

**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 April 15, 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 (via telephone)	Chair
John McCoskrie	Vice Chair
Matt Romero	Assistant Secretary
Brian McCaffrey	Assistant Secretary
Robert Nelson (via telephone)	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors McCoskrie, Romero and McCaffrey were present in person. Supervisors Bloomquist and Nelson were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Discussion/Consideration: Write-off of Operation and Maintenance Assessments on Certain Delinquent Lots Currently Held by City, County and HOA

Mr. McCoskrie reported the following:

- He worked with two local brokers to identify active local builders who may be interested in the 37 lots in the community.
- Mr. Ken Romanczuk, of GTG Spire Homes, was interested in all 37 lots and, last week, purchase contracts were submitted to the HOA for its one lot, the City for its 10 lots and the broker for the County for its 26 lots.
- Those contracts were still under review by the HOA, the City and the County.
- Significant progress was made in identifying buyers and submitting contracts; work was underway regarding the mechanics of fund disbursement.

Ms. Kilinski stated that negotiations, plat agreements, funding arrangements and related items were being discussed in preparation for meeting with the Trustee.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, waiving the past due Operation & Maintenance (O&M) assessments on the 37 lots and noting there was no intention to reallocate the lien for past due O&M assessments, was approved.

Mr. McCoskrie stated that the District would be writing off approximately \$116,000 in past due O&M assessments and the HOA was expected to write off past due fees of approximately \$68,000. The Club, which may not have been owed assessments or fees, would welcome a new buyer who would pay social dues going forward. The proceeds of the sales should total approximately \$360,000. A buyer purchased the HOA lot and the 10 City lots at a cost of \$12,000 each, plus all closing costs and extensive title work. The County lots sold for approximately \$10,500 each and would likely close in 60 to 90 days.

FOURTH ORDER OF BUSINESS

Discussion/Update: CDD II and III Repayments

Mr. Adams stated the Agreement with the Southern Hills Plantation III (SHPIII) CDD was finalized and executed, both between SHPIII and SHPI, and in the Funding Agreement from the SHPIII primary Landowner to the District itself. Ms. Kilinski stated, per District Counsel for Southern Hills Plantation II (SHPII) CDD, the only update was that the last two SHPII Board Meetings were canceled and a meeting has not been held since the Agreement was

transmitted. Mr. Romero asked if SHPII CDD confirmed receipt of documents sent previously. Ms. Kilinski responded affirmatively.

Mr. McCoskrie stated he was advised that SHPII CDD had new District Counsel and he was hopeful negotiations would occur. He requested a copy of the executed Funding Agreement and Repayment Agreement from SHPIII CDD. Mr. Adams stated he would forward copies of the Agreements to the Board and Staff.

Mr. McCoskrie stated the Repayment Agreement was in recordable form. He requested confirmation that the Agreement would be recorded and that recorded copies would be distributed to the Board and Staff.

Ms. Bloomquist asked if the original Interlocal Agreement with SHPII CDD could be executed. Mr. McCoskrie stated the Interlocal Agreement between SHPI CDD, SHPII CDD, SHPIII CDD and the Developer was executed in 2004 but it was not recorded until 2020. As it was now recorded, the District was trying to enforce the payment mechanisms within the Agreement.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Lake Maintenance Services

Mr. McCaffrey presented the Blue Water Aquatics, Inc. (BWA), Advanced Aquatic and Sitex Aquatics (Sitex) proposals for lake maintenance services and recommended awarding the contract to Advanced Aquatic. He discussed the reasons for his recommendation, including technology, certifications, chemical applications, cost, professionalism, responsiveness, personnel and treatment schedule. Mr. McCaffrey stated that the ponds at the entrance and on the golf course would be prioritized. He stated that he received positive feedback regarding the references provided.

Mr. Adams noted that giving 30 days notice to the current provider, Sitex, would allow the new contract to begin on June 1, 2021. Discussion ensued regarding prices and the map depicting the ponds.

On MOTION by Mr. Romero and seconded by Mr. McCaffrey, with all in favor, the Advanced Aquatic proposal for Lake Maintenance Services, was approved.

Ms. Bloomquist asked why Ponds 1, 2 and 3 were listed as “Not on Map” and asked if the price would require adjustment. Mr. McCaffrey noted the quote for each lake would likely increase in total by \$1,700 per year.

SIXTH ORDER OF BUSINESS

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]

Mr. Adams presented Resolution 2021-02 and noted that the meeting dates were moved to the second Monday of each month. The new schedule would be distributed.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, 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, was adopted.

SEVENTH ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2021-03. The October meeting was scheduled for one week earlier to accommodate the Columbus Day holiday.

On MOTION by Mr. Romero and seconded by Mr. McCoskrie, with all in favor, 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, was adopted.

EIGHTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of February 28, 2021

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2021. He referred to Pages 2 and 4 and noted that the “Special assessments: on-roll” and “Special assessments: off-roll” showed no revenue receipts for February 2021. Regarding the “Special assessments: on-roll”, on-roll assessments are typically received every month, from November through March, but Hernando County is typically very slow in transmitting receipts; receipts were likely in the process of being transmitted by the Tax Collector.

Mr. McCoskrie stated that Debt Service Principal and Interest payments would be due on May 1, 2021 on the A1 and A2 bonds, in the amounts of \$383,390 and \$283,390, respectively. The A1 revenues were sufficient to make the payment; however, there were insufficient revenue funds to pay the A2 bond payment, primarily due to the lack of off-roll payment receipts from the Developer. It was decided that Mr. Szymonowicz would call the bond Trustee to determine how to proceed. It was important to note that the Developer’s ongoing lack of payment of off-roll assessment obligations has finally caused a shortage resulting in the inability of the District to make a bond payment, notwithstanding collections in the next two weeks. Mr. Adams noted that the Trustee and the bondholders were aware of the ongoing off-roll assessment collection difficulties and, approximately two years ago, this account was transitioned to a workout department within the Trustee’s offices, at the direction of the bondholders.

The financials were accepted.

NINTH ORDER OF BUSINESS**Approval of February 18, 2021 Regular Meeting Minutes**

Mr. Adams presented the February 18, 2021 Regular Meeting Minutes. The following changes were made:

Line 21: Change “Unidentified Member of the Public” to “Richard Pakam”

Line 69: Change “Pagin” to “Pakam”

Mr. McCoskrie recalled that, as indicated in the minutes, expenditures were approved for a new landscaping contract, removal of palm trees, median renovations and entrance landscaping.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, the February 18, 2021 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS**Other Business**

Mr. McCaffrey stated the front entrance demolition scheduled for April 13, 2021 was rescheduled because the utility companies did not mark the area. The new demolition start date was April 19, 2021. Landscaping redesign and lighting would be required in the future. A proposal of \$70 per tree for oak tree de-mossing, trimming and cleanup of 100 to 120 oak trees was received. Magnolia trees would need to be addressed in the future. The majority of work required at the guard gate included removal of undergrowth and foliage and installation of sod and mulch.

Mr. McCaffrey presented a proposal from ASI Landscape Management (ASI) to address irrigation issues in 47 zones of entranceway irrigation that was patch with battery packs for the last eight years. Massive leaks and breaks were identified and ASI estimated repair costs of \$1,600 to make the irrigation functional from the guard gate to the pergola.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, the ASI Landscape Management proposal, in the amount of \$1,600, was approved.

Mr. McCoskrie recalled that vegetation was causing the fence to collapse. Mr. McCaffrey stated he would like to address this issue in conjunction with the oak trees. Discussion ensued regarding the need to trim landscaping, repair fencing and perform power washing. Mr. McCoskrie noted that, due to the size of palm trees, removal was more feasible than maintenance. Discussion ensued regarding future landscaping needs, removal of additional trees and the need to obtain permission before doing so.

Mr. McCaffrey stated he would obtain quotes for landscaping between the guard gate and the entranceway. Mr. Adams stated, if it could not be completed in Fiscal Year 2021, it could be budgeted for Fiscal Year 2022. The pressing need to remove ligustrums that are damaging the pergola was discussed.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

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

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

There being nothing to report, the next item followed.

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

- **NEXT MEETING DATE: _____, 2021 at 10:00 a.m.**
 - **QUORUM CHECK**

The next meeting would be held on May 10, 2021 at 10:00 a.m. Mr. Adams stated he would ensure that the meeting room is available.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

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

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, the meeting adjourned at 10:44 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair