

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, August 20, 2015 at 10:04 a.m.** at the Southern Hills Clubhouse, located at 4200 Summit View Drive, Brooksville, FL 34601.

Present and constituting a quorum:

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

Also present were:

Grady Miars	Board Supervisor, Chairman <i>(via conference call)</i>
Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Jennifer Kilinski	District Counsel, Hopping Green & Sams <i>(via conference call)</i>
Don Lacey	District Engineer, Coastal Engineering
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Fischer called the meeting to order and read the roll call confirming a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Residents asked that the Board consider appointing a resident to the Board and a brief discussion ensued. Staff explained that Florida Statutes set two criteria for when residents must start to be transitioned onto the Board. The first, which the District has met, sets a time frame of six years after the establishment of the District. However, the second criteria which requires that the District have 250 registered voters residing within the District has not been met and therefore the Board is not required to include residents at this time. There is nothing in the Statutes that would preclude one from being appointed though.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on June 4, 2015

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on June 4, 2015 as presented for Southern Hills Plantation I Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May, June and July 2015

On a Motion by Ms. Johnson, seconded by Mr. Miars, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2015 (\$15,348.06), June 2015 (\$24,974.37), and July 2015 (\$27,997.79) as presented for Southern Hills Plantation I Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resignation from Ben Walters as Board Supervisor

It was stated that the Board accepted Mr. Walter's verbal resignation in March and this item was included to document receipt of his formal resignation. Mr. Miars asked that the consideration of a replacement supervisor be tabled at this time.

SIXTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2013/2014 Financial Audit

On a Motion by Mr. Nelson, seconded by Ms. Johnson, with all in favor, the Board of Supervisors accepted the Fiscal Year 2013/2014 Financial Audit and ratified its filing with the appropriate governmental entities for Southern Hills Plantation I Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for District Management

This matter was tabled until the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Website Proposals

On a Motion by Ms. Johnson, seconded by Mr. Miars, with all in favor, the Board of Supervisors approved the proposal for the Premium option from Netix Solutions for Website services for Southern Hills Plantation I Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Maintenance

It was noted that the proposals were not ready to present at this time and would be reviewed next month.

TENTH ORDER OF BUSINESS

Public Hearings on Fiscal Year 2015/2016 Budget & Assessments

Mr. Fischer stated that the public hearing was noticed as per Florida Statutes and property owners were mailed notices informing them of the proposed increase.

On a Motion by Mr. Nelson, seconded by Ms. Johnson, with all in favor, the Board of Supervisors opened the public hearing on the Fiscal Year 2015/2016 for Southern Hills Plantation I Community Development District.

Mr. Fischer and Ms. Kilinski reviewed the budget for the benefit of those in attendance and responded to resident questions. They explained that the budget is comprised of two parts the debt service, which relates to repayment of the bonds issued to construct the infrastructure, and the operation and maintenance expenses that are used to maintain the District's assets. Ms. Kilinski stated that the bond debt can be prepaid and that is why there are some property owners showing \$0.00 for debt service.

Residents expressed frustration with the proposed assessment increase and the manner in which the community is being maintained. Mr. Fischer reviewed the justification for the line items that are increasing within the budget.

On a Motion by Mr. Knierim, seconded by Mr. Nelson, with all in favor, the Board of Supervisors closed the public hearing on the Fiscal Year 2015/2016 for Southern Hills Plantation I Community Development District.

Ms. Kilinski reviewed Resolution 2015-04 and a brief discussion ensued.

On a Motion by Ms. Johnson, seconded by Mr. Nelson, with all in favor, the Board of Supervisors approved Resolution 2015-04, adopting the Fiscal Year 2015/2016 Final Budget totaling \$1,273,314.40 (\$285,584.00 –O & M and \$987,730.40 – Debt Service) for Southern Hills Plantation I Community Development District.

Ms. Kilinski asked for the public hearing on the assessments to be opened, noting that it too had been noticed as per Florida Statutes.

On a Motion by Mr. Nelson, seconded by Mr. Knierim, with all in favor, the Board of Supervisors opened the public hearing on the Fiscal Year 2015/2016 Assessments for Southern Hills Plantation I Community Development District.

Mr. Fischer reviewed the amount of increase. There were no comments on the assessments.

On a Motion by Mr. Nelson, seconded by Ms. Johnson, with all in favor, the Board of Supervisors closed the public hearing on the Fiscal Year 2015/2016 Assessments for Southern Hills Plantation I Community Development District.

Ms. Kilinski presented Resolution 2015-05, touching on the means of collection that will be used to obtain the funds to cover the budget.

On a Motion by Mr. Nelson, seconded by Mr. Knierim, with all in favor, the Board of Supervisors approved Resolution 2015-05, levying assessments to fund the Fiscal Year 2015/2016 Budget and certifying the assessment roll for Southern Hills Plantation I Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-06,
Setting the Meeting Schedule for Fiscal
Year 2105/2106**

It was noted that the dates reflected on the resolution coincide with the current schedule. Ms. Kilinski stated that the Resolution would be amended to reflect the change of filing requirement to the Florida Department of Economic Opportunity.

On a Motion by Mr. Nelson, seconded by Mr. Knierim, with all in favor, the Board of Supervisors approved Resolution 2015-06, setting the meeting Schedule for Fiscal Year 2015/2016 as the third Thursday of each month at 10:00 a.m. at the Southern Hills Clubhouse, located at 4200 Summit View Drive, Brooksville, FL 34601 for Southern Hills Plantation I Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.

C. District Manager

Mr. Fischer reminded the Board that the next meeting is scheduled for September 17, 2015 at 10:00 a.m.

THIRTEENTH ORDER OF BUSINESS

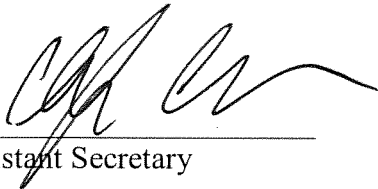
Audience Comments and Supervisor Requests

The Board and Staff entertained audience comments from residents expressing concern with the condition of the ponds, landscape maintenance, street lighting, and a lack of communication and understanding on the role of the CDD and HOA. Ms. Kilinski recommended that a CDD 101 workshop be held to educate the residents on these topics. Mr. Fischer stated that he would get with upper management and discuss scheduling one. It was also stated that once the District website is in place, prior meeting minutes and agendas will be readily available to residents.

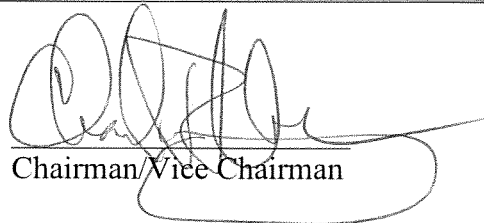
FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Knierim, seconded by Mr. Nelson, with all in favor, the Board of Supervisors adjourned the meeting at 11:26 a.m. for Southern Hills Plantation I Community Development District.



Assistant Secretary



Chairman/Vice Chairman