

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

April 15, 2021

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**Southern Hills Plantation I
Community Development District**

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

April 8, 2021

Board of Supervisors
Southern Hills Plantation I Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold a Regular Meeting on April 15, 2021 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*Agenda Items*)
3. Discussion/Consideration: Write-off of Operation and Maintenance Assessments on Certain Delinquent Lots Currently Held by City, County and HOA
4. Discussion/Update: CDD II and III Repayments
5. Consideration of Proposals for Lake Maintenance Services
6. Consideration of Resolution 2021-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2020/2021 and Providing for an Effective Date [Second Monday of Each Month]
7. Consideration of Resolution 2021-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of February 28, 2021
9. Approval of February 18, 2021 Regular Meeting Minutes
10. Other Business
11. Staff Reports

- A. District Counsel: *Hopping Green & Sams, P.A.*
- B. District Engineer: *Coastal Engineering Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: _____, 2021 at 10:00 a.m.
 - QUORUM CHECK

JOHN McCOSKRIE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
ROBERT NELSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
MATT ROMERO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
BRIAN McCAFFREY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
MARGARET BLOOMQUIST	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

- 12. Supervisors' Requests
- 13. Adjournment

If you have any questions or comments, please contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

3

LOI County

774

SOUTHERN HILLS PLANTATION LOTS, AMOUNTS DUE AS OF 1/1/2021, SUBJECT TO LIEN SEARCH.													Doc.	Title	Broker	Closing	Total	Net
CITY OWNED LOTS													Stamps	Work	Fee	Costs	Closing	Sale
Prepared: 3/19/2021													0.007	250/lot	%	Est.	Costs	Price
No.	Key Number	Block	Lot	SQ. FT.	Address	CDD-P&I	Accrual	Total CDD	CDD-O&M	HOA FEES	Grand Total	Sales Net						
1	1637919	16	14	19,134	6006 Creek Ridge Rd. Corner lot	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 4,476	\$ 18,181	\$11,000	\$ (77)	\$ (250)	\$ -	\$ (30)	\$ (357)	\$ 10,643
2	1638035	16	28	18,414	6051 Rolling Ridge Dr. Corner Lot	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 3,476	\$ 17,181	\$11,000	\$ (77)	\$ (250)	\$ -	\$ (30)	\$ (357)	\$ 10,643
3	1558692	2	12	12,000	5731 Summit View Dr.	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 4,564	\$ 18,269	\$11,000	\$ (77)	\$ (250)	\$ -	\$ (30)	\$ (357)	\$ 10,643
4	1558709	2	13	12,000	5747 Summit View Dr.	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 4,554	\$ 18,259	\$11,000	\$ (77)	\$ (250)	\$ -	\$ (30)	\$ (357)	\$ 10,643
5	1596320	10	65	18,788	5033 Elm Leaf Dr.	\$ 10,736	\$ 500	\$ 11,236	\$ 3,619	\$ 4,476	\$ 19,331	\$11,000	\$ (77)	\$ (250)	\$ -	\$ (30)	\$ (357)	\$ 10,643
6	1596384	11	4	12,015	4661 Majestic Hills Loop	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 3,476	\$ 17,181	\$11,000	\$ (77)	\$ (250)	\$ -	\$ (30)	\$ (357)	\$ 10,643
7	1596428	11	8	16,163	4601 Majestic Hills Loop	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 4,476	\$ 18,181	\$11,000	\$ (77)	\$ (250)	\$ -	\$ (30)	\$ (357)	\$ 10,643
8	1596552	11	21	13,888	4588 Majestic Hills Loop	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 4,727	\$ 18,432	\$11,000	\$ (77)	\$ (250)	\$ -	\$ (30)	\$ (357)	\$ 10,643
9	1596570	11	23	12,714	4550 Majestic Hills Loop	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 4,360	\$ 18,065	\$11,000	\$ (77)	\$ (250)	\$ -	\$ (30)	\$ (357)	\$ 10,643
10	1596794	11	45	15,720	4567 Majestic Hills Loop	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 4,480	\$ 18,185	\$11,000	\$ (77)	\$ (250)	\$ -	\$ (30)	\$ (357)	\$ 10,643
Total						\$ 99,314	\$ 5,000	\$ 104,314	\$ 33,886	\$ 43,065	\$ 181,265	\$110,000	\$ (770)	\$ (2,500)	\$ -	\$ (300)	\$ (3,570)	\$ 106,430
Total cost to buyer including closing costs												\$ 113,570						
COUNTY OWNED LOTS						Cost per lot (10)						\$ 11,357						
1	1558638	2	6	13,043	5641 Summit View Dr. Lake View	\$ 8,947	\$ 500	\$ 9,447	\$ 3,081	\$ 177	\$ 12,705	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
2	1559209	2	63	12,907	5670 Summit View Dr. Lake View	\$ 8,052	\$ 500	\$ 8,552	\$ 2,798	\$ 177	\$ 11,527	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
3	1559717	5	2	12,920	19381 Shelter Hill Dr.	\$ 8,947	\$ 500	\$ 9,447	\$ 3,081	\$ 177	\$ 12,705	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
4	1595982	10	31	14,265	4939 Hickory Oak Dr.	\$ 10,736	\$ 500	\$ 11,236	\$ 3,619	\$ 177	\$ 15,032	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
5	1596437	11	9	16,250	4787 Majestic Hills Loop	\$ 7,158	\$ 500	\$ 7,658	\$ 2,515	\$ 177	\$ 10,350	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
6	1596632	11	29	14,287	4462 Majestic Hills Loop	\$ 8,052	\$ 500	\$ 8,552	\$ 2,798	\$ 177	\$ 11,527	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
7	1596703	11	36	13,663	4780 Majestic Hills Loop	\$ 8,052	\$ 500	\$ 8,552	\$ 2,798	\$ 177	\$ 11,527	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
8	1596721	11	38	12,731	4746 Majestic Hills Loop	\$ 7,158	\$ 500	\$ 7,658	\$ 2,515	\$ 177	\$ 10,350	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
9	1596865	11	52	21,280	3898 So. Valley Loop	\$ 8,052	\$ 500	\$ 8,552	\$ 2,798	\$ 177	\$ 11,527	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
10	1596909	11	56	18,586	3984 So. Valley Loop	\$ 8,052	\$ 500	\$ 8,552	\$ 2,798	\$ 177	\$ 11,527	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
11	1596954	11	61	13,654	4056 So. Valley Loop	\$ 7,158	\$ 500	\$ 7,658	\$ 2,515	\$ 177	\$ 10,350	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
12	1596981	11	64	12,015	4098 So. Valley Loop	\$ 9,841	\$ 500	\$ 10,341	\$ 3,363	\$ 177	\$ 13,881	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
13	1597007	11	66	12,015	4132 So. Valley Loop	\$ 7,158	\$ 500	\$ 7,658	\$ 2,515	\$ 177	\$ 10,350	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
14	1597506	12	18	17,626	19844 English Walnut Pl.	\$ 10,102	\$ 500	\$ 10,602	\$ 3,081	\$ 177	\$ 13,860	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
15	1637820	16	5	14,713	6422 Summit View Dr. Golf View	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 177	\$ 13,882	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
16	1638008	16	23	17,278	6095 Dusk Rose Ln.	\$ 8,052	\$ 500	\$ 8,552	\$ 2,798	\$ 177	\$ 11,527	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
17	1638053	16	28	12,888	19760 Rolling Ridge Dr. Water View	\$ 10,736	\$ 500	\$ 11,236	\$ 3,619	\$ 177	\$ 15,032	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
18	1638080	16	31	14,061	19808 Rolling Ridge Dr. Water View	\$ 8,052	\$ 500	\$ 8,552	\$ 2,798	\$ 177	\$ 11,527	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
19	1638240	16	47	13,565	6057 Evening Ray Dr.	\$ 8,947	\$ 500	\$ 9,447	\$ 3,081	\$ 177	\$ 12,705	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
20	1638286	16	51	15,935	6088 Evening Ray Dr.	\$ 8,947	\$ 500	\$ 9,447	\$ 3,081	\$ 177	\$ 12,705	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
21	1638534	16	76	13,500	6453 Summit View Dr. Pump St.	\$ 9,842	\$ 500	\$ 10,342	\$ 3,081	\$ 177	\$ 13,600	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
22	1559744	5	5	14,631	19439 Shelter Hill Dr. Water View	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 3,962	\$ 17,667	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
23	1596099	10	42	18,158	4650 Hickory Oak Dr. Corner Lot	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 4,477	\$ 18,182	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
24	1597178	11	82	12,850	4111 So. Valley Loop Golf View	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 4,336	\$ 18,041	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
25	1638320	16	55	13,445	6851 Summit View Dr. Water View	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 3,536	\$ 17,241	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
26	1560493	5	80	12,160	19394 Shelter Hill Dr.	\$ 9,842	\$ 500	\$ 10,342	\$ 3,363	\$ 2,065	\$ 15,770	\$ 10,500	\$ (74)	\$ (250)	\$ (525)	\$ (20)	\$ (869)	\$ 9,632
Total						\$ 231,093	\$ 13,000	\$ 244,093	\$ 78,911	\$ 22,093	\$ 345,097	\$ 273,000	\$ (1,911)	\$ (6,500)	\$ (13,650)	\$ (520)	\$ (22,581)	\$ 250,419
Total cost to buyer including closing costs												\$ 281,931						
SHP OWNED LOT						Cost per lot (26)						\$ 10,844						
1	1596204	10	53	17,215	4700 Hickory Oak Dr. Corner Lot	\$ 10,736	\$ 500	\$ 11,236	\$ 3,619	\$ 3,016	\$ 17,871	\$ 12,000	\$ (84)	\$ (250)	\$ (600)	\$ (300)	\$ (1,234)	\$ 10,766
Total						\$ 10,736	\$ 500	\$ 11,236	\$ 3,619	\$ 3,016	\$ 17,871	\$ 12,000	\$ (84)	\$ (250)	\$ (600)	\$ (300)	\$ (1,234)	\$ 10,766
Grand Total						\$ 341,143	\$ 18,500	\$ 359,643	\$ 116,416	\$ 68,174	\$ 544,233	\$ 395,000	\$ (2,765)	\$ (9,250)	\$ (14,250)	\$ (1,120)	\$ (27,385)	\$ 367,615
Average Per Lot (37 lots) before closing costs						\$ 9,220	\$ 500	\$ 9,720	\$ 3,146	\$ 1,843	\$ 14,709	\$ 10,676	\$ (75)	\$ (250)	\$ (500)	\$ (30)	\$ (740)	\$ 9,938

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

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SOUTHERN HILLS PLANTATION I CDD

Maintenance of Water Management Areas - BLUE WATER AQUATICS, Inc.

Aquatic Management

Bid Schedule

FIRST YEAR		SECOND YEAR		THIRD YEAR	
I.D. #	12 Month Price	I.D. #	12 Month Price:	I.D. #	12 Month Price:
1	\$ 1,824.00	1	\$ 1,824.00	1	\$ 1,824.00
2	\$ 432.00	2	\$ 432.00	2	\$ 432.00
3	\$ 300.00	3	\$ 300.00	3	\$ 300.00
L-5AA	\$ 1,752.00	L-5AA	\$ 1,752.00	L-5AA	\$ 1,752.00
L-5EE	\$ 1,416.00	L-5EE	\$ 1,416.00	L-5EE	\$ 1,416.00
L-5GG	\$ 2,976.00	L-5GG	\$ 2,976.00	L-5GG	\$ 2,976.00
L-5II	\$ 576.00	L-5II	\$ 576.00	L-5II	\$ 576.00
L-8AA	\$ 2,808.00	L-8AA	\$ 2,808.00	L-8AA	\$ 2,808.00
L-8BB	\$ 1,320.00	L-8BB	\$ 1,320.00	L-8BB	\$ 1,320.00
L-8CC	\$ 2,856.00	L-8CC	\$ 2,856.00	L-8CC	\$ 2,856.00
L-9CC	\$ 576.00	L-9CC	\$ 576.00	L-9CC	\$ 576.00
L-9II	\$ 1,272.00	L-9II	\$ 1,272.00	L-9II	\$ 1,272.00
L-10AA	\$ 2,712.00	L-10AA	\$ 2,712.00	L-10AA	\$ 2,712.00
L-10BB	\$ 2,952.00	L-10BB	\$ 2,952.00	L-10BB	\$ 2,952.00
L-10CC	\$ 2,256.00	L-10CC	\$ 2,256.00	L-10CC	\$ 2,256.00
L-11AA	\$ 2,076.00	L-11AA	\$ 2,076.00	L-11AA	\$ 2,076.00
L-15HH	\$ 1,248.00	L-15HH	\$ 1,248.00	L-15HH	\$ 1,248.00
L-20AA	\$ 2,892.00	L-20AA	\$ 2,892.00	L-20AA	\$ 2,892.00
Grand Total 1st Year	\$ 32,244.00	Grand Total 2nd Year	\$ 32,244.00	Grand Total 3rd Year	\$ 32,244.00



2/16/2021

Southern Hills Plantation 1 CCD
c/o Wrathell, Hunt & Associates, LLC,
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

To the Board of Directors,

Thank you for the opportunity to submit our proposal for the management of your stormwater ponds at the Southern Hills Plantation 1 CCD.

Advanced Aquatic is a Florida based company and has been in the waterway management business for 30 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. **We are a member of SePRO's Stewards of Water Program.** Advanced Aquatic also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Advanced Aquatic will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you and the Southern Hills Plantation 1 CCD.

Sincerely,

Jack R. Anderson

Jack R. Anderson, President

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



REFERENCES

Seminole Golf Club	Nelson Caron	561-626-2728
Boca West Master Assn.	Lawson Turner	561-479-3772
Old Course at Broken Sound	Shannon Easter	561-994-8545
Windstar Country Club	Mitch Johnson	239-280-7711
Stoneybrook Country Club	Tammy Kern	239-948-1787
Parker Lakes HOA	Sally McDonald	239-590-8920
Feather Sound Country Club	Mike Strube	727-433-4552
Carillon POA	Thomas White	727-290-9276
Heritage Lake Community Assoc.	Ray Geroux	727-376-0021

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621

SOUTHERN HILLS PLANTATION I CDD

Maintenance of Water Management Areas

Aquatic Management

Bid Schedule

FIRST YEAR		SECOND YEAR		THIRD YEAR	
I.D. #	12 Month Price	I.D. #	12 Month Price:	I.D. #	12 Month Price:
1	Not on Map	1	Not on Map	1	Not on Map
2	Not on Map	2	Not on Map	2	Not on Map
3	Not on Map	3	Not on Map	3	Not on Map
L-5AA	\$1,755.00	L-5AA	\$1,790.00	L-5AA	\$1,826.00
L-5EE	\$1,280.00	L-5EE	\$1,306.00	L-5EE	\$1,332.00
L-5GG	\$1,755.00	L-5GG	\$1,790.00	L-5GG	\$1,826.00
L-5II	\$800.00	L-5II	\$816.00	L-5II	\$832.00
L-8AA	\$1,750.00	L-8AA	\$1,785.00	L-8AA	\$1,821.00
L-8BB	\$1,320.00	L-8BB	\$1,346.00	L-8BB	\$1,373.00
L-8CC	\$2,030.00	L-8CC	\$2,070.00	L-8CC	\$2,112.00
L-9CC	\$1,040.00	L-9CC	\$1,061.00	L-9CC	\$1,082.00
L-9II	\$1,180.00	L-9II	\$1,204.00	L-9II	\$1,228.00
L-10AA	\$2,210.00	L-10AA	\$2,254.00	L-10AA	\$2,299.00
L-10BB	\$1,900.00	L-10BB	\$1,938.00	L-10BB	\$1,977.00
L-10CC	\$1,900.00	L-10CC	\$1,938.00	L-10CC	\$1,977.00
L-11AA	\$2,230.00	L-11AA	\$2,275.00	L-11AA	\$2,320.00
L-15HH	\$1,250.00	L-15HH	\$1,275.00	L-15HH	\$1,300.00
L-200AA	\$4,600.00	L-200AA	\$4,692.00	L-200AA	\$4,786.00
Initial Treatment Charge**	\$2,000.00				
Grand Total 1st Year	\$29,000.00	Grand Total 2nd Year	\$27,540.00	Grand Total 3rd Year	\$28,091.00

*** Cost to cover additional herbicide in the first month. This is in addition to the normal monthly charge of \$2,250.00 for the first month only!

L-20 AA changed to L-200AA. As L-20AA is not on map.

FEBRUARY 2021

Aquatic Management Proposal

SOUTHERN HILLS PLANTATION 1 CDD

BROOKSVILLE, FL

608B 17th St East
Palmetto, FL 34221

407-717-5851
www.sitexaquatics.com



Driven By Excellence

What distinguishes Sitex from other companies is our singular commitment to the clients we serve. Their satisfaction and trust is of utmost importance to us and we work hard to achieve both ongoing.

The Sitex Difference

Sitex Aquatics is a full-service aquatic management company that specializes in the control and prevention of nuisance aquatic weeds, underwater vegetation, and various types of algae.

Our staff members are all licensed applicators and regularly update their knowledge through seminars and continuing education programs. We continue to stay current in the latest advancements in our area of expertise and pass the benefits of the knowledge to our many clients.

Servicing the whole state of Florida, we offer fast, efficient, reliable and affordable service that will meet your needs and assure your satisfaction. Our customer base has grown steadily over time because our clients have come to trust us and have experienced the benefits of our services.



Our Commitment to You

Our greatest commitment to our clientele is the short and long term beauty, enjoyment and health of their lake and waterways. We accomplish this through a three-fold approach that ensures an unbeatable partnership:

We are committed to answer

The health and presentation of your property is what keeps your business running smoothly day-to-day. That is why we are committed to being available to make sure that your needs are met promptly and professionally with a smile.

We are committed to share.

The success of your business is the success of ours. That is why we are committed to transparency and detailed reports tracking our ongoing progress. When you know and understand that immediate and forthcoming challenges, wins, and losses... we all win.

We are committed to invest.

Pristine lake environments are the result of carefully planned and executed project goals and requirements. That is why we are committed to investing the time required to be available for company and governing agency meetings and presentations.

Lake & Pond Management

Sitex's roster of capabilities benefit our clients in that every needed service is available in-house. Multiple vendors are no longer necessary as Sitex delivers all services efficiently and expertly.



Aquatic Weed Control

The climate in Florida is great for people, but many exotic plants have been able to take over and displace native aquatic plants in your lake. We help you take back control of your lake or pond.

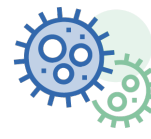
- Shoreline brush & grass spraying
- Floating & underwater vegetation treatments
- Algae control applications
- Physical removals



Fountains & Aeration

A striking water feature enhances the landscape of any property or a planned community. While they enhance, lake and pond fountains also serve other purposes like aeration and filtering.

- New fountain sales & installation
- Quarterly maintenance programs
- Fountain repair



Mosquito & Midge

Lakes and ponds can become a nightmare during mosquito season. They provide food and safety for mosquito larvae and make them an ideal habitat for mosquitos to lay eggs and multiply.

- Larvicide applications
- Adulticide applications
- Ultra low volume (ULV) fogging



Water Clarification

Add oxygen to your waterway aeration to reduce the growth of algae and thereby accelerate the breakdown of organic matter. Treatments Include:

- Water Aeration
- Oxygen Injections
- Product Treatments



Fish Stocking

Don't forget one of the most important line items on your budget for next year: fish stocking for your pond! Benefits of having a stocked pond include:

- Reduce Insect Larvae
- A Balanced Fishery
- Less unsightly Vegetation



Native Plantings

Maintaining dense beneficial vegetation around your lake or pond is extremely important for improving water quality and preventing erosion.

- Proper Buffer Management
- Mosquito Control
- Visually Beautifying

Aquatic Management Proposal

**Southern Hills
Plantation I CDD**

C/o Wrathell, Hunt & Associates
2300 Glades Rd, Suite 410W
Boca Raton, FL 33431

February 10th, 2021

We are truly honored by the opportunity to propose Sitex as your aquatics partner and look forward to working closely with your team to identify priorities, establish goals, and implement a roll-out plan.

We propose a customized aquatic management plan that focuses on the unique needs of your property while factoring service expectations, budget parameters, and the dynamics of waterways. After assessing the current conditions we propose the following for your review and consideration:

Aquatic Management Services

Sitex agrees to provide the following bi-weekly aquatic management services to the 18 waterways, located within the Southern Hills Community for a period of 12 months in accordance with the terms and conditions of this agreement

Service includes bi-weekly site visits (24 Annually)	Monthly	Yearly
18 lakes (56 acres) Shoreline Grass and Brush Control	\$4,725.00	\$56,700.00
18 lakes (56 acres) Underwater, Floating and Algae Treatment	Included	Included
Treatments preformed by licensed applicators	Included	Included
Treatment Report Issued After Each Visit	Included	Included
Use of EPA Regulated Materials Only	Included	Included
Monthly pick-up of trash (non-construction)	Included	Included
Total of services	\$4,725.00	\$56,700.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge. Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted by

Date

Joseph T. Craig

Joe Craig, President, Sitex Aquatics, Ilc.

Date

Terms and Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability. A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

SOUTHERN HILLS CDD
SITEX AQUATICS LLC.

Legend



**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2021-02

**A RESOLUTION OF THE SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES,
TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD
OF SUPERVISORS OF THE DISTRICT FOR THE REMAINDER OF FISCAL
YEAR 2020/2021 AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Southern Hills Plantation I Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hernando County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2020/2021 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Hernando County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 15th day of April, 2021.

Attest:

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE		
LOCATION		
<i>Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
May 10, 2021	Regular Meeting	10:00 AM
June 14, 2021	Regular Meeting	10:00 AM
July 12, 2021	Regular Meeting	10:00 AM
August 9, 2021	Regular Meeting	10:00 AM
September 13, 2021	Public Hearing & Regular Meeting	10:00 AM

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2021-03

**A RESOLUTION OF THE SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES,
TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD
OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Southern Hills Plantation I Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hernando County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Hernando County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 15th day of April, 2021.

Attest:

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE		
LOCATION		
<i>Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 4, 2021*	Regular Meeting	10:00 AM
November 8, 2021	Regular Meeting	10:00 AM
December 13, 2021	Regular Meeting	10:00 AM
January 10, 2022	Regular Meeting	10:00 AM
February 14, 2022	Regular Meeting	10:00 AM
March 14, 2022	Regular Meeting	10:00 AM
April 11, 2022	Regular Meeting	10:00 AM
May 9, 2022	Regular Meeting	10:00 AM
June 13, 2022	Regular Meeting	10:00 AM
July 11, 2022	Regular Meeting	10:00 AM
August 8, 2022	Regular Meeting	10:00 AM
September 12, 2022	Public Hearing & Regular Meeting	10:00 AM

Exception *

October meeting is one week earlier to accommodate the Columbus Day holiday.

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

8

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2021**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2021**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 106,890	\$ -	\$ 106,890
SBA	92	-	92
Investments			
Revenue - A1	-	236,274	236,274
Revenue - A2	-	130,314	130,314
Reserve - A1	-	493,330	493,330
Reserve - A2	-	57,387	57,387
Prepayment - A1	-	4,146	4,146
Prepayment - A2	-	709	709
Cost of Issuance	-	17,942	17,942
Assessments receivable - on-roll	-	46,287	46,287
Assessments receivable - off-roll	245,728	557,948	803,676
Allowance for uncollectable receivable	(248,704)	(19,567)	(268,271)
Due from Southern Hills II	424,794	-	424,794
Due from Southern Hills III	93,605	-	93,605
Deposits	2,919	-	2,919
Total assets	<u>\$ 625,324</u>	<u>\$ 1,524,770</u>	<u>\$ 2,150,094</u>
LIABILITIES			
Liabilities			
Accrued expenses payable	\$ -	\$ 7,500	\$ 7,500
Due to Developer	37	-	37
Total liabilities	<u>37</u>	<u>7,500</u>	<u>7,537</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	93,585	557,948	651,533
Total deferred inflows of resources	<u>93,585</u>	<u>557,948</u>	<u>651,533</u>
Fund balances			
Restricted for:			
Debt service	-	959,322	959,322
Unassigned	531,702	-	531,702
Total fund balances	<u>531,702</u>	<u>959,322</u>	<u>1,491,024</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 625,324</u>	<u>\$ 1,524,770</u>	<u>\$ 2,150,094</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ 211,007	\$ 470,147	45%
Special assessments: off-roll	-	-	75,582	0%
Interest & miscellaneous	-	-	250	0%
Total revenues	<u>-</u>	<u>211,007</u>	<u>545,979</u>	39%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	800	2,800	4,100	68%
Financial & administrative				
Management	2,500	12,500	30,000	42%
Engineering	-	519	7,500	7%
Dissemination agent	208	1,042	2,500	42%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,007	4,800	104%
Legal advertising	73	263	750	35%
Bank fees	34	183	600	31%
Annual district filing fee	-	175	175	100%
Website	-	-	1,000	0%
ADA website compliance	-	-	210	0%
Postage	17	42	500	8%
Office supplies	-	-	150	0%
Legal counsel				
District counsel	272	4,252	10,000	43%
Total professional & administrative	<u>3,904</u>	<u>26,783</u>	<u>70,485</u>	38%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	185	4,628	14,800	31%
Stormwater control				
Lake/pond bank maintenance	-	-	55,000	0%
Aquatic maintenance	-	11,296	46,800	24%
Aquatic plant replacement	-	-	5,000	0%
Lake/pond repair	9,999	9,999	6,900	145%
Other physical environment				
Insurance: property	-	7,904	7,400	107%
Entry & walls maintenance	-	-	2,500	0%
Landscape maintenance	5,709	14,272	75,000	19%
Holiday decorations	-	10,000	10,000	100%
Irrigation repairs & maintenance	-	-	7,500	0%
Landscape replacement	-	-	75,000	0%
Contingency				
Miscellaneous contingency	-	-	10,000	0%
Total field operations	<u>15,893</u>	<u>58,099</u>	<u>315,900</u>	18%
Other fees and charges				
Property appraiser	-	-	9,795	0%
Tax collector	-	7,899	9,795	81%
Total other fees and charges	<u>-</u>	<u>7,899</u>	<u>19,590</u>	40%
Total expenditures	<u>19,797</u>	<u>92,781</u>	<u>405,975</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	(19,797)	118,226	140,004	
Fund balance - beginning	<u>551,499</u>	<u>413,476</u>	<u>340,281</u>	
Fund balance - ending	<u>\$ 531,702</u>	<u>\$ 531,702</u>	<u>\$480,285</u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ 372,853	\$ 786,552	47%
Special assessments: off-roll	-	-	185,983	0%
Interest	16	85	5,500	2%
Total revenues	<u>16</u>	<u>372,938</u>	<u>978,035</u>	38%
EXPENDITURES				
Principal - A1	-	-	230,000	0%
Principal - A2	-	-	170,000	0%
Interest - A1	-	153,990	307,980	50%
Interest - A2	-	113,390	226,780	50%
Principal prepayments	-	15,000	-	N/A
Total expenditures	<u>-</u>	<u>282,380</u>	<u>934,760</u>	30%
Other fees and charges				
Property appraiser	-	-	16,387	0%
Tax collector	-	13,957	16,387	85%
Total other fees and charges	<u>-</u>	<u>13,957</u>	<u>32,774</u>	43%
Total expenditures	<u>-</u>	<u>296,337</u>	<u>967,534</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	16	76,601	10,501	
Fund balance - beginning	959,306	882,721	856,851	
Fund balance - ending	<u>\$ 959,322</u>	<u>\$ 959,322</u>	<u>\$ 867,352</u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

9

DRAFT

**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 18, 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
Matt Romero	Assistant Secretary
Brian McCaffrey	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Joe Calamari	District Engineer
Unidentified Member of the Public	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:02 a.m. Supervisors Bloomquist, McCoskrie, Romero and McCaffrey were present in person. Supervisor Nelson was not present.

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Continued Discussion/Consideration:
Delinquent Shared Costs, Demands and
Repayment Agreements**

Mr. Adams distributed the latest versions of the Repayment Agreements between the District and the Southern Hills Plantation II (SHPII) CDD and the Southern Hills Plantation III (SHPIII) CDD, which included the schedule from Mr. Pinder.

40 Ms. Kilinski presented the Interlocal Funding and Repayment Agreements, discussed the
41 terms of the Agreements and the default clause and recommended approval, in substantial
42 form. She noted that the District Manager's office confirmed that the SHPIII amounts were
43 accurate and the SHPII amounts were being confirmed, for accuracy. The Repayment Schedule
44 would be an Exhibit to the Agreements. She reported the following:

- 45 ➤ SHPIII CDD Agreement: Feedback from the majority Landowner, as the District is
46 currently funded by the Developer Funding Agreement, was pending.
- 47 ➤ SHPII CDD Agreement: The amounts owed to the District were much higher.
- 48 ➤ Litigation, if pursued, would be a fairly swift adjudication of the issue in a court of law.

49 Mr. McCoskrie stated, for transparency, he distributed Ms. Kilinski's responses to his
50 latest questions to the Board. He wanted assurance that the Agreements were binding to any
51 successor, owner or transfer of title and that the obligations were due to the land. Ms. Kilinski
52 confirmed that specific language was included in the Agreements and referred to Section 14 of
53 the Interlocal Agreement and Section 11 of the Repayment Agreement, respectively. The Board
54 directed Ms. Kilinski to fashion the Repayment Agreements as Interlocal Repayment
55 Agreements and have them recorded on record.

56 Discussion ensued regarding offering incentives for payments, potentially including
57 collecting amounts due prior to 2015, and supporting documents located at the warehouse.

58

59 **On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor,**
60 **the Delinquent Shared Costs, Demands and Repayment Agreements, amended**
61 **as discussed, in substantial form, were approved.**

62

63

64 **FOURTH ORDER OF BUSINESS**

**Continued Discussion: Potential
Acquisition of Lots Escheated to the
County/City**

65

66

67

- 68 • **Memorandum Regarding District Options with Respect to Taking Title to Property**

69 Mr. McCoskrie discussed the Memorandum and stated that he and Mr. Pugin inspected
70 the 37 lots, which were escheated to the County/City and HOA and noted that the debt service
71 is attached to the lots; however, HOA fees are not. Each lot was categorized as great, good,
72 average or bad. He stated that Mr. Buckner has been charged by the County to dispose of

73 excess County property and also contacted the City, who were unaware of that purchase. Lot
74 plans were presented to two Brokers who are trying to market these lots to homebuilders. He
75 believed they should try to find someone interested in purchasing the property before
76 considering setting up a Special Purpose Entity (SPE) to take on these lots.

77 Discussion ensued regarding selling individual lots instead of in bulk and contacting
78 County Commissioners to address the issue.

79

80 **FIFTH ORDER OF BUSINESS**

**Continued Discussion: Landscaping
Contract**

81

82

83 Mr. McCaffrey distributed and presented the ASI Landscape Management (ASI) proposal
84 for landscape maintenance services and recommended awarding the contract to ASI, with the
85 intention of negotiating the contract amount. Another bid was submitted but it was extremely
86 high and Alexander declined to bid on the contract. Mr. Adams stated that a few Dry Retention
87 Areas (DRAs) that were inadvertently omitted from the District map require lake bank
88 maintenance. He would discuss this and including those areas in the contract with Mr.
89 McCaffrey later.

90 Mr. McCaffrey discussed scheduling a meeting with ASI to negotiate the terms and
91 present them at the next meeting. Mr. Adams stated he would forward ASI’s references to the
92 Board and, once approved, have the 30-day Notice of Termination letter prepared.

93 Discussion ensued regarding irrigation repair costs increasing slightly due to design
94 changes and including a rain override to the system to prevent potential overwatering.

95

**On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in
favor, the ASI Landscape Management proposal for Landscape Maintenance
Services and authorizing Mr. McCaffrey to include the DRAs in the contract and
negotiate contract terms, commencing April 1, 2021, in a not-to-exceed
amount of \$101,050.56, was approved.**

96

97

98

99

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103

SIXTH ORDER OF BUSINESS

**Consideration of Aventura Nursery &
Landscapes, Inc., Estimate #8774**

104

105

106 Mr. McCaffrey distributed Aventura Nursery & Landscapes, Inc., Estimated #8642 and
107 #8637. He gave an overview of the redesign landscape projects that address landscaping and
108 the Palms. Additional electrical and irrigation work and possibly cleaning or replacing the
109 pergola, which was in poor condition, was expected.

110

111 **On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in**
112 **favor, Aventura Nursery & Landscapes, Inc., Estimate #8642 for Tree Removal,**
113 **in a not-to-exceed amount of \$3,200, contingent on resale of the palm trees,**
114 **was approved.**

115

116

117 Discussion ensued regarding using low maintenance materials.

118

119 **On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor,**
120 **Aventura Nursery & Landscapes, Inc., Estimate #8774 to plant Phoenix**
121 **Reclinata and annuals in the front entrance flower bed, subject to no sales tax,**
122 **in a not-to-exceed amount of \$1,325, was approved.**

123

124

125 Mr. McCaffrey discussed project specifics, the number of plantings, type of sod, ASI's
126 maintenance responsibilities and irrigation concerns. This project was more about enhancing
127 the wall and the logos, than the landscape. Discussion ensued regarding the removing the
128 juniper, including irrigation and re-grading services in the cost, obtaining proposals to trim the
129 trees along the Boulevard, removing the plants inside the pergola, additional electrical costs
130 and the budget.

131 Ms. Bloomquist would provide Mr. McCaffrey with the contact information of an
132 Electrical Engineer to assist with the contract.

133

134 **On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor,**
135 **Aventura Nursery & Landscapes, Inc., Estimate #8637 to remove plant**
136 **materials and revamp the median flower bed, along with any additional plant**
137 **material, irrigation and electrical work necessary, in a not-to-exceed amount of**
138 **\$25,000, was approved.**

139

140

141 Mr. McCaffrey was asked to obtain proposals to remove the overgrown vegetation
142 along the fence line and trim trees and to ensure that the costs include stump grinding.

143

144 **SEVENTH ORDER OF BUSINESS**

**Discussion: Payment Status of Developer
On-Roll Properties**

145

146

147 Mr. Adams presented the recent FY 2021 Assessment Roll, which identified Tax
148 Certificates issued for all the SHP Group LLC properties and whose tax payment status from
149 2019 through 2021, was unpaid. Mr. McCoskrie thought it strange that a company other than
150 the Developer purchased the tax certificates and noted that it may be the same situation that
151 occurred with Cascades.

152

153 **EIGHTH ORDER OF BUSINESS**

**Approval of Unaudited Financial
Statements as of December 31, 2020**

154

155

156 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2020. He
157 would review the bank statements to determine if any owed funds were received. The
158 financials were accepted.

159

160 **NINTH ORDER OF BUSINESS**

**Approval of January 21, 2021 Regular
Meeting Minutes**

161

162

163 Mr. Adams presented the January 21, 2021 Regular Meeting Minutes. The following
164 change was made:

165 Line 45: Change "would be" to "would not be"

166 In reference to Line 127, Mr. Adams stated that District Staff would revise the maps of
167 the ponds and pond banks to include a few DRAs.

168

**On MOTION by Mr. McCaffrey and seconded by Ms. Bloomquist, with all in
favor, the January 21, 2021 Regular Meeting Minutes, as amended, were
approved.**

169

170

171

172

173

174 **TENTH ORDER OF BUSINESS**

Other Business

175

176 There being no other business, the next item followed.

177

178 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

179

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

181 There being nothing further to report, the next item followed.

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

183 There being nothing to report, the next item followed.

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

185 • **NEXT MEETING DATE: March 18, 2021 at 10:00 a.m.**

186 ○ **QUORUM CHECK**

187 The next meeting would be held March 18, 2021 at 10:00 a.m.

188 Mr. McCaffrey stated he would present the pond maintenance proposals at the next
189 meeting.

190

191 **TWELFTH ORDER OF BUSINESS**

Supervisors' Requests

192

193 Mr. McCoskrie referred to the Interlocal Agreement tied to the debt payment with SHPII
194 and asked about obtaining the backup documentation to support the amounts credited. Mr.
195 Adams stated that, although the terms were in the Agreement, he believed they were never
196 implemented. He would speak to Mr. Pinder and email his findings to the Board.

197

198 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

199

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

201

202 **On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in**
203 **favor, the meeting adjourned at 11:31 a.m.**

204

205

206

207

208

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

209
210
211
212
213
214
215
216

Secretary/Assistant Secretary

Chair/Vice Chair