

**MINUTES OF MEETING
SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

A Public Hearing and a Regular Meeting of the Southern Hills Plantation I Community Development District's Board of Supervisors was held on Wednesday, May 2, 2018 at 12:30 p.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601.

Present at the meeting was:

Grady Miars (<i>via telephone</i>)	Chair
Robert Nelson	Vice Chair
James Knierim	Assistant Secretary
Ellen Johnson	Assistant Secretary
Margaret Bloomquist	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Wes Haber (<i>via telephone</i>)	District Counsel
Joe Calamari	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 12:30 p.m. Supervisors Knierim, Johnson, Nelson and Bloomquist were present, in person. Supervisor Miars was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2018-01, Approving the District's Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law; and Providing An Effective Date

Mr. Adams presented Resolution 2018-01. The proposed Fiscal Year 2019 budget was essentially status quo, keeping operations and assessments generally the same as Fiscal Year 2018.

Discussion ensued regarding planned irrigation improvements.

The following changes were made:

Page 2, "Irrigation repairs & maintenance: Increase from \$5,000 to \$35,000

Page 2, "Excess/(deficiency) of revenues over/(under) expenditures: Utilize \$30,000 of fund balance to offset the "Irrigation repairs & maintenance" line item increase

On MOTION by Mr. Nelson and seconded by Ms. Johnson, with all in favor, Consideration of Resolution 2018-01, Approving the District's Proposed Budget for Fiscal Year 2018/2019, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 16, 2018 at 10:00 a.m., at this location; and Providing An Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Notice of General Election: November 6, 2018

- A. Official Candidate Qualifying Period: Noon, June 18, 2018 – Noon, June 22, 2018**
 - i. Candidates May Pre-Qualify Beginning June 4, 2018 at 10:00 A.M.**

Mr. Adams reviewed the candidate pre-qualifying and qualifying periods and explained the criteria for candidates. Seats 1 and 5, currently held by Mr. Knierim and Ms. Bloomquist, respectively, would transition to the General Election. It was noted that Ms. Bloomquist met the criteria to run for a General Election seat; however, Mr. Knierim currently did not. If no one qualified for a General Election seat, the remaining Board Members would declare a vacancy and make an appointment to the seat but the appointee must still meet the candidate qualification criteria.

- B. Consideration of Resolution 2018-02, Implementing Section 190.006(3), Florida Statutes, and Requesting That the Hernando County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2018-02. Seat 2, currently held by Mr. Nelson, would be elected via the Landowners' Election.

On MOTION by Mr. Nelson and seconded by Ms. Johnson, with all in favor, Resolution 2018-02, Implementing Section 190.006(3), Florida Statutes, and Requesting That the Hernando County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-03, Designating a Date, Time and Location for a Landowners' Meeting; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2018-03.

On MOTION by Ms. Johnson and seconded by Mr. Knierim, with all in favor, Resolution 2018-03, Designating a Date, Time and Location of November 15, 2018 at 10:00 a.m., at this location, for a Landowners' Meeting; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of March 31, 2018

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2018. Regarding the large receivable amount from Southern Hills Plantation CDD II (SHPII), through recent dialogue, the SHPII District Manager committed to discussing this with the SHPII Board. Additionally, a new Developer has joined SHPII. Mr. Adams would prepare and send a formal demand letter, with the current packet related to the shared costs and Interlocal Agreement. The hope is that SHPII would be encouraged to meet and discuss the situation and potential settlement. As District Counsel was recently hired by SHPII, they would not be able to

represent this District, in any matters related to SHPII, due to a conflict of interest; if litigation was required, District Counsel would likely recommend that both Districts hire Special Counsel.

SEVENTH ORDER OF BUSINESS

Approval of September 7, 2017 Public Hearing and Regular Meeting Minutes

Mr. Adams presented the September 7, 2017 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Ms. Johnson and seconded by Mr. Knierim, with all in favor, the September 7, 2017 Public Hearing and Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

There being no report, the next item followed.

B. District Engineer: *Coastal Engineering Associates, LLC*

There being no report, the next item followed.

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

i. 279 Registered Voters in District as of April 15, 2018

Mr. Adams stated that there were 279 registered voters residing within the boundaries of the District as of April 15, 2018.

ii. NEXT MEETING DATE: May 17, 2018 at 10:00 a.m.

The next meeting will be held on August 16, 2018 at 10:00 a.m., at this location, rather than on May 17.

TENTH ORDER OF BUSINESS

Supervisors' Requests

There being no Supervisors' requests, the next item followed.

ELEVENTH ORDER OF BUSINESS


Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Nelson and seconded by Mr. Knierim, with all in favor, the meeting adjourned at 12:50 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair