

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

November 10, 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

<https://southernhillsplantation1cdd.net/>

November 3, 2025

Board of Supervisors
Southern Hills Plantation I Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold a Regular Meeting on November 10, 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
 - Lake Maintenance Reports – October 2025
4. Continued Discussion/Update: Cascades Cost Share Request for Sump 8CC Cleanup
5. Continued Discussion/Update: Coastal Engineering Associates, Inc. Agreement for Services [Pond 5ii Sketch & Description] HOA Payment Request
6. Update: Boulevard Mainline Irrigation Line Replacement Project
7. Discussion/Update: Trustee Response to District Revised Amortization Schedule Removing Escheated Parcels
8. Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 General Budget; and Providing for an Effective Date
9. Acceptance of Unaudited Financial Statements as of September 30, 2025
10. Approval of October 13, 2025 Regular Meeting Minutes
11. Other Business

12. Public Comments (*Non-Agenda Items*)

13. 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: December 8, 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

14. Supervisors' Requests

15. 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**

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

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

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

1. Buckner Canal: Inspected
2. L-10AA: Treated Algae
3. L-10BB: Inspected
4. L-10CC: Treated Algae
5. L-9CC: Treated Algae
6. L-9II: Inspected
7. L-8AA: Treated Algae
8. L-8BB: Treated Algae
9. L-8CC: Treated submerged weeds
10. B1: Inspected
11. B2: Inspected
12. B3: Inspected
13. L-7BB: Treated submerged weeds
14. L-5AA: Treated submerged weeds
15. L-5GG: Treated Algae
16. L-5II: Treated Algae
17. L-5HH: Treated submerged weeds
18. L-210AA: Inspected
19. L-200AA : Inspected
20. L11AA: Inspected
21. 5EE: Inspected
22. L12AA: Inspected

Work Order

DATE	10/10/2025 -
TECH(S)	Dave Smallridge
JOB #	1075849259

Work Order



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

DATE	10/16/2025 -
TECH(S)	Mitchell Hartwig
JOB #	1076791080

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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
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	1. Buckner Canal: Inspected 2. L-10AA: Inspected 3. L-10BB: Inspected 4. L-10CC: Inspected 5. L-9CC: Inspected 6. L-9II: Inspected 7. L-8AA: Treated for Algae 8. L-8BB: Inspected 9. L-8CC: Treated for Algae 10. B1: Inspected 11. B2: Inspected 12. B3: Inspected 13. L-7BB: Inspected 14. L-5AA: Inspected 15. L-5GG: Inspected 16. L-5II: Inspected 17. L-5HH: Treated for Algae 18. L-210AA: Inspected 19. L-200AA : Inspected 20. L11AA: Inspected 21. 5EE: Inspected 22. L12AA: Inspected NOTES: Boat was used to cut up algae to seperate growth & help breakdown
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JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

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 13. L-7BB: Treated Algae
 14. L-5AA: Treated Algae
 15. L-5GG: Inspected
 16. L-5II: Inspected
 17. L-5HH: Inspected
 18. L-210AA: Inspected
 19. L-200AA : Inspected
 20. L11AA: Inspected
 21. 5EE: Inspected
 22. L12AA: Inspected
- NOTE: Tournament on GC

Work Order

DATE	10/24/2025 -
TECH(S)	Dave Smallridge
JOB #	1075849370

Work Order



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

DATE	10/30/2025 -
TECH(S)	Dave Smallridge
JOB #	1076492283

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	1. Buckner Canal: Inspected 2. L-10AA: Treated Algae 3. L-10BB: Treated Algae 4. L-10CC: Treated Algae 5. L-9CC: Treated Algae 6. L-9II: inspected 7. L-8AA: Treated Algae 8. L-8BB: Treated Algae 9. L-8CC: Treated Algae 10. B1: Treated Algae 11. B2: inspected 12. B3: inspected 13. L-7BB: Treated algae & submerged weeds 14. L-5AA: Treated algae & submerged weeds 15. L-5GG: inspected 16. L-5II: Treated Algae 17. L-5HH: Treated Algae 18. L-210AA: inspected 19. L-200AA : Treated algae & submerged weeds 20. L11AA: Inspected 21. 5EE: Inspected 22. L12AA: Inspected
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

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Agreement for Services

To: Southern Hills Plantation – CDD1

Date: September 30, 2025

Attn: Chuck Adams

From: Joe Calamari

Coastal Job# P-2413

Description: Southern Hills Plantation – Pond 5ii Sketch & Description

SCOPE OF WORK:

In preparation of transferring Pond 5ii from the HOA to the CDD-1, prepare an updated sketch and description of Pond 5ii.

.09 Survey Services

.09B-1 Prepare a sketch and description of Pond 5ii.

PROFESSIONAL FEES:

Survey Services:

.09B-1 Pond 5ii Sketch & Description Lump Sum: \$945.00

ACCEPTANCE:

If the above scope and fees meet with your approval, please indicate in the space provided below and return one (1) signed copy to Lindsay Ollier, Lollier@coastal-engineering.com, within thirty (30) days of the date of this proposal which will constitute an "Agreement and Notice to Proceed" with the accomplishment of this work. COASTAL reserves the right to renegotiate or terminate any or all of the terms and conditions provided herein should Client fail to execute the proposal within thirty (30) days of the date of this proposal.

AUTHORIZED:

Signature: _____

Date: _____

Name & Title: _____
(please print)

copies: Project Manager

Client Name: Southern Hills Plantation CDD-1
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

GENERAL CONDITIONS

Effective January 2022

Payment Schedule

COASTAL shall invoice the Client at regular intervals based on the percent of work performed. Payments will be due and payable upon receipt of invoice. Payments will be considered past due thirty (30) days after receipt of invoice and will be charged at 1% per month (APR 12%) finance charge on the unpaid balance.

COASTAL will be reimbursed for direct expenses by Client at actual cost or in accordance with attached printing price list

1. Blueprints and/or reproducible for purposes other than in-house working drafts.
2. Outside printing services (including SWFWMD aeriels, County aeriels).
3. Special postage (Federal Express, FAX) when requested or required.
4. Long distance teleconference service between two or more parties.
5. County fees and regulatory agency fees (application fees, recording fees, public notice fees, review fees, etc.)

Insurance

The Client agrees, to the fullest extent permitted by law, to limit the liability of COASTAL and his or her subconsultants for any and claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of COASTAL and his or her subconsultants to all those named shall not exceed \$50,000, or COASTAL's total fee for services rendered on this project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless other prohibited by law. COASTAL agrees to maintain workers' compensation and employer's liability insurance of a form and in an amount as required by state law; insurance coverage certificates for required insurance will be provided to Client based on Client's written notice to proceed and specific request.

Job Site Safety

Neither the professional activities of COASTAL, nor the presence of COASTAL or its employees and subconsultants at a construction/project site, shall relieve the General Contractor of its obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. COASTAL and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the General Contractor shall be solely responsible for jobsite safety and warrants that this intent shall be carried out in the Client's contract with the General Contractor. The Client also agrees that the Client, COASTAL and COASTAL'S subconsultants shall be indemnified by the General Contractor and shall be made additional insureds under the General Contractor's policies of general liability insurance.

Timeliness of Performance

The Client and COASTAL are aware that many factors outside COASTAL's control may affect COASTAL's ability to complete the services to be provided under this Agreement. COASTAL will perform these services with reasonable diligence and expediency consistent with sound professional services.

Stepped Dispute Resolution

In the event of a dispute arising out of or relating to this Agreement or the services to be rendered hereunder, the Client and COASTAL agree to attempt to resolve such disputes in the following manner. First, the parties agree to attempt to resolve such disputes through direct negotiations between the appropriate representatives of each party. Second, if such negotiations are not fully successful, the parties agree to attempt to resolve any remaining disputes by formal nonbinding mediation conducted in accordance with rules and procedures to be agreed upon by the parties.

Governing Law and Jurisdiction

The Client and COASTAL agree that this Agreement and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of Hernando County, Florida. It is further agreed that any legal action between the Client and COASTAL arising out of this Agreement or the performance of the services shall be brought in a court of competent jurisdiction in Hernando County, Florida.

Modification to the Terms of this Agreement

In the event Client issues a Purchase Order or Memorandum or other Instrument covering the professional services described herein, it is hereby specifically agreed and understood that such Purchase Order, Memorandum or Instrument is for Client internal control purposes only and any and all terms and conditions contained therein, whether printed or written, shall be of no force or effect. This contract is the entire contract between the parties and there is no modification or waiver of any of the terms and conditions herein unless signed by both parties.

STANDARD HOURLY RATES
Effective January 2024

Principal/Expert Testimony \$295.00

PLANNING

Principal Planner (Land Use/Transportation) \$205.00
Planning Manager \$195.00
Senior Planner \$165.00
Staff Planner \$125.00

ENVIRONMENTAL

Principal Environmental Scientist \$195.00
Senior Environmental Scientist \$165.00

ENGINEERING

Principal Engineer* (Environmental/Transportation/Drainage) \$235.00
Project Manager \$195.00
Senior Project Engineer \$180.00
Landscape Architect \$180.00
Project Engineer \$150.00
Senior Designer \$124.00
Designer \$100.00

*(Professional Engineer Registered in the State of Florida)

CONSTRUCTION OBSERVATION

Principal..... \$225.00
Project Manager \$180.00
Senior Construction Manager/Inspector \$125.00
Construction Representative \$80.00

SURVEY

Senior Land Surveyor..... \$175.00
Land Surveyor \$115.00
Survey Crew \$175.00
Senior Survey Technician..... \$95.00
Survey Technician \$79.00

LANDSCAPING ARCHITECTURE & DESIGN

Landscape Architect \$180.00

SUPPORT PERSONNEL

Administrative Support..... \$79.00

REIMBURSABLES & REPROGRAPHICS PRICE LIST

Effective October 2022

Direct and Out-of-Pocket Expenses..... Invoice Plus 15%
Regulatory Permit/Filing Fees Fee plus 15%
Travel..... \$0.625/Mile
Postage Cost

BLACK & WHITE COPIES/PRINTS	PRICE PER COPY/PRINT
8.5" X 11"	15¢
8.5" x 14"	25¢
11" X 17"	50¢
COLOR COPIES/PRINTS	PRICE PER COPY/PRINT
8.5" X 11"	65¢
8.5" x 14"	75¢
11" X 17"	\$1.00
LARGE FORMAT COPIES/PRINTS	PRICE PER COPY/PRINT
Black & White Copies/Prints	
ARCH/ANSI	\$4.75
MYLAR	\$30.00
HIGH RESOLUTUION	\$35.00
Color Copies/Prints	PRICE PER COPY/PRINT
ARCH/ANSI	\$14.75
HIGH RESOLUTION	\$50.00
ADDITIONAL	
PUBLIC MEETING MAILOUT (price per each)	\$3.50
BOUND REPORTS (price per each)	\$7.50 + Print Cost
ELECTRONIC MEDIA	
CD (price per each)	\$8.50
USB (price per each)	\$10.00

NOTE: RATES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
ADMINSTRATIVE BILLING WILL APPLY IN ADDITION TO PRINT COST.

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

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Southern Hills Plantation Club 1 CDD
Boulevard Mainline Irrigation Line Replacement
Planning Report – Sept 2025

Existing System – Southern Hills Boulevard is the main entrance to the Southern Hills community and the adjacent Cascades community. The Boulevard is a 4-lane divided roadway with a 18 ft wide landscaped median. It is 3300 +/- ft in length from US 41 to Cotillion Blvd. The existing irrigation mainline is a 3” PVC, 2 wire system with 40 total zones (33 numbered zone and 7 zones with battery powered timers). The irrigation mainline crosses the roadway 5 times. The total length of mainline pipe in the system to serve both sides of the roadway is approx. 4800 LF.

Recent History of Repair Costs – The recent history of annual repair costs for the Boulevard Irrigation system is as follows:

FY 2023 - \$34,977
FY 2024 - \$24,476
FY 2025 - \$17,303 (Thru 7/31)
FY 2026 - \$15000 (Budgeted)

The average cost to repair leaks in the system is just under \$20,000 per year.

Process to gain insights into replacement strategies – The Mainline Irrigation system is 20 years old, having been built during the initial build-out of Southern Hills in 2005 -2007. As-built plans for the system are not available and In the spring of 2025 the Board approved a work order to develop an accurate map of the system through the use of wire tracking. Since the replacement of the mainline of the irrigation system was expected to be quite costly the CDD-1 Board of Supervisors asked for some dollar figures to be developed to assist in our replacement planning. In July, two contractors experienced with irrigation systems were asked to develop schemes to replace the mainline systems using the mapping developed as part of the recently completed wire tracking effort.

Results of Contractor's Proposed Replacement Schemes – The two contractors who provided their assessment of the replacement costs for the 3" mainline each provided a different schemes. One contractor proposed to replace the mainline by utilizing a conventional SCH 40 purple PVC mainline with requiring glued joints to join sections together. The estimated cost of \$141,000. The other contractor proposed a mainline consisting of HDPE (High Density Polyethylene), a thermoplastic polymer made from petroleum that was estimated to cost between \$150,000 and \$ 200,000. A comparison of the properties, costs and characteristics of the 2 types of mainline irrigation pipe is attached to this report.

The two schemes also differed in what items were, or were not included in the estimated cost. Some of these items included:

- Directional roadway bores (number and length)
- Number, type and brand of valves and decoders
- Gauge and brand of control wire
- Sidewalk cutting, removal and replacement
- Type and quantity of sod for repair of trenching

Proposed Bidding Process – Once decisions about financing of this major investment are made, additional efforts will be necessary in order to have an “apples to apples” bidding process. There are design decisions to be made, the most important one being PVC vs HDPE pipe and specifications prepared to specify the single answer to all of the above discrepancies, and to eliminate any others that are identified as we move to a decision to solicit bids.

3-inch Irrigation Pipe HDPE vs PVC

HDPE	FACTOR	PVC
\$2.50 LF	Cost	\$2.00 LF
50+	Life Span	20 – 40 yrs
Very resistant to fatigue cracking and ground movements	Durability	More susceptible to fatigue cracking and failure
Flexible	Flexibility	Rigid
200 times outer diameter	Bending	25 times outer diameter
Heat Fused joints Leak free	Joints	Joints are glued Potential for leaks
Narrow	Trench width	Wider
Faster, minimal wait time Joined outside of trench and lowered in	Installation	Slower (cure time for joints) Requires joints to be made in trench
High	UV Resistance	Degrades quickly with UV exposure

SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2025 GENERAL BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") previously adopted a final General Fund Budget ("**Budget**") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**Fiscal Year 2025**"); and

WHEREAS, the Board desires to amend the Fiscal Year 2025 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2025; and

WHEREAS, pursuant to Chapters 189 and 190, Florida Statutes, the Board is authorized to amend the Fiscal Year 2025 Budget within sixty (60) days following the end of Fiscal Year 2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2025 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for Southern Hills Plantation I Community Development District for the Fiscal Year Ending

September 30, 2025, as amended and adopted by the Board of Supervisors effective November 10, 2025.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 672,948
DEBT SERVICE FUND (SERIES 2011A-1)	<u>\$ 953,868</u>
TOTAL ALL FUNDS	<u>\$1,626,816</u>

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 10th day of November, 2025.

ATTEST:

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Amended Fiscal Year 2025 Budget

EXHIBIT A

Amended Fiscal Year 2025 Budget

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

	FY 2025 Actual	FY 2025 Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2025 Amended Budget
REVENUES					
Special assessments: on-roll	\$ 262,112	\$ 260,465	\$ (1,647)	\$ 1,647	\$ 262,112
CDD II shared costs payment	20,000	20,000	-	-	20,000
CDD III shared costs payment	42,648	32,811	(9,837)	9,837	42,648
Interest & miscellaneous	11,267	20,000	8,733	(8,733)	11,267
Total revenues	336,027	333,276	(2,751)	2,751	336,027
EXPENDITURES					
Professional & administrative					
Legislative					
Supervisor fees	12,800	9,300	(3,500)	3,500	12,800
Financial & administrative					
Management	30,000	30,000	-	-	30,000
Engineering	25,973	2,500	(23,473)	23,473	25,973
Dissemination agent	2,500	2,500	-	-	2,500
Trustee	-	4,300	4,300	(4,300)	-
Audit	-	3,250	3,250	(3,250)	-
Arbitrage rebate calculation	-	650	650	(650)	-
Insurance: public officials liability	6,179	6,350	171	(171)	6,179
Legal advertising	5,050	750	(4,300)	4,300	5,050
Bank fees	187	600	413	(413)	187
Annual district filing fee	175	175	-	-	175
Website	705	790	85	(85)	705
ADA website compliance	-	210	210	(210)	-
Postage	2,126	500	(1,626)	1,626	2,126
Office supplies	233	500	267	(267)	233
Legal counsel					
District counsel	51,513	15,000	(36,513)	36,513	51,513
Total professional & administrative	137,441	77,375	(60,066)	60,066	137,441

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025**

	<u>FY 2025 Actual</u>	<u>FY 2025 Adopted Budget</u>	<u>Budget to Actual Variance</u>	<u>Proposed Amendment Increase/ (Decrease)</u>	<u>FY 2025 Amended Budget</u>
Field operations					
Electric utility services					
Street lights	38,107	37,000	(1,107)	1,107	38,107
Stormwater control					
Lake/pond bank maintenance	103,186	45,000	(58,186)	58,186	103,186
Aquatic maintenance	1,439	35,000	33,561	(33,561)	1,439
Aquatic plant replacement	-	2,500	2,500	(2,500)	-
Lake/pond repair	121,896	2,500	(119,396)	119,396	121,896
Other physical environment					
Insurance: property	12,643	14,021	1,378	(1,378)	12,643
Entry & walls maintenance	2,557	6,400	3,843	(3,843)	2,557
Landscape maintenance	91,762	90,000	(1,762)	1,762	91,762
Holiday decorations	7,500	7,500	-	-	7,500
Irrigation repairs & maintenance	19,228	10,000	(9,228)	9,228	19,228
Landscape replacement	-	5,000	5,000	(5,000)	-
Culvert inspection and cleaning	13,600	2,500	(11,100)	11,100	13,600
Annual mulching	12,875	10,000	(2,875)	2,875	12,875
Conservation area maintenance	20,950	-	(20,950)	20,950	20,950
Capital outlay	28,704	-	(28,704)	28,704	28,704
Miscellaneous contingency	-	2,500	2,500	47,500	50,000
Total field operations	<u>474,447</u>	<u>269,921</u>	<u>(204,526)</u>	<u>254,526</u>	<u>524,447</u>
Other fees and charges					
Property appraiser	5,808	22,035	16,227	(16,227)	5,808
Tax collector	5,252	10,853	5,601	(5,601)	5,252
Total other fees and charges	<u>11,060</u>	<u>32,888</u>	<u>21,828</u>	<u>(21,828)</u>	<u>11,060</u>
Total expenditures	<u>622,948</u>	<u>380,184</u>	<u>(242,764)</u>	<u>292,764</u>	<u>672,948</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (286,921)	 (46,908)	 240,013	 (290,013)	 (336,921)
 Fund balance - beginning	 <u>655,777</u>	 <u>716,762</u>	 <u>60,985</u>	 <u>(60,985)</u>	 <u>655,777</u>
Fund balance - ending	<u>\$ 368,856</u>	<u>\$ 669,854</u>	<u>\$ 300,998</u>	<u>\$ (350,998)</u>	<u>\$ 318,856</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Wells Fargo	\$ 164,094	\$ -	\$ 164,094
Bank United ICS	144,265	-	144,265
Bank United - 1546	50,000	-	50,000
SBA	107	-	107
Investments			
Revenue - A1	-	379,625	379,625
Revenue - A2	-	215,765	215,765
Reserve - A1	-	189,488	189,488
Reserve - A2	-	62,981	62,981
Prepayment - A1	-	37,508	37,508
Prepayment - A2	-	6,494	6,494
Cost of Issuance	-	20,686	20,686
Due from other funds			
Debt service	22,578	-	22,578
Due from Developer	-	371,966	371,966
Assessments receivable - off-roll	-	743,931	743,931
Undeposited funds	176	-	176
Prepaid expenses	18,334	-	18,334
Due from Unplatted Lands	-	147,740	147,740
Due from Future Club Villa	-	38,243	38,243
Deposits	2,789	-	2,789
Total assets	<u>\$ 402,343</u>	<u>\$ 2,214,427</u>	<u>\$ 2,616,770</u>
LIABILITIES			
Liabilities			
Due to other funds			
General fund	\$ -	\$ 22,578	\$ 22,578
Accounts payable	33,450	-	33,450
Due to Developer	37	-	37
Matured bonds payable A2	-	540,000	540,000
Total liabilities	<u>33,487</u>	<u>562,578</u>	<u>596,065</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	-	1,301,880	1,301,880
Total deferred inflows of resources	<u>-</u>	<u>1,301,880</u>	<u>1,301,880</u>
Fund balances			
Restricted for:			
Debt service	-	349,969	349,969
Unassigned	368,856	-	368,856
Total fund balances	<u>368,856</u>	<u>349,969</u>	<u>718,825</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 402,343</u>	<u>\$ 2,214,427</u>	<u>\$ 2,616,770</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ 262,112	\$ 260,465	101%
CDD II shared costs payment	-	20,000	20,000	100%
CDD III shared costs payment	-	42,648	32,811	130%
Interest & miscellaneous	428	11,267	20,000	56%
Total revenues	428	336,027	333,276	101%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,000	12,800	9,300	138%
Financial & administrative				
Management	2,500	30,000	30,000	100%
Engineering	5,250	25,973	2,500	1039%
Dissemination agent	208	2,500	2,500	100%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	6,179	6,350	97%
Legal advertising	120	5,050	750	673%
Bank fees	1	187	600	31%
Annual district filing fee	-	175	175	100%
Website	-	705	790	89%
ADA website compliance	-	-	210	0%
Postage	181	2,126	500	425%
Office supplies	-	233	500	47%
Legal counsel				
District counsel	10,281	51,513	15,000	343%
Total professional & administrative	19,541	137,441	77,375	178%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	5,850	38,107	37,000	103%
Stormwater control				
Lake/pond bank maintenance	7,316	103,186	45,000	229%
Aquatic maintenance	129	1,439	35,000	4%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	23,306	121,896	2,500	4876%
Other physical environment				
Insurance: property	-	12,643	14,021	90%
Entry & walls maintenance	2,218	2,557	6,400	40%
Landscape maintenance	8,007	91,762	90,000	102%
Holiday decorations	-	7,500	7,500	100%
Irrigation repairs & maintenance	1,445	19,228	10,000	192%
Landscape replacement	-	-	5,000	0%
Culvert inspection and cleaning	-	13,600	2,500	544%
Annual mulching	-	12,875	10,000	129%
Conservation area maintenance	-	20,950	-	N/A
Capital outlay	-	28,704	-	N/A
Miscellaneous contingency	-	-	2,500	0%
Total field operations	<u>48,271</u>	<u>474,447</u>	<u>269,921</u>	176%
Other fees and charges				
Property appraiser	-	5,808	22,035	26%
Tax collector	-	5,252	10,853	48%
Total other fees and charges	<u>-</u>	<u>11,060</u>	<u>32,888</u>	34%
Total expenditures	<u>67,812</u>	<u>622,948</u>	<u>380,184</u>	164%
 Excess/(deficiency) of revenues over/(under) expenditures	 (67,384)	 (286,921)	 (46,908)	
 Fund balance - beginning	 438,240	 655,777	 716,762	
Fund balance - ending	<u>\$ 370,856</u>	<u>\$ 368,856</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 SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ 771,781	\$ 767,885	101%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	-	17,385	-	N/A
Interest	3,211	33,021	-	N/A
Total revenues	<u>3,211</u>	<u>822,187</u>	<u>953,868</u>	86%
EXPENDITURES				
Principal - A1	-	285,000	265,000	108%
Principal - A2	-	-	210,000	0%
Interest - A1	-	249,110	228,520	109%
Interest - A2	-	215,180	183,860	117%
Total expenditures	<u>-</u>	<u>749,290</u>	<u>887,380</u>	84%
Other fees and charges				
Legal fees	-	1,460	4,632	32%
Property appraiser	-	15,596	15,998	97%
Tax collector	-	15,466	15,998	97%
Total other fees and charges	<u>-</u>	<u>32,522</u>	<u>36,628</u>	89%
Total expenditures	<u>-</u>	<u>781,812</u>	<u>924,008</u>	85%
Excess/(deficiency) of revenues over/(under) expenditures	3,211	40,375	29,860	
Fund balance - beginning	346,758	309,594	730,546	
Fund balance - ending	<u>\$ 349,969</u>	<u>\$ 349,969</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 October 13, 2025 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601.

Present:

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

Also present:

Chuck Adams	District Manager
Grace Rinaldi	District Counsel
Joe Calamari	District Engineer
Alex Kurth	Premier Lakes, Inc. (Premier)
Kevin Hiller	Steadfast
Mike Dolan	Cascades HOA

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)

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

• **Lake Maintenance Reports – September 2025**

Mr. Kurth presented the August Lake Maintenance Reports and highlighted the following:

➤ Crews are treating algae blooms; many cleared up well. Lakes L-8AA, L-8CC and L-5HH need ongoing treatment due to new growth on littoral shelves outpacing treatment. The maximum number of treatments were applied to those lakes. Other ponds are responding well.

➤ Shoreline weeds are fairly minimal. Cooler weather might help reduce algae.

Mr. Kurth stated Sonar® herbicide is typically applied but, due to the volume of water, contact herbicide must be used. He thinks Lake L-8CC algae is due to the barren littoral shelf and

high water temperature. The prior vendor's water testing found high phosphorus levels, which contributes to algae. Most of the algae is on the littoral shelf, which has limited access. Aside from littoral plantings, which he suggested to the Developer, phosphorus mitigation tools could be considered. Aeration and beneficial bacteria were added to help break down nutrients but, due to the high nutrient levels, the issues are not entirely resolved.

Mr. Kurth stated that Lake L-5HH is similar to Lake L-8AA and Sonar® cannot be used but the submersed vegetation is being treated. Lake L-8CC is the most problematic every month. He does not believe meaningful progress will occur without planting a littoral shelf.

Mr. McCoskrie voiced his opinion that Lake 5-GG, by Hole #17, has more algae than Lake L-5HH. He asked for Lakes 5-GG and L-200AA to be added to the priority list. Mr. Kurth stated that both lakes were treated for algae and will be checked again.

Ms. Bloomquist asked if aeration is helping. Mr. Kurth stated it is too soon to tell.

A Board Member voiced their opinion that reclaim water will be an ongoing issue.

Asked if the lake conditions will benefit from more rainfall, Mr. Kurth stated, on the contrary; more rainfall typically increases runoff and algae.

▪ **Discussion: Cost Share Request for Sump 8CC Cleanup**

This item was an addition to the agenda.

Resident and Cascades HOA Director Mike Dolan distributed and presented the Cost Share Request for Sump 8CC Cleanup. He discussed the scope of work and proposed splitting the \$18,514.75 cost with the CDD.

Discussion ensued about the map, location of the sump and other structures, discharges into the sump and other ponds, culverts catching debris, maintenance, clearing by Steadfast, and suspicion that the areas were not maintained before the initial investigation into the sump.

It was believed that the sump has three different owners, including The Cascades, Southern Hills Irrigation Services, and Southern Hills Plantation CDD #1.

Ms. Rinaldi recommended authorizing the District Engineer to have a survey conducted to confirm which entity owns the sump. Mr. Dolan voiced his agreement and stated that, in the absence of any clarity, The Cascades HOA chose to address the issues on behalf of homeowners.

Mr. McCoskrie noted that the sump will need ongoing maintenance and asked what entity will be responsible for maintenance. Mr. Dolan stated that the Board of The Cascades is happy to be responsible for the ongoing maintenance within the sump and the drainage system, as he believes that area falls within The Cascades' property, although it is not clear.

74 Asked if the berm around the sump deteriorated, Mr. Dolan stated there has been very
75 little deterioration or erosion in recent years; they plan to shore up the slopes. No other
76 significant flooding has occurred. He discussed storm drain system cleanings in The Cascades.

77 **On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in**
78 **favor, engaging Coastal Engineering Associates, Inc. to perform a survey to**
79 **determine the ownership, boundary lines, structure and elevation of Sump 8CC,**
80 **was approved.**

81
82
83 Mr. McCoskrie stated he is sympathetic to the issue and was involved in negotiations for
84 the Interlocal Agreement. He recalls that the CDD potentially let \$400,000 go over 12 to 15 years
85 and he is not sure he supports a reimbursement. He thinks a survey might change some opinions.

86 A Board Member stated he would have liked the Board to be included at the beginning of
87 the decision-making process.

88 Ms. Bloomquist thinks the Board should be very thoughtful about how funds are spent
89 and noted that assessments recently increased.

90 Mr. Calamari stated the survey will be obtained and the data will be analyzed.

91 The consensus was that the Board will review the survey and then reconsider this.

92 ■ **Discussion: Steadfast Pine Straw Mulch Proposal**

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

94 Mr. McCoskrie advised Mr. Hiller of an issue on the #16 berm. Mr. Hiller stated it will be
95 addressed today. Mr. McCoskrie noted an issue on the north side of the Boulevard where sand
96 goes into the gutter way due to sprinkler leaks and asked for the gutter way to be kept clean. Mr.
97 Hiller stated he will inspect the area where some mainline issues were addressed.

98 Mr. McCoskrie stated he previously approved a \$580 Steadfast proposal for plant
99 replacements in the median.

100 Mr. McCoskrie presented the \$13,350 Steadfast Pine Straw Mulch Proposal that was
101 distributed for 950 straw bales at \$13 per bale plus \$1,000 for a skid. Pine straw was also installed
102 last year. A Board Member thought that, when the pine straw was first installed last year, the
103 plan was to refresh, not to completely replace the pine straw again this year. Mr. Miller discussed
104 pine straw deterioration in the past year and stated he will look for reductions and submit a new
105 proposal. Mr. McCoskrie suggested reducing the pine straw amount by 30% to 40%.

On MOTION by Mr. Tomashosky and seconded by Mr. Ostensen, with all in favor, the Steadfast proposal for replacement of pine straw, in a not-to-exceed amount of \$7,500, was approved.

On MOTION by Ms. Bloomquist and seconded by Mr. Tomashosky, with all in favor, the Steadfast proposal for landscaping, in the amount of \$580, was ratified.

FOURTH ORDER OF BUSINESS

Update: Mainline Irrigation Line Replacement Planning Report

Mr. Ostensen presented the Mainline Irrigation Line Replacement Planning Report and discussed two proposals for total replacement of the system.

Mr. Ostensen noted the need to consider how to finance the project and when the project should be done; the cost could be \$175,000.

Mr. McCoskrie noted that the project could be added to the budget in May. Mr. Adams suggested completing the project in phases. Mr. McCoskrie thinks the project could probably be completed this time next year. Mr. Ostensen suggested sharing the cost with SHP CDD II and III.

Discussion ensued regarding the Interlocal Agreement, costs and the annual cap.

The consensus was for Mr. Ostensen to proceed with the HDPE proposal.

Mr. Adams stated he is having difficulty finding lenders interested in loans under \$500,000. He suggested paying the mobilization and phasing the project over two or three years.

Ms. Rinaldi stated a Request for Proposals (RFP) will be published when appropriate.

FIFTH ORDER OF BUSINESS

Consideration of Coastal Engineering Services, Inc. Agreement for Services [Pond 5ii Sketch & Description]

Mr. McCoskrie stated that Pond 5ii was inadvertently not conveyed to the CDD in 2019; instead, golf course pond 5hh was conveyed to the CDD. Mr. Calamari is working to deed 5ii to the HOA. He prepared a sketch and is addressing a peninsula that formed and must be cleared. A permit from the Southwest Florida Water Management District (SWFWMD) is needed.

Mr. Calamari presented a proposal for creation of a new sketch to attach to the description that will be attached to the Deed when it is replatted.

Mr. McCoskrie wants the HOA to pay the associated costs. Ms. Rinaldi will ask the HOA.

This item was deferred.

SIXTH ORDER OF BUSINESS**Discussion/Consideration: Illuminations
Holiday Lighting Proposals****A. Oak Tree Lighting Maintenance****B. Holiday Lighting [Front Entrance, Oak Trees, Permanent Lighting]**

Mr. Ostensen presented a handout summarizing additional bids for holiday lighting. Two bidders walked the area and reviewed the scope of work, and one bidder withdrew.

Mr. Ostensen stated that the lights are currently off because five of the twelve trees need a new Ground Fault Circuit Interrupter (GFCI). The consensus was to revoke the previously approved proposal and award the GFCI replacement to the contractor who is engaged.

Discussion ensued regarding the cost, the proposals, and the scope of work.

Ms. Rinaldi stated that any Agreement will be prepared using the CDD's standard form of agreement and will typically include a 30-day cancellation period.

The consensus was not to illuminate the oak trees and to engage Festive Glow.

On MOTION by Mr. Tomashosky and seconded by Mr. McCoskrie, with all in favor, Festive Glow Lighting Proposal B, for three years, in the amount of \$7,500 per year, and directing Staff to prepare an Agreement, was approved.

On MOTION by Mr. Ostensen and seconded by Mr. McCoskrie, with all in favor, rescinding approval of the Illuminations Holiday Lighting Proposal to replace five faulty GFCI receptacles, was approved.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of August 31, 2025**

Discussion ensued regarding expensive, unbudgeted legal advertising expenses related to increasing assessments and creation of a map; use of reserves to make the Debt Service Fund payment; and the Trustee's responsibility to replenish the reserves.

Mr. Adams presented the current and previous Audit Finding Letters and stated further direction from the Bondholders is needed. The Fiscal Year 2024 Audit, which is still pending due to issues with the auditing firm, is expected to be finalized soon.

Mr. Pakan discussed issues related to shortfalls resulting from the lack of assessments on escheated lots and stated that a response from the Trustee is still pending. Mr. Adams stated Trustee Counsel indicated that case law supports that escheated lots are not necessarily forgiven

from debt service assessments/payments; no response has been received yet and, per the Trust Indenture, District Management does not have a means of pushing the matter.

Discussion ensued regarding what can be done, the Trustee's actions, growing discrepancy as the Trustee continues with its own Amortization Schedule rather than the CDD's, and the seeming legal stalemate.

Ms. Rinaldi stated that actions must be initiated at the Trustee's direction. Staff contacted the Trustee to ask if they intend to re-levy the lien or to provide the updated Amortization Schedule. Consent from the Bondholders is needed and the action depends upon the Trustee's direction to provide that information to the CDD.

Mr. Pakan noted that the Trustee has no incentive to respond to the CDD and voiced his opinion that the Trustee is not fulfilling its oversight obligations. He suggested the CDD file a claim to have the Trustee removed and that a letter be sent to the Trustee.

Ms. Rinaldi stated she will continue attempting to engage with Trustee's Counsel. She discussed previous efforts and documentation and stated she will research available options and inform the Board of the outcome.

Mr. Pakan directed Staff to present definitive legal options at the next meeting if no response from the Trustee is received.

On MOTION by Mr. Ostensen and seconded by Mr. Pakan, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of September 8, 2025 Regular Meeting Minutes

The following changes were made:

Line 63: Change "Calamari" to "Hiller"

Line 22: Change "Bill" to "Alex"

Lines 78 and 79: Change "McAllan" to "McGowan"

Line 106: Change "in" to "for"

Line 129: Change ", a" to ". A"

Line 139: Insert "in total" after "\$750,000"

Regarding Line 181 and having Mr. Calamari and Cliff review Hole #16, Mr. McCoskrie thinks the CDD's position is to wait to see what the new owners say before addressing issues.

Line 172: Change "Perri" to "Perry" and change "Knierum" to "Knierem"

Line 190: Change “deeded” to “plans to deed”

Line 189: Change “L10EE” to “L10BB”

On MOTION by Ms. Bloomquist and seconded by Mr. Pakan, with all in favor, the September 8, 2025 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS**Other Business**

Mr. McCoskrie stated he is working through the Agreement related to the submeter at the Sales Center. Ms. Rinaldi stated a letter was sent notifying Southern Hills Irrigation that the aerator was installed. Mr. Adams distributed the letter for informational purposes.

Mr. McCoskrie asked about Amendment #12. Ms. Rinaldi stated she followed up with the HOA’s Attorney on the status and when he expects his client’s approval for it to be recorded. Mr. McCoskrie stated street gutters were removed from the homeowner’s responsibility.

TENTH ORDER OF BUSINESS**Public Comments (non-agenda items)**

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kilinski | Van Wyk PLLC

B. District Engineer: Coastal Engineering Associates, Inc.

There were no reports from District Counsel or the District Manager.

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

- **NEXT MEETING DATE: November 10, 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. Ostensen, with all in favor, the meeting adjourned at 11:25 a.m.

249

250

251

252 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 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2025	Regular Meeting	10:00 AM*
November 10, 2025	Regular Meeting	10:00 AM*
December 8, 2025	Regular Meeting	10:00 AM*
January 12, 2026	Regular Meeting	10:00 AM*
February 9, 2026	Regular Meeting	10:00 AM*
March 9, 2026	Regular Meeting	10:00 AM*
April 13, 2026	Regular Meeting	10:00 AM*
May 11, 2026	Regular Meeting	10:00 AM*
June 8, 2026	Regular Meeting	10:00 AM*
July 13, 2026	Regular Meeting	10:00 AM*
August 10, 2026	Regular Meeting	10:00 AM*
September 14, 2026	Regular Meeting	10:00 AM*
<i>*Meetings will convene immediately following the adjournment of the Southern Hills Plantation III CDD meetings, scheduled to commence at 10:00 AM</i>		