

**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 June 6, 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:**

Grady Miars (via telephone)	Chair
Robert Nelson	Vice Chair
Ellen Johnson	Assistant Secretary
Margaret Bloomquist (via telephone)	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Lauren Gentry (via telephone)	District Counsel
Joe Calamari	District Engineer
John McCoskrie	Supervisor-Elect

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:04 a.m. Supervisors Miars, Nelson, Bloomquist and Johnson were present, in person. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments (*Agenda Items*)**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Discussion/Consideration of Qualified  
Elector Candidate for Seat 1 Vacancy**

- **John H. McCoskrie, 3517 N. San Miguel Street, Tampa, FL 33629-7005**

Mr. Adams stated that a copy of Mr. McCoskrie's email of interest and resume were previously distributed. Mr. Johnson motioned to appoint Mr. McCoskrie to fill the Seat 1 vacancy.

On MOTION by Ms. Johnson and seconded by Mr. Nelson, with all in favor, appointing Mr. John McCoskrie to fill Seat 1, was approved.

**FOURTH ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Appointed Supervisor [SEAT 1] (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. McCoskrie. 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**

Ms. Gentry requested Mr. McCoskrie’s contact information so he could go over the ethics and Sunshine laws in more detail. Mr. Adams would forward the email address.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-04, Electing the Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2019-04. Mr. Nelson nominated the following slate officers:

- |                     |                     |
|---------------------|---------------------|
| Chair               | Grady Miars         |
| Vice Chair          | Robert Nelson       |
| Secretary           | Chuck Adams         |
| Assistant Secretary | Margaret Bloomquist |
| Assistant Secretary | Ellen Johnson       |
| Assistant Secretary | John McCoskrie      |
| Assistant Secretary | Craig Wrathell      |
| Treasurer           | Craig Wrathell      |

Assistant Secretary

Jeff Pinder

No other nominations were made.

**On MOTION by Mr. Nelson and seconded by Ms. Johnson, with all in favor, Resolution 2019-04, Electing the Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-05, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2019-05. He reviewed the Fiscal Year 2019/2020 Budget, noting that funds were moved from Capital Outlay into Landscape maintenance to improve the landscape and Fund Balance would be used to keep the assessment levels the same year-over-year. In response to Ms. Bloomquist’s question regarding landscape improvements, Mr. Adams stated that funds would be set aside to replace several flower beds, focusing on the entry, and it would likely be a multi-year project. Ms. Bloomquist suggested securing a three-year plan with the contractor, with a focus on improving the main boulevard and replacing the shrubs with sod, similar to the Club, and having the middle island area mowed. Mr. Adams stated that the CDD has more canopy trees than the Club so it would have a negative impact on sod and its viability; the goal would be to expand some of the beds with plant material that grows well in partial to full shade.

**On MOTION by Mr. Nelson and seconded by Ms. Johnson, with all in favor, Resolution 2019-05, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 5, 2019 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SOUTHERN HILLS PLANTATION I CDD  
SEVENTH ORDER OF BUSINESS**

June 6, 2019

**Consideration of Special Warranty Deed  
Southern Hills Plantation Golf Club, LLC to  
CDD of Drainage Ponds**

Mr. Adams presented the Special Warranty Deed from the Southern Hills Plantation Golf Club, LLC to several drainage ponds in the CDD and called attention to Composite Exhibit A. This was a transfer of ownership of the lake tract that the lakes are situated on. Ms. Gentry recommended approving the deed, in substantial form, subject to preparation of an Engineer's Certificate, Bill of Sale and updating the legal description.

**On MOTION by Ms. Johnson and seconded by Mr. Nelson, with all in favor, the Special Warranty Deed Southern Hills Plantation Golf Club, LLC to CDD of Drainage Ponds, in substantial form, subject to preparation of an Engineer's Certificate, Bill of Sale and updating the legal description, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of April 30, 2019**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2019. The financials were accepted.

**NINTH ORDER OF BUSINESS**

**Approval of February 21, 2019 Regular  
Meeting Minutes**

Mr. Adams presented the February 21, 2019 Regular Meeting Minutes.

**On MOTION by Mr. Nelson and seconded by Ms. Johnson, with all in favor, the February 21, 2019 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**ELEVENTH 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 reported the following:

- The booster pump is in place as of May 30<sup>th</sup>. A completion certification was prepared by the contractor; the project was certified complete.
- The final record drawings and the FDEP certification are being processed and should be released in three weeks.
- The South Florida Water Management District (SFWMD) issued six notices of as-built deviations for various permits; Mr. Calamari was coordinating with SFWMD to resolve the issues.

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

**i. 295 Registered Voters in District as of April 15, 2019**

There were 295 registered voters residing within the District as of April 15, 2019.

**ii. NEXT MEETING DATE: June 20, 2019 at 10:00 a.m.**

The next meeting will be held June 20, 2019 at 10:00 a.m. The June meeting would likely be cancelled unless there was pressing business; for quorum purposes, Board Members should report any conflicts with the September 5, 2019 public hearing.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests**

Ms. Bloomquist asked for an update with the landscape company. Mr. Adams stated that they were in transition and he was monitoring the situation. Discussion ensued regarding administrative changes at Cytex. Mr. Adams would schedule a tour of the lake banks, with Ms. Bloomquist and the new President of Cytex, and inquire about Cytex's plan for the boulevard and the plant replacement.

**THIRTEENTH ORDER OF BUSINESS**

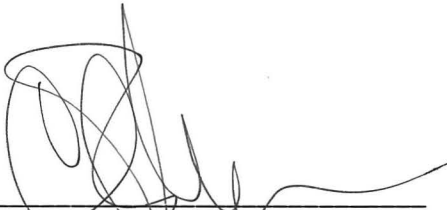
**Adjournment**

There being no further business to discuss, the meeting adjourned at 10:25 a.m.

**On MOTION by Ms. Johnson and seconded by Mr. Nelson, with all in favor, the meeting adjourned at 10:25 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair