

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

The Board of Supervisors of the Southern Hills Plantation I Community Development District held a Regular Meeting on February 21, 2019 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601.

Present at the meeting:

Robert Nelson	Vice Chair
Ellen Johnson	Assistant Secretary
Margaret Bloomquist	Assistant Secretary
Jim Knierim	Assistant Secretary

Also present:

Chuck Adams	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Joe Calamari	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:04 a.m. Supervisors Nelson, Bloomquist, Johnson and Knierim were present, in person. Supervisor Miars was not present.

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors [SEATS 2 & 5] (*the following to be provided in a separate package*)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Nelson and Ms. Bloomquist. He provided and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- B. Membership, Obligations and Responsibilities
- C. Financial Disclosure Forms
 - i. Form 1: Statement of Financial Interests
 - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - iii. Form 1F: Final Statement of Financial Interests
- D. Form 8B – Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2019-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes

Mr. Adams presented Resolution 2019-01. The results of the Landowners’ Election were as follows:

Seat 2	Robert Nelson	387 Votes	Four-year Term
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On MOTION by Ms. Johnson and seconded by Mr. Knierim, with all in favor, Resolution 2019-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-02, Declaring a Vacancy in Seat 1 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date (Seat 1 is currently held by Supervisor Jim Knierim)

- **Discussion/Consideration of Qualified Elector Candidates for Seat 1 Vacancy**
 - **Administration of Oath of Office to Newly Appointed Supervisor**

Mr. Adams presented Resolution 2019-02. Seat 1 was currently held by Supervisor Knierim and he would remain seated until such time as an appointment was made.

On MOTION by Ms. Johnson and seconded by Ms. Bloomquist, with all in favor, Resolution 2019-02, Declaring a Vacancy in Seat 1 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date, was adopted.

Mr. Adams stated that the time was running close to the 90 day time frame within which a new Supervisor should be appointed and encouraged the Board to seek residents who might be interested in serving on the Board.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2019-03, Electing the Officers of the Southern Hills Plantation I Community Development District, and Providing for an Effective Date

Mr. Adams presented Resolution 2019-03. Ms. Johnson nominated the following slate of officers:

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|---------------------|---------------------|
| Chair | Grady Miars |
| Vice Chair | Robert Nelson |
| Secretary | Chuck Adams |
| Assistant Secretary | Margaret Bloomquist |
| Assistant Secretary | Ellen Johnson |
| Assistant Secretary | Jim Knierim |
| Assistant Secretary | Craig Wrathell |
| Treasurer | Craig Wrathell |
| Assistant Secretary | Jeff Pinder |

No other nominations were made.

On MOTION by Ms. Johnson and seconded by Mr. Knierim, with all in favor, Resolution 2019-03, Electing the Officers of the Southern Hills Plantation I Community Development District, and Providing for an Effective Date, as nominated, was adopted.

SEVENTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of December 31, 2018

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2018. The "Due from Southern Hills II" amount continues to increase. He contacted Counsel for Southern Hills II CDD and Counsel's initial opinion was that the Agreement was not legal but he spoke to him about the spirit and intent, noting that there may be an opportunity to settle.

EIGHTH ORDER OF BUSINESS

Approval of Minutes

A. September 6, 2018 Public Hearing and Regular Meeting

Mr. Adams presented the September 6, 2018 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Nelson and seconded by Ms. Johnson, with all in favor, the September 6, 2018 Public Hearing and Regular Meeting Minutes, as presented, were approved.

B. November 15, 2018 Landowners' Meeting

Mr. Adams presented the November 15, 2018 Landowners' Meeting Minutes.

On MOTION by Ms. Johnson and seconded by Mr. Knierim, with all in favor, the November 15, 2018 Landowners' Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Other Business

Ms. Bloomquist inquired about the next steps for the boulevard. Mr. Adams stated that Ms. Johnson previously indicated that there was an agreement, many years ago, and sod was set aside. Ms. Johnson stated that the dead sections would be replaced and discussions were underway about replacing the dead plants but they did not want to do anything until the irrigation was completed and the freeze season was over. Ms. Bloomquist questioned if the

pond banks were being mowed as often as the contract specifies. She thought the HOA’s landscaping contract was out for bid.

Discussion ensued regarding the contract specifications, the work being performed and actions that could be taken if the contractor was not fulfilling the requirements of the contract, landscape issues, etc.

TENTH 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, Inc.*

Mr. Calamari stated that the booster pumps were on order and expected to arrive on March 13th. The water lines tied into the existing water lines and the electrical was in. Duke Energy (DE) was designing its portion of the electrical and it should be installed by the end of the month. In response to a question about payment of the deposit to DE, Mr. Adams stated that the deposit was processed yesterday. It was noted that another invoice should be received and, once DE receives payment, the District would be placed on DE’s schedule. Mr. Adams was not aware of another invoice. Discussion ensued regarding the project, projected completion date, etc.

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

- **NEXT MEETING DATE: March 21, 2019 at 10:00 a.m.**

The next meeting will be held March 21, 2019 at 10:00 a.m.

ELEVENTH ORDER OF BUSINESS

Adjournment


There being no further business to discuss, the meeting adjourned at 10:29 a.m.

<p>On MOTION by Ms. Johnson and seconded by Mr. Nelson, with all in favor, the meeting adjourned at 10:29 a.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair