

**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 September 13, 2021 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601.

Present at the meeting were:

Margaret Bloomquist	Chair
John McCoskrie	Vice Chair
Brian McCaffrey	Assistant Secretary
Robert Nelson (via telephone)	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jennifer Kilinski	District Counsel
Joe Calamari	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors Bloomquist, McCoskrie, McCaffrey were present in person. Supervisor Nelson was attending via telephone. Supervisor Romero was not present.

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There were no public comments.

THIRD ORDER OF BUSINESS

Discussion: Status of Culvert Cleanout

Mr. Adams stated the culvert cleanout has been scheduled and work would commence within one week. A vacuum truck would be used to draw out debris, at a cost of \$3,000 per day, and the project was anticipated to take two weeks to complete.

Mr. Adams responded to questions regarding the project costs, cleaning process, contractor, subcontractors, riprap installation, sediment erosion control requirements, Developer reimbursement for construction damage and code enforcement.

Mr. Nelson joined the meeting via telephone.

Mr. Adams would contact MRI to confirm which subcontractors would be used.

FOURTH ORDER OF BUSINESS

Continued Discussion: Status of CDD II and III Delinquencies

Ms. Bloomquist reviewed the documents that were previously distributed, including emailed communications between her and Mr. Rushnell, pond exhibits and an invoice statement. She noted the following:

- Mr. Rushnell was focused on the ponds, the streetlights and the landscape distance for the square footage.
- She asked Mr. Adams and Mr. Calamari to examine the acreage of the ponds, both inside and outside; only 6% of the ponds of the acreage of the ponds serve the Boulevard.
- Mr. Rushnell was provided with the acreage and the breakdown that Management provided and informed that the Board would share the scope of the Request for Proposals (RFP) for the landscape replacement project on the main Boulevard and that he could obtain competitive bids from other contractors.
- Mr. Rushnell was invited to today's meeting but, since the email was sent late on a Friday, there was no response yet.

Ms. Bloomquist stated she hoped, going forward, that Southern Hills Plantation CDD II (CDD II) would reach an agreement on past and present expenses and start paying and suggested that Southern Hills Plantation CDD I (CDD I) and CDD II meet once a year to address issues and that Ms. Kilinski draft a letter of acknowledgement to CDD II. Ms. Kilinski stated the Interlocal Agreement (IA) contemplates the percentages, the cost categories and Management's billings; it is more a matter of segregating the two issues. CDD II should start paying pursuant to the IA but may not want to if it means acknowledging all the arrears.

Mr. McCoskrie voiced his discomfort with addressing the arrears later and he suggested reaching an agreement with CDD II similar to the one with Southern Hills Plantation CDD III (CDD III) where they were given a payment schedule for the arrears. The Board and Staff discussed the amounts billed per month for electricity and aquatic and landscaping maintenance from Fiscal Year 2021, segregated billings for the Boulevard, the amount to charge CDD II per month, negotiating a payment plan with CDD II for just under \$3,000 per month for 60 months and scheduling a joint meeting between the two CDDs. Ms. Bloomquist recalled that the Board previously approved a Repayment Agreement that contemplated the full amount in arrears. She suggested that the Board wait for Mr. Rushnell's response to her email before reaching a consensus and, in the meantime, direct Ms. Kilinski to pull the Agreement that was previously drafted regarding the arrears.

FIFTH ORDER OF BUSINESS**Update: Debt Assessment Status**

Mr. McCoskrie stated, in reviewing the Unaudited Financial Statements as of July 31, 2021, he believed there were sufficient funds to make the A1 and A2 bond payments and, in his recent email chain with Ms. Bloomquist and Mr. McCaffrey, he expressed his opinion that the Amortization Schedule needs to be updated.

Discussion ensued regarding what to do about the Amortization Schedule, the May 1st bond payment, a number of escheated properties that went to the County and are now back on the tax rolls, the Trustee and Principal and Interest (P&I) payments.

Ms. Kilinski stated the theory is, when the County owns a lot, the lot that was subject to the assessment lien from the CDD merges and is wiped out and she would not recommend that the CDD re-levy liens without iron-clad waivers.

Asked if he ever tried-up an Amortization Schedule, Mr. Adams stated Management has completed several distressed deals, especially coming out of the recession. Asked if there are official records of escheated properties, Ms. Kilinski stated, when the City and County receive escheated properties, they must issue a satisfaction of liens for any outstanding liens. Ms. Kilinski would check to see if any Interlocal Agreements were recorded.

SIXTH ORDER OF BUSINESS

Consideration of Vortex Property Services Estimate #1050 for Paver Work and Sealing at Southern Hills Entry

Referencing an area map, Mr. McCoskrie reported the following regarding a recent meeting with the Developer of CDD III and Mr. McGowan:

- The Developer would like to put 175 lots on the north side of Southern Hills Boulevard, along with an entrance, and construct 1,000' on Governor's Boulevard.
- GreenPointe owes \$750,000 for off-roll assessment payments, which prevented the CDD from making a bond payment; he wanted to know GreenPointe's position on this.
- The paver project is slated to commence in early 2022.

Mr. McCoskrie stated that he would vote against the paver project because he felt that the Developer is contemplating new construction.

Discussion ensued regarding the City right-of-way (ROW), the CDD deeding the Boulevard to the City, potholes and responsibility for the pavers. The Board consensus was to hold off on the pavers. Asked if there were any additional proposals to consider, Mr. Adams stated there was a Kennedy Electric quote and an ASI quote.

Ms. Bloomquist presented the Kennedy Electric estimate for \$5,650 for removal of all the wires in the trees in the CDD and towards Cascades. She felt that the quote was fair, as some of the wires were live upon removal from the Boulevard and the contractor is doing a good job, thus far.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the Kennedy Electric estimate for \$5,650, to remove wires from trees and install new LED fixtures, was approved.

Mr. McCafrey presented the ASI irrigation proposal for \$8,400.31. He responded to questions regarding ASI, the project and obtaining other proposals. He would meet with the ASI contractors on site on Friday and obtain the project details. Discussion ensued regarding the irrigation heads, snails, vegetation and repairing mainline water breaks.

On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, the ASI Irrigation proposal for \$8,400.31, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2021. Total revenue collections were at 136%. He responded to questions regarding the "Trustee" line item at 225%, "Total Field operations" at 43%" and the ASI contract.

Mr. McCoskrie pointed out that pond bank mowing was placed under "Landscape maintenance" at 48% and not under "Lake/pond bank maintenance" at 0%. Mr. Adams would pull the general ledger and have the items recoded.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of August 9, 2021 Public Hearings and Regular Meeting Minutes

Mr. Adams presented the August 9, 2021 Public Hearings and Regular Meeting Minutes. The following changes were made:

- Line 42: Change "17th Drive" to "Summit Drive"
- Line 64: Change "received" to "due from" and delete "other"
- Line 65: Change "received" to "due from"

On MOTION by Ms. Bloomquist and seconded by Mr. McCaffrey, with all in favor, the August 9, 2021 Public Hearings and Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Other Business

Mr. McCoskrie stated that the CDD is dealing with the Trustee and the Amortization Schedule, as well as dealing with CDD II and trying to resolve those issues; those are the two items of focus.

Mr. McCaffrey asked when the Landscape Replacement project that was budgeted at \$75,000 would commence. Discussion ensued regarding the timing of the landscaping project, the additional ASI work, installing low maintenance plants and scheduling a workshop for the Board, Staff and attendees to inspect the Boulevard. The workshop was scheduled for October 4, 2021 at 9:00 a.m., at the guard gate, prior to the regular meeting at 10:00 a.m.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

There was nothing further to report.

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

There was no report.

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

- **NEXT MEETING DATE: *October 4, 2021, immediately following the adjournment of the Southern Hills Plantation III CDD meeting scheduled to commence at 10:00 a.m.***

- **QUORUM CHECK**

The next meeting will be held on October 4, 2021.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, the meeting adjourned at 11:19 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair