

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Southern Hills Plantation I Community Development District was held on **Thursday, March 19, 2015 at 10:00 a.m.** at the Southern Hills Clubhouse, located at 4200 Summit View Drive, Brooksville, FL 34601.

Present and constituting a quorum:

Grady Miars	Board Supervisor, Chairman
Robert Nelson	Board Supervisor, Vice Chairman
Ellen Johnson	Board Supervisor, Assistant Secretary
Jim Knierim	Board Supervisor, Assistant Secretary

Also present were:

Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Jennifer Kilinski	District Counsel, Hopping, Green & Sam <i>(via conference call)</i>
Don Lacey	District Engineer, Coastal Engineering

FIRST ORDER OF BUSINESS

Call to Order

Mr. Fischer called the meeting to order and read the roll call, noting that as a Notary in the State of Florida, he had administered the oath of office to the Board prior to the meeting in order to establish a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Fischer stated that there were no audience members in attendance.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2015-01,
Canvassing and Certifying the Election
Results**

On a Motion by Mr. Miars, seconded by Mr. Nelson, with all in favor, the Board of Supervisors approved Resolution 2015-01, canvassing and certifying the election results from the landowners' election held on November 20, 2014, whereas; Robert Nelson and Ben Walters each received 413 votes and four-year terms and Jim Knierim received 412 votes and a two-year term for Southern Hills Plantation I Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2015-02,
Designating officers**

On a Motion by Mr. Miars, seconded by Mr. Knierim, with all in favor, the Board of Supervisors approved Resolution 2015-02, designating Grady Miars as Chairman, Robert Nelson as vice Chairman and Ellen Johnson, Jim Knierim, Clifton Fischer and Kristen Suit as Assistant Secretaries for Southern Hills Plantation I Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes from the
Landowners' Meeting held on November
20, 2014**

Ms. Kilinski asked that the words constituting a quorum be stricken from the minutes as there is no quorum required for a landowner's meeting.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved the minutes of the Landowners' meeting held on November 20, 2014 as amended for Southern Hills Plantation I Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the Audit
Committee Meeting held on August 21,
2014**

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved the minutes of the audit committee meeting held on May August 21, 2014 as presented for Southern Hills Plantation I Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
August 21, 2014**

On a Motion by Mr. Miars, seconded by Mr. Nelson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on August 21, 2014 as presented for Southern Hills Plantation I Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for August
2014 through February 2015**

Mr. Fischer confirmed that all expenditures were within budget.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2014 (\$19,765.81), September 2014 (\$17,884.76), October 2014 (\$30,822.09), November 2014 (\$13,698.92), December 2014 (\$27,007.16), January 2015 (\$48,770.83), and February 2015 (\$19,371.75) as presented for Southern Hills Plantation I Community Development District.

NINTH ORDER OF BUSINESS

Ratification of Insurance Coverage

Mr. Fischer stated that he spoke with Mr. Miars to obtain approval for the District's insurance policy in order to prevent any lapse in coverage. He noted that the cost of the insurance came in at \$3,075.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board of Supervisors ratified the Chairman's approval of the District's Insurance policy for Southern Hills Plantation I Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Website Agreement

Ms. Kilinski recommended that the Board table this matter for budgetary consideration. Mr. Fischer noted that the process of setting up a website will take approximately three months and recommended that the Board address the matter in ample time to ensure compliance by the October 1, 2015 deadline.

ELEVENTH ORDER OF BUSINESS

Preliminary Budget Discussions

Mr. Fischer sought and received direction from the Board regarding any items coming on line that would impact next year's budget. The Board indicated that it was looking to go out to bid for landscaping services in time to have new pricing for the budget.

TWELFTH ORDER OF BUSINESS

**Ratification of Midstate Landscapers
Change Order**

A brief discussion was held regarding the flowers that were installed and a request made that Midstate be asked to replace the winter annuals that were installed at cost, as they will not survive summer temperatures. It was noted that the next contract should include four annual rotations and the installation of pine bark mulch.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board of Supervisors ratified the Change Order from Midstate Landscapers for the installations of flowers on the Boulevard for Southern Hills Plantation I Community Development District.

The Board indicated that it would like to have management initiate an informal RFP process for landscaping utilizing similar bid specs and invitation lists that were prepared for other Districts owned by Green Pointe Communities, LLC and managed by Rizzetta & Company, Inc. They stated that they would like to finalize the process as soon as possible.

On a Motion by Mr. Miars, seconded by Mr. Nelson, with all in favor, the Board of Supervisors authorized Staff to initiate an informal bid process for landscaping services for Southern Hills Plantation I Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Discussion Regarding AB Aquatics
Invoice**

Mr. Fischer touched briefly on the history of issues with finding an aquatics company for the District and an invoice from AB Aquatics that has been held since November. He recommended that the Board approve it for payment. Ms. Kilinski asked that Management confirm that first the services were provided and secondly that Lakemasters did not invoice the District for extra services required to bring the ponds up to standards.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved payment of the invoice from AB Aquatics pending the confirmation requested by District Counsel for Southern Hills Plantation I Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
Mr. Lacy informed the Board of a meeting that has been scheduled with a resident to discuss sidewalk and grading issues by his home and with the lots just purchased on either side of his home.

- C. District Manager
Mr. Fischer reminded the Board that the next meeting is scheduled for April 16, 2015 at 10:00 a.m.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board of Supervisors accepted the resignation of Ben Walters as Board Supervisor for Southern Hills Plantation I Community Development District.

FIFTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

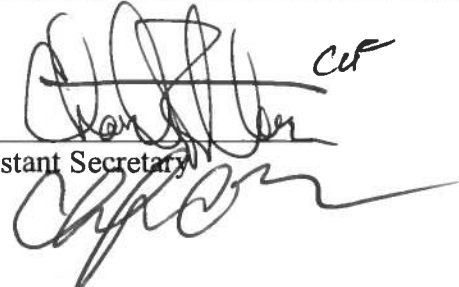
Mr. Miars made a motion directing District Counsel to start the RFP process for District Management with a goal of selecting a firm at the May meeting.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board of Supervisors directed District Counsel to start the RFP Process for District Management as discussed for Southern Hills Plantation I Community Development District.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Miars, seconded by Mr. Knierim, with all in favor, the Board of Supervisors adjourned the meeting at 10:33 a.m. for Southern Hills Plantation I Community Development District.


Assistant Secretary


Chairman/Vice Chairman