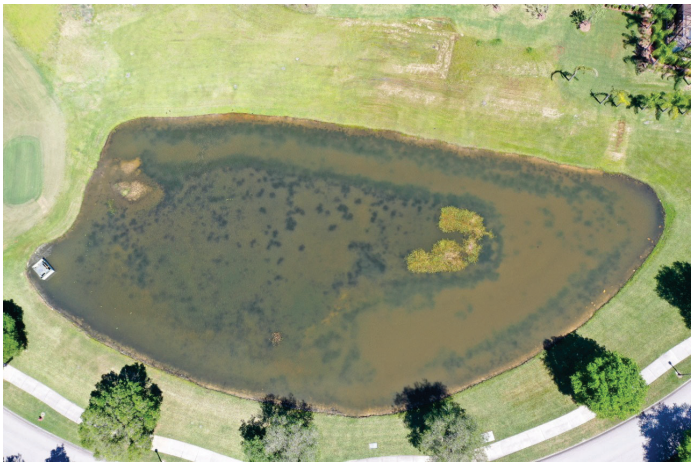
Comments:

This pond contains little to no water. Nuisance grasses and species will continue to be treated for with the goal in mind to not allow them to expand past the perimeter. Routine maintenance and monitoring will occur here.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: N/A ✕Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
✕Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

SITE: L-15II

Condition: ✓Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. No algae or nuisance grasses were observed. Our technician will continue to look for any regrowth and will treat accordingly.

WATER: ✕Clear Turbid Tannic
ALGAE: ✕N/A Subsurface Filamentous Surface Filamentous Planktonic Cyanobacteria
GRASSES: ✕N/A Minimal Moderate Substantial
NUISANCE SPECIES OBSERVED:
Torpedo Grass Pennywort Babytears Chara Hydrilla Slender Spikerush Other:

MANAGEMENT SUMMARY

With the conclusion of March almost here, the changing weather has rapidly shifted the conditions affecting the Southern Hills Plantation I ponds. The series of cold snaps have come to an end and warm temperatures will become the norm in the month of April. Rain events are becoming more common, but are currently erratic, which has kept the water levels low in most ponds. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, this is a direct result of stagnant water conditions and warm temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

Most ponds were in excellent or great condition on this most recent visit. Nuisance grasses were noted in some ponds and will continue to be treated accordingly. Due to low water levels, some sections of the beds and pond banks are exposed and are experiencing grass growth. Algae is the main enemy at this time of year, with lowered water levels and the increase in temperature we are starting to see it bloom in several ponds. This will be the main target moving forward for our technicians, as we move into the warmer spring months.

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 over treating ponds, to prevent fish kills or toxic blooms.

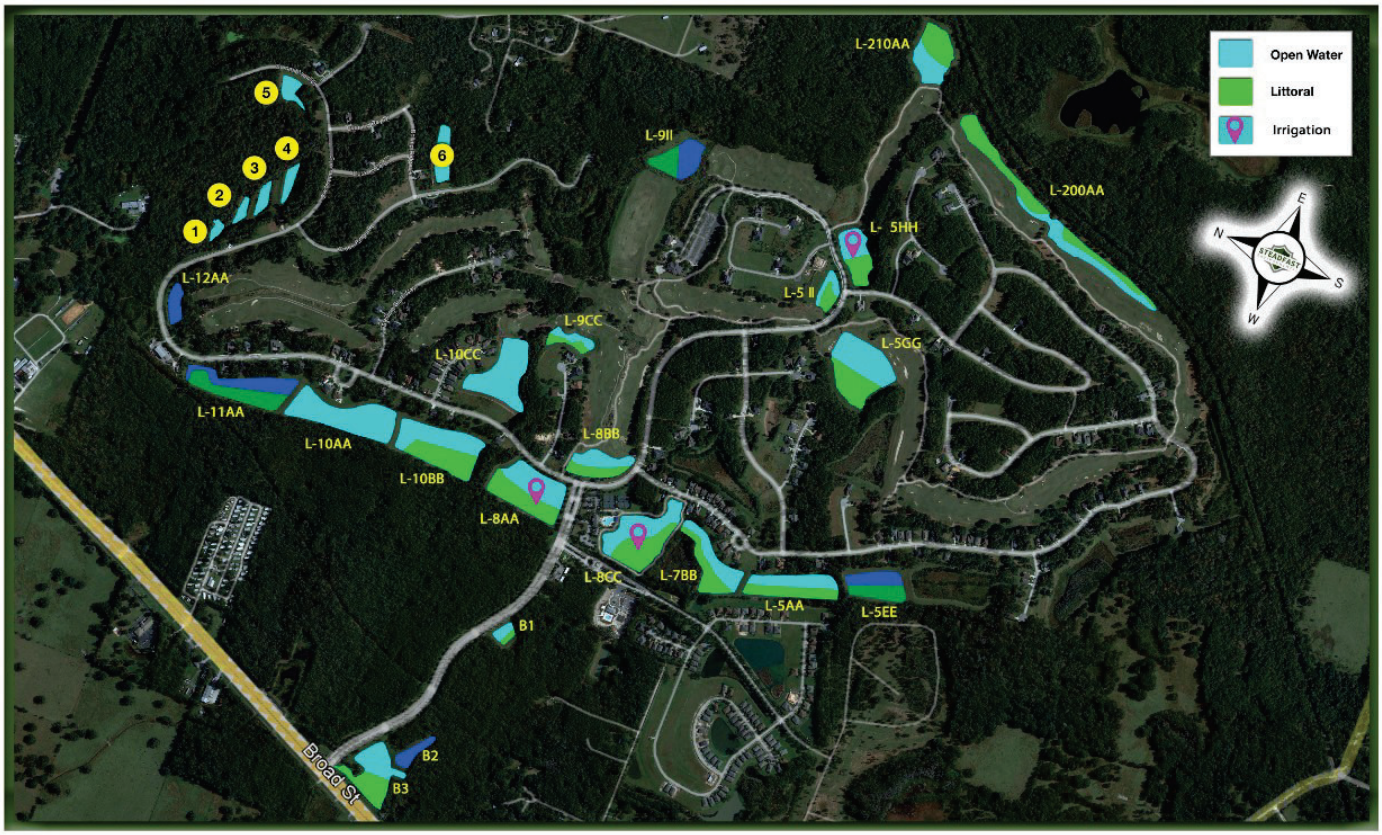
Stay alert for debris items that find their way to the pond’s shore.

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

3B

From: Chuck Adams
To: Gianna Denofrio; Daphne Gillyard
Subject: FW: Phosphorus Lab Testing Results March 2024 vs. December 2023
Date: Tuesday, March 26, 2024 12:29:34 PM
Attachments: SRX20112.pdf
SRX19590.pdf
image002.png

Good afternoon
Please forward this email and attachments to the Southern Hills Plantation 1 BOS as an fyi and include in the April agenda for review with Steadfast reps.

Thanks

Best Regards,

Chesley 'Chuck' Adams
Director of Operations
Wrathell, Hunt and Associates, LLC
(239) 464-7114 ©

From: Joseph Hamilton <jhamilton@steadfastalliance.com>
Sent: Monday, March 25, 2024 2:44 PM
To: johnmccoskrie@tampabay.rr.com; Peg Bloomquist <pbloomquist1@tampabay.rr.com>; btmbuckeye@verizon.net
Cc: Chuck Adams <adamsc@whhassociates.com>; Kevin Riemensperger <kevinr@steadfastalliance.com>
Subject: Phosphorus Lab Testing Results March 2024 vs. December 2023

Good afternoon all,

SePro sent back the results from samples we pulled this month from our problem ponds 15HH, 5GG, 5II, 8CC, 8AA. According to results from the lab, we are seeing reduction in phosphorus levels within 3 of the 5 ponds treated in the program. As a refresher, phosphorus is the primary analyte of algae production & is available in excess via reclaim water and fertilizer runoff. With these two sources being introduced on a routine basis, I will say that we are pleased with the reduction in ug/L (micrograms per liter) of phosphorus in the water column.

Please look at the last page of the report, there is a scale for reference that correlates pond water quality and algae growth. The higher the ug/l of Total Phosphorus (TP), the more algae will grow. Ponds that measure greater than 96 ug/L are considered Hypereutrophic. 4 out of

the 5 ponds in the program are considered Hypereutrophic after 3 months of reduction, Pond 5II is 4 times the level of base hypereutrophic, Pond 15HH is over 3 times the level of base hypereutrophic. **Hypereutrophic** lakes are very nutrient-rich lakes characterized by frequent and severe nuisance algal blooms and low transparency by definition.

In layman's terms, we have put a significant dent in the food source available for algae, however we have a long way to go. With this in mind, I'd like to discuss the future of the phosphorus reduction program, or lack thereof with everyone at the next Board meeting. Currently, the community is in month 3 of 6 of the agreed upon program length.

Pond #	**December 23' ug/L Total Phosphorus**	**March 24' ug/L Total Phosphorus**	
15HH	**336.7**	**335.9**	**(No tangible Change)**
5GG	**214**	**136.8**	**(Awesome!)**
5II	**134.6**	**423.8**	**(Yikes....)**
8CC	**164.8**	**72.5**	**(Awesome!)**
8AA	**315.7**	**101.6**	**(Awesome!)**

Please feel free to reach out with any questions you may have, thanks!

Best,

Joe Hamilton | Environmental Division Mgr. , Co-Owner
Steadfast Environmental, LLC
Cell: (813)-610-3927
Office: (844) 347-0702
30349 Commerce Drive | San Antonio, Fl | 33576
http://www.steadfastenv.com/

SePRO Research & Technology Campus SeSCRIPT*

16013 Watson Seed Farm Road, Whitakers, NC 27891

Chain of Custody: COC18197 **LABORATORY REPORT**

Customer Company **Customer Contact**

Company Name: Steadfast Environmental	Contact Person: Kevin Riemensperger
Address: 30349 Commerce Drive, San Antonio, FL 33576	E-mail Address: kevinr@steadfastalliance.com
	Phone: 813-610-3927

Waterbody Information

Waterbody:	Southern Hills Plantation - FL
Waterbody size:	
Depth Average:	6

Sample ID	Sample Location	Test	Method	Results	Sampling Date / Time
CTM50070-1	5GG	Total Phosphorus (ug/L) Total Kjeldahl Nitrogen (mg/L)	EPA 365.3 EPA 351.2	214 1.46	12/14/2023
CTM50071-1	5HH	Total Phosphorus (ug/L) Total Kjeldahl Nitrogen (mg/L)	EPA 365.3 EPA 351.2	134.6 0.81	12/14/2023
CTM50072-1	15HH	Total Phosphorus (ug/L) Total Kjeldahl Nitrogen (mg/L)	EPA 365.3 EPA 351.2	336.7 0.79	12/14/2023
CTM50073-1	8CC	Total Phosphorus (ug/L) Total Kjeldahl Nitrogen (mg/L)	EPA 365.3 EPA 351.2	164.8 0.5	12/14/2023
CTM50074-1	8AA	Total Phosphorus (ug/L) Total Kjeldahl Nitrogen (mg/L)	EPA 365.3 EPA 351.2	315.7 0.94	12/14/2023

ANALYSIS STATEMENTS:
SAMPLE RECEIPT /HOLDING TIMES: All samples arrived in an acceptable condition and were analyzed within prescribed holding times in accordance with the SRTC Laboratory Sample Receipt Policy unless otherwise noted in the report.
PRESERVATION: Samples requiring preservation were verified prior to sample analysis and any qualifiers will be noted
in the report.
QA/QC CRITERIA: All analyses met method criteria, except as noted in the report with data qualifiers.

COMMENTS: No significant observations were made unless noted in the report.
MEASUREMENT UNCERTAINTY: Uncertainty of measurement has been determined and is available upon request.

Laboratory Information
Date / Time Received: 12/15/23 11:00 AM
Date Results Sent: Wednesday, December 20, 2023

This entire report was reviewed and approved for release.

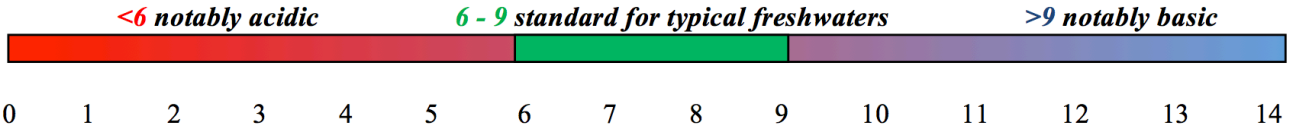
Reviewed By: Laboratory Supervisor

SRTC SePRO Research & Technology Campus SePRO

Water Quality Analysis Explanation

These water quality parameters are essential to document the condition of a water body and design custom treatment prescriptions to achieve desired management objective

pH: Measure of how acidic or basic the water is (pH 7 is considered neutral).



Hardness: Measure of the concentration of divalent cations, primarily consisting of calcium and magnesium in typical freshwaters. *0-60 mg/L as CaCO3 soft; 61-120 moderately hard; 121-180 hard; > 181 very hard*

Alkalinity- Measure of the buffering capacity of water, primarily consisting of carbonate, bicarbonate and hydroxide in typical freshwaters. Waters with lower levels are more susceptible to pH shifts.
<= 50 mg/L as CaCO3 low buffered; 51-100 moderately buffered; 101-200 buffered; > 200 high buffered

Conductivity- Measure of the waters ability to transfer an electrical current, increases with more dissolved ions.
< 50 uS/cm relatively low concentration may not provide sufficient dissolved ions for ecosystem health; 50-1500 typical freshwaters; > 1500 may be stressful to some freshwater organisms, though not uncommon in many areas

Phosphorus: Essential nutrient often correlating to growth of algae in freshwaters.

Total Phosphorus (TP) is the measure of all phosphorus in a sample as measured by persulfate strong digestion and includes: inorganic, oxidizable organic and polyphosphates. This includes what is readily available, potential to become available and stable forms. *<12 µg/L oligotrophic; 12-24 µg/L mesotrophic; 25-96 µg/L eutrophic; > 96 µg/L hypereutrophic*
Free Reactive Phosphorus (FRP) is the measure of inorganic dissolved reactive phosphorus (PO4-3, HPO4-2, etc). This
form is readily available in the water column for algae growth.

Nitrogen: Essential nutrient that can enhance growth of algae.

Total N is all nitrogen in the sample (organic N+ and Ammonia) determined by the sum of the measurements for Total Kjeldahl Nitrogen (TKN) and ionic forms.
Nitrites and Nitrates are the sum of total oxidized nitrogen, often readily free for algae uptake.
< 1 mg/L typical freshwater; 1-10 potentially harmful; >10 possible toxicity, above many regulated guidelines

Chlorophyll a: primary light-harvesting pigment found in algae and a measure of the algal productivity and water quality in a system.
0-2.6µg/L oligotrophic; 2.7-20 µg/L mesotrophic; 21-56 µg/L eutrophic; > 56 µg/L hypereutrophic

Turbidity- Measurement of water clarity. Suspended particulates (algae, clay, silt, dead organic matter) are the common constituents impacting turbidity.
< 10 NTU drinking water standards and typical trout waters; 10-50 NTU moderate; > 50 NTU potential impact to aquatic life.

SePRO Lab
Water Diagnostics for Lakes & Ponds
SeSCRIPT*
16013 Watson Seed Farm Road, Whitakers, NC 27891

LABORATORY REPORT

Chain of Custody: COC18571

Customer Contact Information

Company Name: Steadfast Environmental	Contact Person: Kevin Riemensperger
Address: 30349 Commerce Drive, San Antonio, FL 33576	E-mail Address: kevinr@steadfastalliance.com
	Phone: 813-610-3927

Waterbody Information

Waterbody:
Waterbody size:
Depth Average:

Sample ID	Sample Location	Test	Method	Results	Sampling Date / Time
CTM51027-1	8CC-P & 8CC-N	Turbidity (NTU)	EPA 180.1	4.5	03/18/2024
		Conductivity (µS/cm)	EPA 120.1	577.3	
		Free Reactive Phosphorus (µg/L)	EPA 365.3	14.6	
		Total Phosphorus (µg/L)	EPA 365.3	72.5	
		Alkalinity (mg/L as CaCO3)	EPA 310.2	128.6	
		Total Hardness (mg/L as CaCO3)	EPA 130.2	124.7	
		pH	EPA 150.1	8.4	
CTM51028-1	8AA-P & 8AA-N	Turbidity (NTU)	EPA 180.1	5.2	03/18/2024
		Conductivity (µS/cm)	EPA 120.1	683.4	
		Free Reactive Phosphorus (µg/L)	EPA 365.3	11.3	
		Total Phosphorus (µg/L)	EPA 365.3	101.6	
		Alkalinity (mg/L as CaCO3)	EPA 310.2	168.3	
		Total Hardness (mg/L as CaCO3)	EPA 130.2	165.4	
		pH	EPA 150.1	8.2	
CTM51029-1	5GG-P & 5GG-N	Turbidity (NTU)	EPA 180.1	3.4	03/18/2024
		Conductivity (µS/cm)	EPA 120.1	245.7	
		Free Reactive Phosphorus (µg/L)	EPA 365.3	63.8	
		Total Phosphorus (µg/L)	EPA 365.3	136.8	
		Alkalinity (mg/L as CaCO3)	EPA 310.2	92.4	
		Total Hardness (mg/L as CaCO3)	EPA 130.2	87.9	
		pH	EPA 150.1	8.2	
CTM51030-1	5II-P & 5II-N	Turbidity (NTU)	EPA 180.1	7.5	03/18/2024
		Conductivity (µS/cm)	EPA 120.1	232.2	
		Free Reactive Phosphorus (µg/L)	EPA 365.3	268.6	
		Total Phosphorus (µg/L)	EPA 365.3	423.8	
		Alkalinity (mg/L as CaCO3)	EPA 310.2	88.7	
		Total Hardness (mg/L as CaCO3)	EPA 130.2	85.2	
		pH	EPA 150.1	8	
CTM51031-1	15HH-P & 15HH-N	Turbidity (NTU)	EPA 180.1	5.2	03/18/2024
		Conductivity (µS/cm)	EPA 120.1	538.1	

Free Reactive Phosphorus (µg/L)	EPA 365.3	250.2
Total Phosphorus (µg/L)	EPA 365.3	335.9
Alkalinity (mg/L as CaCO3)	EPA 310.2	143.8
Total Hardness (mg/L as CaCO3)	EPA 130.2	144.8
pH	EPA 150.1	8.1

ANALYSIS STATEMENTS:
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QA/QC CRITERIA: All analyses met method criteria, except as noted in the report with data qualifiers.
COMMENTS: No significant observations were made unless noted in the report.
MEASUREMENT UNCERTAINTY: Uncertainty of measurement has been determined and is available upon request.

Laboratory Information
Date / Time Received: 03/20/24 11:00 AM
Date Results Sent: Monday, March 25, 2024

This entire report was reviewed and approved for release.

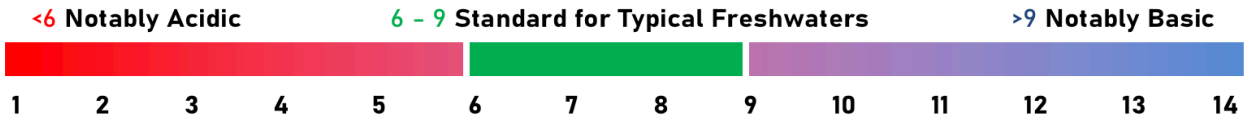
Reviewed By: Laboratory Supervisor

SePRO Lab
Water Diagnostics for Lakes & Ponds

Water Quality Analysis Explanation

These water quality parameters are essential to document the condition of a water body and design custom treatment prescriptions to achieve the desired management objective.

pH: Measure of how acidic or basic the water is (pH 7 is considered neutral).



Hardness: Measure of the concentration of divalent cations, primarily consisting of calcium and magnesium in typical freshwaters.
0-60 mg/L as CaCO3 soft; 61-120 mg/L as CaCO3 moderately hard; 121-180 mg/L as CaCO3 hard; > 181 mg/L as CaCO3 very hard

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< 50 mg/L as CaCO3 low buffered; 51-100 mg/L as CaCO3 moderately buffered; 101-200 mg/L as CaCO3 buffered; > 200 mg/L as CaCO3 high buffered

Conductivity: Measure of the waters ability to transfer an electrical current, increases with more dissolved ions.
< 50 µS/cm relatively low concentration may not provide sufficient dissolved ions for ecosystem health; 50-1500 µS/cm typical freshwaters; > 1500 µS/cm may be stressful to some freshwater organisms, though not uncommon in many areas

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Total Phosphorus (TP): is the measure of all phosphorus in a sample as measured by persulfate strong digestion and includes: inorganic, oxidizable organic and polyphosphates. This includes what is readily available, potential to become available and stable forms. *<12 µg/L oligotrophic; 12-24 µg/L mesotrophic; 25-96 µg/L eutrophic; > 96 µg/L hypereutrophic*

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Total N is all nitrogen in the sample (organic N+ and Ammonia) determined by the sum of the measurements for Total Kjeldahl Nitrogen (TKN) and ionic forms.

Nitrites and Nitrates are the sum of total oxidized nitrogen, often readily free for algae uptake.
< 1 mg/L typical freshwater; 1-10 mg/L potentially harmful; >10 mg/L possible toxicity, above many regulated guidelines

Chlorophyll a: primary light-harvesting pigment found in algae and a measure of the algal productivity and water quality in a system.
0-2.6µg/L oligotrophic; 2.7-20 µg/L mesotrophic; 21-56 µg/L eutrophic; > 56 µg/L hypereutrophic

Turbidity: Measurement of water clarity. Suspended particulates (algae, clay, silt, dead organic matter) are the common constituents impacting turbidity.
< 10 NTU drinking water standards and typical trout waters; 10-50 NTU moderate; > 50 NTU potential impact to aquatic life.

SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT

3C

Proposal

Steadfast Environmental, LLC
30435 Commerce Drive Ste 102 | San Antonio, FL 33576
813.836.7940 | office@steadfastenv.com
www.SteadfastEnv.com

Date 2/26/2024 **Proposal #** 1092

Customer Information		Project Information	L8AA Tussock Removal
Southern Hills Plantation CDD 1 4200 Summit View Dr Brooksville, FL 3460	**Contact**	L8AA Tussock Removal	
	Phone		
	E-mail btmbuckeye@verizon.net	**Proposal Prepared By:**	Joe Hamilton
	Account #	**Type Of Work**	Tussock Rem

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

Description	Qty	Cost
Removal of 0.1 AC Floating Tussock at Southern Hills (L8AA Pond) Utilization of strap/winch system & grapple hook to begin moving pieces of the tussock to shore. Once debris is one shoreline, it will be staged in an area to dry prior to haul off. Est. Timeframe 4 days Although precautionary measures will be taken, any extensive sod damage will be remidiated by Steadfast Environmental.	1	8,405.00

Total $8,405.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20_____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 29, 2024

SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 29, 2024

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Wells Fargo	$ 843,376	$ -	$ 843,376
SBA	99	-	99
Undeposited funds	176	7,749	7,925
Investments			
Revenue - A1	-	418,270	418,270
Revenue - A2	-	397,738	397,738
Reserve - A1	-	495,414	495,414
Reserve - A2	-	83,260	83,260
Prepayment - A1	-	16,402	16,402
Prepayment - A2	-	759	759
Cost of Issuance	-	19,219	19,219
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 III	12,709	-	12,709
Deposits	2,789	-	2,789
Total assets	$ 859,149	$ 2,578,276	$ 3,437,425
LIABILITIES			
Liabilities			
Due to Developer	37	-	37
Matured bonds payable A2	-	350,000	350,000
Total liabilities	37	350,000	350,037
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	45,026	1,115,897	1,160,923
Total deferred inflows of resources	45,026	1,115,897	1,160,923
Fund balances			
Restricted for:			
Debt service	-	1,112,379	1,112,379
Unassigned	814,086	-	814,086
Total fund balances	814,086	1,112,379	1,926,465
Total liabilities, deferred inflows of resources and fund balances	$ 859,149	$ 2,578,276	$ 3,437,425

SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 29, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	$ -	$ 247,391	$ 245,283	101%
Special assessments: off-roll	-	-	39,981	0%
Lot closings	-	7,158	-	N/A
CDD II shared costs payment	-	40,000	20,000	200%
CDD III shared costs payment	-	-	31,431	0%
Interest & miscellaneous	-	3	250	1%
Total revenues	-	294,552	336,945	87%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	-	4,000	5,400	74%
Financial & administrative				
Management	2,500	12,500	30,000	42%
Engineering	-	542	2,500	22%
Dissemination agent	208	1,042	2,500	42%
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	750	10%
Bank fees	-	-	600	0%
Annual district filing fee	-	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	35	255	500	51%
Office supplies	-	-	500	0%
Legal counsel				
District counsel	-	1,836	15,000	12%
Total professional & administrative	2,743	26,202	73,325	36%

SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 29, 2024

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	2,951	15,111	34,700	44%
Stormwater control				
Lake/pond bank maintenance	8,037	40,685	51,000	80%
Aquatic maintenance	-	-	32,500	0%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	-	18,100	2,500	724%
Other physical environment				
Insurance: property	-	12,408	9,800	127%
Entry & walls maintenance	-	4,553	6,400	71%
Landscape maintenance	6,754	34,370	86,500	40%
Holiday decorations	4,500	7,250	7,500	97%
Irrigation repairs & maintenance	480	13,415	10,000	134%
Landscape replacement	605	1,205	5,000	24%
Culvert inspection and cleaning	-	-	2,500	0%
Contingency				
Miscellaneous contingency	-	2,250	2,500	90%
Total field operations	23,327	149,347	253,400	59%
Other fees and charges				
Property appraiser	22,035	22,035	-	N/A
Tax collector	-	4,948	10,220	48%
Total other fees and charges	22,035	26,983	10,220	264%
Total expenditures	48,105	202,532	336,945	60%
Excess/(deficiency) of revenues over/(under) expenditures	(48,105)	92,020	-	
Fund balance - beginning	862,191	722,066	1,156,578	
Fund balance - ending	$ 814,086	$ 814,086	$1,156,578	

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 FEBRUARY 29, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	$ -	$ 664,311	$ 770,686	86%
Special assessments: off-roll	14,934	14,934	185,983	8%
Interest	5,357	21,821	-	N/A
Total revenues	20,291	701,066	956,669	73%
EXPENDITURES				
Principal - A1	-	-	250,000	0%
Principal - A2	-	-	200,000	0%
Interest - A1	-	132,385	243,020	54%
Interest - A2	-	113,390	195,460	58%
Total expenditures	-	245,775	888,480	28%
Other fees and charges				
Legal fees	-	1,143	4,632	25%
Property appraiser	-	-	16,056	0%
Tax collector	-	13,286	16,056	83%
Total other fees and charges	-	14,429	36,744	39%
Total expenditures	-	260,204	925,224	28%
Excess/(deficiency) of revenues over/(under) expenditures	20,291	440,862	31,445	
Fund balance - beginning	1,092,088	671,517	1,299,660	
Fund balance - ending	$ 1,112,379	$ 1,112,379	$ 1,331,105	

SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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. McCaffrey.

Mr. McCoskrie stated the treatment plan only applies to the two 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 or 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. McCoskrie 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. McCoskrie 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-88 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

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 11:00 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

284
285
286
287 _____ _____
288 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**
Town Hall, 19858 Southern Hills Boulevard, Brooksville, FL 34601		
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.