

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

January 13, 2025

**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

January 6, 2025

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 January 13, 2025 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 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: Premier Lakes, Inc. Items
 - A. Lake Maintenance Reports – December 2024
4. Consideration of Proposals for Summit View Drive Culvert Issue
5. Consideration of Proposals for Relocation of Crepe Myrtles on the Median on 41
6. Acceptance of Unaudited Financial Statements as of November 30, 2024
7. Approval of December 9, 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: February 10, 2025 at 10:00 AM

○ 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	EUGENE TOMASHOSKY	☐ 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

Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	12/06/2024 -
TECH(S)	Alex Kurth
JOB #	1052213636

CUSTOMER
Southern Hills Plantation CDD Chuck Adams 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

SERVICE LOCATION
Southern Hills Plantation CDD Southern Hills Plantation 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

JOB DETAILS	Annual Lake Maintenance - 3x Month
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JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	SONAR applications from previous visit are progressing nicely. The algae on lakes L-8AA and L-8CC is dead from the successive treatments over the past two weeks, but has not dropped out yet. It is too early to treat again. Treated Lakes L-5GG, L-5HH, and L-8BB for Algae. Treated L-8BB for shoreline weeds. Treated L-5HH for Hydrilla.
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1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

Work Order

DATE	12/17/2024 -
TECH(S)	Alex Kurth
JOB #	1053603950

CUSTOMER
Southern Hills Plantation CDD Chuck Adams 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

SERVICE LOCATION
Southern Hills Plantation CDD Southern Hills Plantation 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

JOB DETAILS	Annual Lake Maintenance - 3x Month
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated submersed weeds using contact herbicides or SONAR on lakes B1, L-8CC, L-5AA, L-200AA, and L-5II.
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1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

Work Order

DATE	12/21/2024 -
TECH(S)	Alex Kurth
JOB #	1052213672

CUSTOMER
Southern Hills Plantation CDD Chuck Adams 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

SERVICE LOCATION
Southern Hills Plantation CDD Southern Hills Plantation 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

JOB DETAILS	Annual Lake Maintenance - 3x Month
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Inspected all lakes and removed trash. Treated lakes B1 and L-10CC for minor grasses. All lakes are looking great.
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Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	01/02/2025 -
TECH(S)	Alex Kurth
JOB #	1052213637

CUSTOMER
Southern Hills Plantation CDD Chuck Adams 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

SERVICE LOCATION
Southern Hills Plantation CDD Southern Hills Plantation 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

JOB DETAILS	Annual Lake Maintenance - 3x Month
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JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	Inspected all lakes. Overall, the lakes look great. Applied SONAR herbicide to lakes L-200AA and B1. The Hydrilla in lakes L-8CC and L-5H appear to be gone. In lake L-5HH, the Hydrilla was heavily damaged from the last treatment, but will need a follow-up with a boat. That is planned for next visit.
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4

COMPOSITE EXHIBIT A

* {To Investigate} #1

		PROPOSAL	
Video Pipe Inspection - Pipe Repair - Sinkhole Repair JetVac Cleaning - Lift Stations - Hydro Excavation Storm Drain Cleaning CFC1429310		Date	11/26/2024
407-481-2750 Cloud9Service.com		Reference #	Pipe Cleaning & Video
1201 W. Jackson St. • Orlando, FL 32805 407-481-2750 • Toll Free (866) 4CLOUD9 Fax (407) 481-4850 • www.Cloud9Service.com CFC1429310 • CFC1225248		Prepared By	Manuel Rivera
		Prime Contractor	

Bill To:

Job Site:

Company	Southern Hill Plantation CDD1	Owner	
Name	Gene Tomashosky	Job Name	LSEE Depression
Street Address	4200 Summit View Drive	Street Address	4991 Southern Valley Loop
City, ST, Zip	Brooksville, FL 34601	City, ST, Zip	Brooksville, FL 34601
Phone #	(352) 679-9914	Site contact Phone #	
Email	gene9999@gmail.com	Site contact Email	

SALESPERSON	PO NUMBER	ORDER BY	SERVICE DATE	TERMS
Manuel Rivera				NET 30
Description	Rate	UoM	QTY	Amount
Camera Truck With Operator	\$125.00	Hour	7.0	\$ 2,275.00
Jet Vac Truck with Operator	\$125.00	Hour	7.0	\$ 2,275.00
Diver for Plug Installation/ Removal	\$2,500.00	Hour	1.0	\$ 2,500.00
Pipe Plug < 60"	\$500.00	Hour	1.0	\$ 500.00
	\$0.00			\$ 0.00
	\$0.00			\$ 0.00
	\$0.00			\$ 0.00
	\$0.00			\$ 0.00
	\$0.00			\$ 0.00
Environmental Compliance Fee	\$25.00	Each	1.0	\$ 25.00
Fuel Recovery Fee	14.00%		4,890.00	\$ 591.50

Please note that this estimate is for budgetary purposes only. All work will be done under the terms and conditions contained in this agreement.

TOTAL \$8,166.50

If you wish to accept this proposal, please sign below and email or fax back. Accepted by:

Manuel Rivera

11/26/2024

WRE dba Cloud 9 Services Group
 Manuel Rivera Senior Estimator
 mrivera3@wrenvironmental.com
 407-307-9336

Date

Authorized Representative Signature

Date

Print Signers Name Above

Cloud9

Video Pipe Inspection - Pipe Repair - Sinkhole Repair
JetVac Cleaning - Lift Stations - Hydro Excavation
Storm Drain Cleaning

CFC5429310

407-481-2750 **Cloud9Service.com**

1201 W. Jackson St., Orlando, FL 32805
(407)481-2750 • Toll Free (866)7CLOUD9
Fax (407)481-8350 • www.Cloud9Service.com
CFC 1429110 • CUC 1225248

PROPOSAL

Date:	11/26/2024
Reference #:	Pipe Repairs
Prepared By:	Manuel Rivera
Prime Contractor:	

Bill To:

Company	Southern Hill Plantation CDD1	Owner	
Name	Gene Tomashosky	Job Name	L5EE Depression
Street Address	4200 Summit View Drive	Street Address	4991 Southern Valley Loop
City, ST, Zip	Brooksville, FL 34601	City, ST, Zip	Brooksville, FL 34601
Phone #	(352) 679-9914	Site contact Phone #	
Email	genet9999@gmail.com	Site contact Email	

Job Site:

SALESPERSON	PO NUMBER	ORDER BY	SERVICE DATE	TERMS
Manuel Rivera				NET 30
Description	Rate	UoM	QTY	Amount
Camera Truck With Operator	\$925.00	Hour	3.0	\$ 975.00
Jet Vac Truck with Operator	\$925.00	Hour	3.0	\$ 975.00
CIPP Patch (Sizes 18"-30")	\$2,850.00	Each	1.0	\$ 2,850.00
Injection Grout up to 3 gallons	\$1,650.00	Each	1.0	\$ 1,650.00
Service Truck with Repair Trailer	\$925.00	Hour	6.0	\$ 1,950.00
	\$0.00			\$ 0.00
	\$0.00			\$ 0.00
	\$0.00			\$ 0.00
	\$0.00			\$ 0.00
Environmental Compliance Fee	\$25.00	Each	1.0	\$ 25.00
Fuel Recovery Fee	13.00%		3,900.00	\$ 507.00

Please note that this estimate is for budgetary purposes only. All work will be done under the terms and conditions contained in this agreement.

TOTAL **\$8,932.00**

If you wish to accept this proposal, please sign below and email or fax back. Accepted by:

<i>Manuel Rivera</i>	11/26/2024		
WRE dba Cloud 9 Services Group	Date	Authorized Representative Signature	Date
Manuel Rivera Senior Estimator			
mrivera3@wrenvironmental.com		Print Signers Name Above	
407-307-9336			

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2024**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 16,770	\$ -	\$ 16,770
Bank United ICS	486,211	-	486,211
Bank United - 1546	50,000	-	50,000
SBA	104	-	104
Undeposited funds	176	-	176
Investments			
Revenue - A1	-	6,197	6,197
Revenue - A2	-	23,388	23,388
Reserve - A1	-	478,643	478,643
Reserve - A2	-	86,497	86,497
Interest - A1	-	107,590	107,590
Prepayment - A1	-	24,654	24,654
Prepayment - A2	-	789	789
Cost of Issuance	-	19,966	19,966
Due from other funds			
Debt service	31,652	-	31,652
Due from Developer	-	371,966	371,966
Assessments receivable - off-roll	-	743,932	743,932
Due from Southern Hills III	8,010	-	8,010
Deposits	2,789	-	2,789
Total assets	<u>\$ 595,712</u>	<u>\$ 1,863,622</u>	<u>\$ 2,459,334</u>
LIABILITIES			
Liabilities			
Due to other funds			
General fund	-	31,652	31,652
Due to Developer	37	-	37
Matured bonds payable A2	-	540,000	540,000
Total liabilities	<u>37</u>	<u>571,652</u>	<u>571,689</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	3,874	1,115,897	1,119,771
Total deferred inflows of resources	<u>3,874</u>	<u>1,115,897</u>	<u>1,119,771</u>
Fund balances			
Restricted for:			
Debt service	-	176,073	176,073
Unassigned	591,801	-	591,801
Total fund balances	<u>591,801</u>	<u>176,073</u>	<u>767,874</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 595,712</u>	<u>\$ 1,863,622</u>	<u>\$ 2,459,334</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, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ -	\$ 260,465	0%
CDD II shared costs payment	-	-	20,000	0%
CDD III shared costs payment	-	-	32,811	0%
Interest & miscellaneous	1,436	3,181	20,000	16%
Total revenues	1,436	3,181	333,276	1%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,000	2,800	9,300	30%
Financial & administrative				
Management	2,500	5,000	30,000	17%
Engineering	487	487	2,500	19%
Dissemination agent	208	417	2,500	17%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	6,179	6,350	97%
Legal advertising	266	266	750	35%
Bank fees	-	-	600	0%
Annual district filing fee	-	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	162	311	500	62%
Office supplies	-	-	500	0%
Legal counsel				
District counsel	1,099	1,099	15,000	7%
Total professional & administrative	5,722	16,734	77,375	22%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	2,923	5,843	37,000	16%
Stormwater control				
Lake/pond bank maintenance	8,347	10,147	45,000	23%
Aquatic maintenance	-	-	35,000	0%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	1,000	1,000	2,500	40%
Other physical environment				
Insurance: property	-	12,643	14,021	90%
Entry & walls maintenance	215	340	6,400	5%
Landscape maintenance	6,754	6,754	90,000	8%
Holiday decorations	-	3,750	7,500	50%
Irrigation repairs & maintenance	4,139	13,994	10,000	140%
Landscape replacement	-	-	5,000	0%
Culvert inspection and cleaning	-	-	2,500	0%
Annual Mulching	-	-	10,000	0%
Miscellaneous contingency	-	-	2,500	0%
Total field operations	<u>23,378</u>	<u>54,471</u>	<u>269,921</u>	20%
Other fees and charges				
Property appraiser	-	5,808	22,035	26%
Tax collector	-	-	10,853	0%
Total other fees and charges	<u>-</u>	<u>5,808</u>	<u>32,888</u>	18%
Total expenditures	<u>29,100</u>	<u>77,013</u>	<u>380,184</u>	20%
 Excess/(deficiency) of revenues over/(under) expenditures	 (27,664)	 (73,832)	 (46,908)	
 Fund balance - beginning	 <u>619,465</u>	 <u>665,633</u>	 <u>716,762</u>	
Fund balance - ending	<u>\$ 591,801</u>	<u>\$ 591,801</u>	<u>\$ 669,854</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, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ -	\$ 767,885	0%
Special assessments: off-roll	-	-	185,983	0%
Interest	3,440	6,930	-	N/A
Total revenues	<u>3,440</u>	<u>6,930</u>	<u>953,868</u>	1%
EXPENDITURES				
Principal - A1	-	-	265,000	0%
Principal - A2	-	-	210,000	0%
Interest - A1	124,555	124,555	228,520	55%
Interest - A2	-	-	183,860	0%
Total expenditures	<u>124,555</u>	<u>124,555</u>	<u>887,380</u>	14%
Other fees and charges				
Legal fees	-	300	4,632	6%
Property appraiser	-	15,596	15,998	97%
Tax collector	-	-	15,998	0%
Total other fees and charges	<u>-</u>	<u>15,896</u>	<u>36,628</u>	43%
Total expenditures	<u>124,555</u>	<u>140,451</u>	<u>924,008</u>	15%
Excess/(deficiency) of revenues over/(under) expenditures	(121,115)	(133,521)	29,860	
Fund balance - beginning	297,188	309,594	730,546	
Fund balance - ending	<u>\$ 176,073</u>	<u>\$ 176,073</u>	<u>\$ 760,406</u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Southern Hills Plantation I Community Development District held a Regular Meeting on December 9, 2024 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601.

Present were:

John McCoskrie	Chair
Richard Pakan	Vice Chair
Margaret Bloomquist	Assistant Secretary

Also present:

Chuck Adams (via telephone)	District Manager
Grace Kobitter (via telephone)	District Counsel
Joe Calamari	District Engineer
Alex Kurth	Premier Lakes
George Ostensen	Supervisor-Elect
Eugene Tomashosky	Supervisor-Elect

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors McCoskrie, Pakan and Bloomquist were present at roll call. Supervisors Ostensen and Tomashosky arrived later.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items)

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment of Qualified Elector
to Fill Vacant Seat 3; Term Expires
November 2028**

Mr. Adams asked about filling Seat 3, which is vacant as no one qualified to run for the seat in the November 2024 General Election. Mr. McCoskrie nominated Mr. George Ostensen to fill Seat 3. No other nominations were made.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the appointment of Mr. George Ostensen to Seat 3, was approved.

- 42
- 43
- 44 ▪ **Consider Appointment of Qualified Elector to Fill Vacant Seat 4; Term Expires November**
- 45 **2028**

46 **This item, previously the Fourth Order of Business, was presented out of order.**

47 Mr. Adams stated, similarly, no one qualified to run for Seat 4 in the November 2024

48 General Election. Mr. McCoskrie nominated Mr. Eugene Tomashosky to fill Seat 4. No other

49 nominations were made.

50

51 **On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the**

52 **appointment of Mr. Eugene Tomashosky to Seat 4, was approved.**

53

54

- 55 • **Administration of Oath of Office to Appointed Supervisor (the following to be provided**
- 56 **in a separate package)**

57 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath

58 of office to Mr. George Ostensen and Mr. Eugene Tomashosky. As experienced Board Members,

59 Mr. Ostensen and Mr. Tomashosky are familiar with the following:

60 **A. Required Ethics Training and Disclosure Filing**

- 61 • **Sample Form 1 2023/Instructions**

62 **B. Membership, Obligations and Responsibilities**

63 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**

64 **Employees**

65 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**

66 **Public Officers**

67

68 **FOURTH ORDER OF BUSINESS**

69 **Consider Appointment of Qualified Elector**

70 **to Fill Vacant Seat 4; Term Expires**

71 **November 2028**

- 72 • **Administration of Oath of Office to Appointed Supervisor**

73 This item was addressed during the Third Order of Business.

74

75 **FIFTH ORDER OF BUSINESS**

76 **Consideration of Resolution 2025-02,**

77 **Electing and Removing Officers of the**

District and Providing for an Effective Date

Mr. Adams presented Resolution 2025-02. Mr. McCoskrie nominated the following slate:

John McCoskrie	Chair
Richard Pakan	Vice Chair
George Ostensen	Assistant Secretary
Eugene Tomashosky	Assistant Secretary
Margaret Bloomquist	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Chesley (Chuck) Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Update/Discussion/Consideration: Premier Lakes, Inc. Items

A. Lake Maintenance Reports – November 2024

Mr. Kurth presented the November 2024 Lake Maintenance Reports, which are included for informational purposes.

Mr. McCoskrie listed a few high-budget items that must be addressed later in the meeting, including the culverts under Summit View, a depression near Southern Valley Loop and a berm reconstruction near Summit View. He suggested delaying the entire electrical project and the bubblers, given that it is wintertime and the lakes are looking good, or only addressing the aeration systems in Lakes L-8AA and L-8CC in the front, as they are the most visible.

B. One Time Work Order Agreement for Aeration System Installation [Lakes L-8AA, L-8CC, L-5GG, L-5II, and L-5HH]

Discussion ensued regarding waiting a few months before proceeding with installing electrical and aeration systems in the lakes, potential price increases associated with deferring the project, project timing, permitting, completing only ponds L-8AA and L-8CC versus all the ponds and the total costs of the work orders.

I. Kennedy Electric Estimate 17710 for Lake Aeration System

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, Kennedy Electric Estimate 17710 for Aeration System Installation for Lakes L-8AA and L-8CC only, in the amount of \$2,620, was approved.

SEVENTH ORDER OF BUSINESS

Ratification Items

Ms. Kobitter presented the following:

A. Coastal Engineering Associates, Inc., Amended and Restated Continuing Professional Services Agreement

Ms. Kobitter stated Staff recently updated the existing Agreement with Coastal Engineering to bring it up-to-date with statutory changes and to ensure that it is in compliance; the Engineers and scope of services remain the same.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the Amended and Restated Continuing Professional Services Agreement between the CDD and Coastal Engineering Associates, Inc., was approved.

B. Coastal Engineering Associates, Inc., Work Authorization No. 1 for Topographic Survey of Lot 2

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, Coastal Engineering Associates, Inc., Work Authorization No. 1 for Topographic Survey of Lot 2, in the of amount of \$8,800, was approved.

▪ Consideration of Steadfast Proposals and Proposals for additional repair proposals
This item was an addition to the agenda.

Referencing handouts, Mr. McCoskrie presented several Steadfast proposals and discussed how Steadfast identified and completed hurricane-related damage. Mr. McCoskrie stated he previously authorized a \$2,000 proposal for tree removal on Shelter Hill Drive, an \$11,950 invoice for bush hogging work around the perimeter and a \$9,650 invoice for vegetation removal, and motioned to approve Proposal SM-E-2884 in the amount of \$4,500 for tree removal near Hole #3 and debris cleanup in the dry retention areas.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, Steadfast Proposal SM-E-2884 for storm-related damage on the golf course, in the amount of \$4,500, was approved.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, Steadfast Invoice SE-25383 in the amount of \$11,950 for bush hogging the dry retention areas, was ratified.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, Steadfast Proposal SM-E-2864 in the amount of \$2,000 for tree removal and clearing in the conservation easements, was ratified.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, Steadfast Proposal 1408 for vegetation removal in 17 drainage structures, in the amount of \$9,650, was ratified.

Discussion ensued regarding the size of the culvert under Summit View Drive, the amount of material needed to clean the culvert, mobilization costs, a berm repair proposal, a recent geotechnical report, sink hole repair options, whether to engage LRE to fill the sink hole and the Water Management District.

Mr. McCoskrie will pursue the culvert issue and obtain additional bids.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, authorizing a not-to-exceed amount of \$105,310 for culvert cleaning, and authorizing the Chair to execute the proposal in between meetings, after obtaining additional bids, was approved.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, proceeding with a bid for berm repair, in a not-to-exceed amount of \$17,000, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2024

Mr. Pakan asked about the "CDD III shared costs payment" line item, on Page 2. Mr. Adams stated he will review the budget with the Chair to ensure accuracy and submit a bill.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the Unaudited Financial Statements as of October 31, 2024, were accepted.

191
192 ▪ **Update: The Boulevard**

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

194 Mr. Ostensen reported the following:

195 ➤ Lighting: Two coaster lights were replaced and are fully operational. Holiday lights were
196 installed in November and will be activated every evening until sometime after the new year.

197 ➤ A watering schedule for the sprinklers is needed.

198 ➤ Irrigation System: There is a new break by the recently completed repairs.

199 ➤ An oak tree was recently removed.

200 Mr. Ostensen presented a pine straw proposal from Steadfast.

201
202 **On MOTION by Mr. Ostensen and seconded by Mr. McCoskrie, with all in favor,**
203 **Steadfast Proposal SM-E-2865 for pine straw mulch, in a not to exceed amount**
204 **of \$12,875, was approved.**

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206
207 ➤ Estimates will be obtained to clean the railings on the culvert.

208 ➤ Several crepe myrtle trees on the median on 41 are obstacles and need to be relocated.

209 Proposals will be obtained and presented at the next meeting.

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211 **NINTH ORDER OF BUSINESS**

212 **Approval of November 4, 2024 Regular**
213 **Meeting Minutes**

214 The following changes were made:

215 Line 56: Change “January 1, 2025” to “December 1, 2024”

216 Line 95: Change “sewar” to “sewer”

217 Line 105: Change “if Steadfast’s contractor completed” to “about Steadfast’ schedule for
218 when they would complete”

219 Line 111: Change “censored” to “sensored”

220
221 **On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the**
222 **November 4, 2024 Regular Meeting Minutes, as amended, were approved.**

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225 **TENTH ORDER OF BUSINESS**

226 **Other Business**

227 There was no other business.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski|Van Wyk PLLC

Ms. Kobitter stated the Interlocal Agreement with Southern Hills II and III CDDs requires that there be two members of each District appointed for the committee.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the appointment of Mr. Ostensen and Mr. Pakan to serve as Interlocal Committee Members representing CDD I, was approved.

B. District Engineer: Coastal Engineering Associates, Inc.

Mr. Calamari stated he has been conferring with the Water Management District about ownership of the ponds. He believes the CDD might need to transfer ownership of one or more ponds. He is still researching what to do about the irrigation pond, which is controlled by Southern Hills Irrigation Services.

Mr. McCoskrie stated he is unclear of the CDD's responsibilities with regard to ponds that it does not own. He thinks the irrigation pond is concerning.

Discussion ensued regarding the golf course irrigation pond, a pond survey, Pond I-I, the Environmental Resource Permit and islands that develop within the pond.

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

Mr. Adams stated, regarding the sink hole repairs, other than LRE, Earthwork and Foundation Services were also recommended to the CDD.

- **NEXT MEETING DATE: January 13, 2025 at 10:00 AM**

- **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 11:25 a.m.

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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 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2024*	Regular Meeting	10:00 AM**
November 4, 2024*	Regular Meeting	10:00 AM**
December 9, 2024	Regular Meeting	10:00 AM**
January 13, 2025	Regular Meeting	10:00 AM**
February 10, 2025	Regular Meeting	10:00 AM**
March 10, 2025	Regular Meeting	10:00 AM**
April 14, 2025	Regular Meeting	10:00 AM**
May 12, 2025	Regular Meeting	10:00 AM**
June 9, 2025	Regular Meeting	10:00 AM**
July 14, 2025	Regular Meeting	10:00 AM**
August 11, 2025	Regular Meeting	10:00 AM**
September 8, 2025	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		

Exceptions

* October and November meeting dates are one (1) week earlier to accommodate the Columbus Day and Veterans Day holidays