

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, September 17, 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

Also present were:

Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Jennifer Kilinski	District Counsel, Hopping Green & Sams
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

There were no audience comments put forward at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
August 20, 2015**

On a Motion by Mr. Nelson, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on August 20, 2015 as presented for Southern Hills Plantation I Community Development District.
--

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for August
2015**

On a Motion by Mr. Miars, seconded by Mr. Nelson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2015 (\$23,363.75) as presented for Southern Hills Plantation I Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Replacement Supervisor

The Board asked that this matter be tabled.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for District
Management Services**

Ms. Kilinski stated that the District received proposals from four management firms and each of them have representatives in attendance at this meeting. The Board provided each of the firms an opportunity to speak on behalf of their firms and respond to Board questions. Discussion ensued with the following Board actions being taken:

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board of Supervisors accepted the proposal from Wrathell, Hunt and Associates, LLC for District Management Services and authorized District Counsel to negotiate a contract for Southern Hills Plantation I Community Development District.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved terminating the contract with Rizzetta & Company for Management Services for Southern Hills Plantation I Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Landscape Maintenance
Proposals**

Mr. Fischer reviewed the proposals received for landscape maintenance services, noting the disparity in pricing for plant installations and a brief discussion ensued. The Board asked for feedback from the residents in attendance on the matter.

On a Motion by Mr. Miars, seconded by Mr. Nelson, with all in favor, the Board of Supervisors approved the proposal from PAFF Landscaping and authorized District Counsel to negotiate a contract for landscape maintenance services for Southern Hills Plantation I Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Holiday Lighting

Discussion was held regarding the proposal and whether there was sufficient electric service to handle the lighting. Mr. Fischer will obtain proposals for any additional service if needed for Board consideration at the next meeting.

On a Motion by Ms. Johnson, seconded by Mr. Nelson, with all in favor, the Board of Supervisors approved the proposal from Illuminations Holiday Lighting totaling \$3,500 for Southern Hills Plantation I Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Lake Related Conveyance Documents

Ms. Kilinski asked whether the proposal to obtain the legal metes and bounds description needed to prepare the conveyance documents. Once received, she will proceed with preparing the documents with a goal of having them available for consideration at the next meeting. Mr. Nelson stated that a conversation needs to be had with Coastal to ensure that everyone is in agreement with which ponds are being conveyed.

On a Motion by Mr. Miars, seconded by Mr. Nelson, with all in favor, the Board of Supervisors set a not-to-exceed amount of \$5,000 for Coastal Engineering to prepare a legal description of the lakes as exhibits to the conveyance documents for Southern Hills Plantation I Community Development District.

TENTH 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 October 15, 2015 at 10:00 a.m.

ELEVENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

A member of the audience expressed a desire to have the HOA Manager, District Manager, and the Golf Course Manager meet on a monthly basis. Audience members expressed continued frustration with drainage issues and pond appearance.

A question was also raised regarding the status of proposals to repair the outflow boxes and a request made for aquatic plants to be installed in the ponds.


The status of planning the CDD 101 presentation that was discussed last month. It was stated that this may be something that should occur once the ne management team is in place.

Mr. Nelson asked that the engineer look into the drain problems. Mr. Miars asked that the monthly meetings be scheduled to include the HOA Manager.

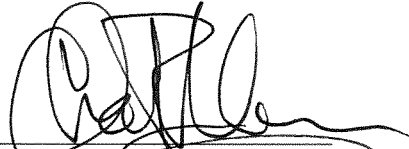
TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Nelson, seconded by Mr. Miars, with all in favor, the Board of Supervisors adjourned the meeting at 11:10 a.m. for Southern Hills Plantation I Community Development District.



Assistant/Secretary



Chairman/Vice Chairman