

**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, October 15, 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:

Robert Nelson	<b>Board Supervisor, Vice Chairman</b>
Ellen Johnson	<b>Board Supervisor, Assistant Secretary</b>
Jim Knierim	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Grady Miars	<b>Board Supervisor, Chairman</b> <i>(via speakerphone)</i>
Clifton Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jennifer Kilinski	<b>District Counsel, Hopping Green &amp; Sams</b> <i>(via speakerphone)</i>
Don Lacey	<b>District Engineer, Coastal Engineering</b>
Pfilip Hunt	<b>Representative, Wrathell, Hunt and Associates, LLC</b>
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 September 17, 2015**

On a Motion by Ms. Johnson, seconded by Mr. Nelson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 17, 2015 as presented for Southern Hills Plantation I Community Development District.

**FOURTH ORDER OF BUSINESS**

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

On a Motion by Mr. Nelson, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2015 (\$20,837.68) 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**

**Update on Status of Conveyance of Lakes**

On a Motion by Mr. Nelson, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$5,000 for Coastal Engineering to complete a sketch of the ten lakes to be conveyed to the District for Southern Hills Plantation I Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of District Management Agreement**

Ms. Kilinski stated that the agreement has been reviewed by her firm and accepted by Wrathell Hunt. She recommended that the Board approve the contract.

On a Motion by Mr. Miars, seconded by Mr. Nelson, with all in favor, the Board of Supervisors approved the contract with Wrathell Hunt for district management services for Southern Hills Plantation I Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-01, appointing Officers**

Ms. Kilinski explained that with the transition to a new management firm it is necessary to re-appoint officers replacing individuals from the prior firm with ones from the new one.

She stated that Craig Wrathell would be serving as the Secretary and Treasurer and Rick Woodville (both from Wrathell Hunt) would serve as one of the Assistant Secretaries. The Board indicated that it would like to retain the remaining slate of officers as is. It was noted that the resolution would go into affect on November 1, 2015.

On a Motion by Mr. Miars, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved Resolution 2016-01, appointing Grady Miars as Chairman, Robert Nelson as Vice Chairman, Craig Wrathell as Secretary and Treasurer, and Ellen Johnson, Kim Knierim, and Rick Woodville as Assistant Secretaries for Southern Hills Plantation I Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-02,  
Authorizing Bank Signatories**

Ms. Kilinski presented resolution 2016-02, explaining that it will remove all previous signers on the District's accounts effective November 1, 2015 and provide for the treasurer named in Resolution 2016-01 as the account signatory.

On a Motion by Ms. Johnson, seconded by Mr. Nelson, with all in favor, the Board of Supervisors approved Resolution 2016-02, naming the Treasurer as of November 1, 2015 as the account signatory for Southern Hills Plantation I Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-03,  
Designating a qualified Public Depository**

The Board indicated that it would like to continue to use Wells Fargo as its public depository. Ms. Kilinski stated that based on the desire to remain with Wells Fargo it would not be necessary to approve Resolution 2016-03. It was stated that Rizzetta generally prefers to close out any existing accounts when it transfers Districts to another management firm.

**ELEVENTH ORDER OF BUSINESS**

**Set Date/Time/ Presenters for CDD and  
HOA 101**

A brief discussion was held regarding the request to hold a CDD 101 informational session and the Board directed Mr. Hunt to work with the HOA to schedule it. Ms. Kilinski stated that as long as no more than one Board member attended the meeting it would not need to be noticed. She confirmed that having more than one Board Supervisor be in attendance it is not an issue providing they do not speak regarding matters that could potentially come before the Board.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
  
- B. District Engineer  
A brief discussion ensued regarding the status of the issue with the ponds. Mr. Fischer recommended that other firms be contacted to obtain proposals to address the outflow boxes sooner than later as it is a major concern for many of the residents.
  
- C. District Manager  
Mr. Fischer reminded the Board that the next meeting is scheduled for November 19, 2015 at 10:00 a.m.

A brief discussion was held regarding a proposal for the littoral shelves and it was noted that this needs to be tabled until June.

Mr. Fischer stated that it has come to his attention that Paff is only mowing down as far as the maintenance shack and he has requested a proposal for them to mow the additional three pond banks, but he has not received it to date.

On a Motion by Ms. Johnson, seconded by Mr. Nelson, with all in favor, the Board of Supervisors set a not-to-exceed amount of \$1,500 to add the additional pond bank areas to their contract for Southern Hills Plantation I Community Development District.

Ms. Kilinski responded to a question regarding the timing for when the conveyance of the lakes will occur and those pond banks will need to be added. She explained that there is a lot that goes into the equation that it makes it difficult to ascertain a definitive time line. However, she does expect the process to be completed within the next 90 days.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

The Board responded to questions for the audience regarding the timing for completion of the outflow boxes project and the littoral shelf planting.


Mr. Knierim requested that Watler Services be contacted to regrade the berm that was created during the repairs they completed earlier this year, back to its original swale to alleviate the new drainage issue that has developed. It was stated that this may require obtaining an easement from the resident as the work would be completed on private property. Discussion ensued.


On a Motion by Ms. Johnson, seconded by Mr. Nelson, with all in favor, the Board of Supervisors set a not-to-exceed amount of \$2,000 to complete repairs to the berm and authorize Jim Knierim to work with Staff to complete the project for Southern Hills Plantation I Community Development District.

**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 10:32 a.m. for Southern Hills Plantation I Community Development District.

  
Assistant Secretary

  
Chairman/Vice Chairman