

**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 October 4, 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:

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

Also present were:

| | |
|--------------------------------|---------------------|
| Chuck Adams | District Manager |
| Jennifer Kilinski | District Counsel |
| John Frantz | CDD II Board Member |
| Devon Rushnell (via telephone) | CDD II Board Member |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:03 a.m. Supervisors Bloomquist, McCoskrie, McCaffrey and Romero were present in person. Supervisor Nelson was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-01, Making Certain Findings; Waiving a Portion of Rule 1.3(1), Rules of Procedure; Providing for Reasonable Notice of Board

Meetings; Providing a Severability Clause; and Providing an Effective Date

Ms. Kilinski presented Resolution 2022-01. She explained that Rule 1.3, of the CDD’s Rules of Procedure, requires published notice for every regular Board meeting at least seven days in advance in a local newspaper. This Resolution would waive the advertisement rule regarding advertising each meeting individually and make advertisement of the Annual Meeting Schedule fulfill the needs; this would also save costs.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, Resolution 2022-01, Making Certain Findings; Waiving a Portion of Rule 1.3(1), Rules of Procedure; Providing for Reasonable Notice of Board Meetings; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Discussion: Status of Culvert Cleanout

Mr. Adams stated that MRI commenced the project on Monday. The daily fee did not start until Monday but the cost has doubled to \$6,000 because of the inclusion of a back hoe, which has made their operation much more efficient. The daily fee includes the filter fabric and riprap sump that the contractor will build. One pipe was completed and the other would be completed at the end of the week.

Mr. McCoskrie stated that he spoke with the contractor and inquired about how the CDD could prevent future issues. He asked for clarity of the CDD’s responsibility for the drainage stormwater runoff in the community. Mr. Adams stated the CDD is responsible for the drainage system, ponds, dry retention areas, interconnecting pipes and interconnecting swale.

Discussion ensued regarding the design path of the swale, construction site stabilization, the CDD getting reimbursed for construction cleanup and the Master Association. Mr. Adams would ask Mr. Calamari to inspect the swale. Ms. Bloomquist would contact the City. Mr. Adams would contact Ms. Ellen Johnson of the DRC regarding reimbursement.

FIFTH ORDER OF BUSINESS

Update: Status of CDD II and III Delinquencies

Mr. Adams recalled that the Board previously authorized Ms. Kilinski to draft a letter to Southern Hills Plantation CDD II (CDD II) with newly established parameters. Upon review of the accounting related to the landscaping, it was discovered that the lake bank mowing had not been taken off of the top of the monthly bills. The total amount cost-shared for the landscaping is \$166,683.12, with the applied percentages to each CDD, reduces CDD II to \$61,006.02 for landscaping on the Boulevard. The amount for Southern Hills Plantation CDD III (CDD III) is \$39,670.58; the repayment schedule that was put together for them would be revisited and CDD I's portion is \$66,006.52.

The Board and Staff discussed the total cost-share amount for streetlights, landscaping and aquatic maintenance, the landscaping budget for 2021 and 2022, the annual budget on the Boulevard, the August 31, 2021 financial statements and the full Interlocal Agreement.

Mr. Frantz asked for the exhibits to the Interlocal Agreements. Mr. Adams stated the exhibits are 100 pages long, or 30 megabytes, and the Agreement was recorded without the exhibits; he would forward the documents to Mr. Frantz. In response to Ms. Bloomquist's request, Mr. Adams stated the Agreement would be revised with the updated amounts and emailed to the Board Members for their feedback. Mr. McCoskrie stated Mr. Frantz and Mr. Rushnell should receive copies of the revised documents as well. Mr. Adams stated that Mr. Franz and Mr. Rushnell would be presented with an addendum to their repayment agreement with the updated calculations. Mr. McCoskrie pointed out that the amount CDD III owes is increasing despite them making timely payments. Mr. Adams stated he discussed it with the necessary parties and they are working on a resolution. Mr. McCoskrie inquired about CDD II reimbursing the CDD I for \$316,000 that was written off by their auditor. Mr. Frantz stated the auditor was contacted and he and Mr. Rushnell are awaiting a response.

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

Mr. Adams reported the following:

- Staff is working on obtaining an updated Amortization Schedule through the Trustee.
- The Trustee is looking towards receiving the upcoming November 1, 2021 payment; although, the May 1, 2021 principal payment was still outstanding.

Mr. McCoskrie recalled that, at the previous meeting, the Board discussed CDD III doing some re-zoning on the north side of the Boulevard and stated he was concerned about GreenPointe’s plan to develop more homes despite owing the District millions. He would attend an October 12, 2021 meeting to voice his concerns and would invite a resident.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2021. The financials were accepted.

Discussion ensued regarding reducing assessments, “Field operations” at 46%, Trustee fees, electrical improvements and surplus fund balance.

EIGHTH ORDER OF BUSINESS

Approval of September 13, 2021 Regular Meeting Minutes

Mr. Adams presented the September 13, 2021 Regular Meeting Minutes. The following changes were made:

Lines 69, 70: Delete “contingent on charging interest”

Lines 72 through 73: Change “1,000 per month” to “just under \$3,000 per month”

Line 92: Insert “distressed deals” after “several”

Line 109: Change “fiscally-irresponsible” to “contemplating new construction”

Line 124: Change “Mr. Calamari” to “Mr. McCaffrey”

On MOTION by Mr. Romero and seconded by Mr. McCaffrey, with all in favor, the September 13, 2021 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Other Business

Mr. McCoskrie stated he disagreed with removing 70% of the flower beds on the Boulevard. Mr. McCaffrey stated the irrigation would need to be fully operational before any

sod or plant installations. He would obtain two or three estimates and present them at the next meeting. Mr. McCoskrie suggested holding the November meeting and cancelling the December meeting.

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: November 8, 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 November 8, 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 Mr. Romero, with all in favor, the meeting adjourned at 10:55 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair