

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

May 10, 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

May 3, 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 May 10, 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. Consideration of Resolution 2021-04, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Update: CDD II and III Repayments
5. Update: Status of A2 Bond Payment
6. Consideration of Ameri-Tree, Inc., Arbor Care Proposal #218464
7. Consideration of Vortex Property Services Estimate #1049 for Entryway Cleaning
8. Acceptance of Unaudited Financial Statements as of March 31, 2021
9. Approval of April 15, 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*
- I. 346 Registered Voters in District as of April 15, 2021
- II. NEXT MEETING DATE: June 14, 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

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Southern Hills Plantation I Community Development District (the "Board") a proposed operating budget for Fiscal Year 2021/2022; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 9, 2021

HOUR: 10:00 A.M.

**LOCATION: Southern Hills Plantation Clubhouse
4200 Summit View Drive
Brooksville, Florida 34601**

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to the City of Brooksville and Hernando County, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 10th day of May, 2021.

ATTEST:

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2021/2022 Budget

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022
PROPOSED BUDGET**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2011	5
Bond Amortization Tables	6 - 7
Assessment Summary	8

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll	\$ 489,736				\$ 412,052
Allowable discounts (4%)	(19,589)				(16,482)
Assessment levy: on-roll: net	470,147	\$ 241,943	\$ 228,204	\$ 470,147	395,570
Assessment levy: off-roll	75,582	-	166,996	166,996	63,593
Repayment from CDD III	-	-	16,459	16,459	12,344
Interest and miscellaneous	250	-	2,000	2,000	250
Total revenues	<u>545,979</u>	<u>241,943</u>	<u>413,659</u>	<u>655,602</u>	<u>471,757</u>
EXPENDITURES					
Professional & administrative					
Legislative					
Supervisor	4,100	3,600	500	4,100	6,700
Financial & Administrative					
District management	30,000	15,000	15,000	30,000	30,000
District engineer	7,500	519	5,000	5,519	7,500
Disclosure report	2,500	1,250	1,250	2,500	2,500
Trustee	4,300	-	4,300	4,300	4,300
Tax collector	9,795	8,516	1,279	9,795	16,482
Property appraiser	9,795	-	-	-	-
Auditing services	3,250	-	3,250	3,250	3,250
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	4,800	5,007	(207)	4,800	5,507
Legal advertising	750	263	487	750	750
Bank fees	600	212	388	600	600
Dues, licenses & fees	175	175	-	175	175
Website	1,000	-	1,000	1,000	790
ADA website compliance	210	-	210	210	210
Postage	500	153	347	500	500
Office supplies	150	-	150	150	150
Legal counsel					
District counsel	10,000	7,066	10,000	17,066	15,000
Electric utility services					
Street lights	14,800	6,023	7,000	13,023	13,100
Stormwater control					
Aquatic maintenance	46,800	11,296	20,000	31,296	31,000
Lake/pond bank maintenance	55,000	-	25,000	25,000	37,000
Aquatic plant replacement/weeding	5,000	-	-	-	5,000
Lake/pond repair	6,900	9,999	-	9,999	6,900

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
Other physical environment					
Property insurance	7,400	7,904	-	7,904	8,694
Entry & walls maintenance	2,500	-	2,500	2,500	2,500
Landscape maintenance	75,000	17,126	57,874	75,000	83,000
Irrigation repairs & maintenance	7,500	-	7,500	7,500	7,500
Landscape replacement plants, shrubs, trees	75,000	4,534	65,000	69,534	75,000
Holiday decorations	10,000	10,000	-	10,000	10,000
Contingency					
Miscellaneous contingency	10,000	-	-	-	10,000
Total expenditures	<u>405,975</u>	<u>108,643</u>	<u>228,478</u>	<u>337,121</u>	<u>384,758</u>
Excess/(deficiency) of revenues over/(under) expenditures	140,000	133,300	185,181	318,481	86,999
Fund balance - beginning (unaudited)	<u>340,281</u>	<u>413,476</u>	<u>546,776</u>	<u>413,476</u>	<u>731,957</u>
Fund balance - ending (projected)	<u><u>\$480,281</u></u>	<u><u>\$546,776</u></u>	<u><u>\$731,957</u></u>	<u><u>\$ 731,957</u></u>	<u><u>\$ 818,956</u></u>

Note: 87k of excess revenues is intended to account for the high probability that 216.74 ERUs will continue to not pay assessments in FY 2022

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Legislative

Supervisor	\$ 6,700
Statutorily set at \$200 per Supervisor (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.	
District management	30,000
Wrathell, Hunt and Associates, LLC, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.	
District engineer	7,500
Provides engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Disclosure report	2,500
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Service included under Management.	
Trustee	4,300
Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.	
Tax collector	16,482
Covers the cost of utilizing the Tax Collector services in placing the District's assessments on the property tax bill each year. The fee is 2% of the amount collected on the tax roll.	
Auditing services	3,250
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.	
Arbitrage rebate calculation	650
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Public officials liability insurance	5,507
Legal advertising	750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Bank fees	600
Dues, licenses & fees	175
Includes the annual fee paid to the Department of Economic Opportunity.	
Website	790
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
ADA website compliance	210
Postage	500
Office supplies	150

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

District counsel 15,000

Provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.

Electric utility services

Street lights 13,100

Intended to cover the costs of electricity for all street lighting within the District.

Stormwater control

Aquatic maintenance 31,000

The District contracts with a qualified and licensed contractor for the maintenance of its storm water lakes.

Lake/pond bank maintenance 37,000

Intended to address lake and pond bank erosion remediation on an as needed basis.

Aquatic plant replacement/weeding 5,000

Intended to supplement the existing beneficial aquatic plant program.

Lake/pond repair 6,900

Covers periodic repairs to pond banks, culverts or other associated structures.

Other physical environment

Property insurance 8,694

Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..

Entry & walls maintenance 2,500

Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.

EXPENDITURES (continued)

Landscape maintenance 83,000

The District contracts with a qualified and licensed landscape maintenance contractor for the maintenance of its landscaping

Irrigation repairs & maintenance 7,500

Intended to cover the irrigation repairs within the District's landscape areas.

Landscape replacement plants, shrubs, trees 75,000

Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.

Holiday decorations 10,000

Intended to cover the cost of installation, monitoring/repairing and removal of holiday lighting.

Contingency

Miscellaneous contingency 10,000

Automated AP routing and other miscellaneous items

Total expenditures \$ 384,758

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2011
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021		
REVENUES					
Special assessment - on-roll	\$819,325				\$819,325
Allowable discounts (4%)	(32,773)				(32,773)
Assessment levy: net	786,552	\$ 427,518	\$ 359,034	\$ 786,552	786,552
Special assessment - off-roll	185,983	-	185,983	185,983	185,983
Interest	5,500	101	-	101	5,500
Total revenues	<u>978,035</u>	<u>427,619</u>	<u>545,017</u>	<u>972,636</u>	<u>978,035</u>
EXPENDITURES					
Debt service					
Prepayment - A1	-	15,000	-	15,000	-
Principal - A1	230,000	-	230,000	230,000	240,000
Principal - A2	170,000	-	170,000	170,000	180,000
Interest - A1	307,980	153,990	153,990	307,980	293,770
Interest - A2	226,780	113,390	118,030	231,420	216,920
Total debt service	<u>934,760</u>	<u>282,380</u>	<u>672,020</u>	<u>954,400</u>	<u>930,690</u>
Other fees & charges					
Property Appraiser	16,387	-	16,387	16,387	16,387
Tax collector	16,387	15,049	1,338	16,387	16,387
Total other fees & charges	<u>32,774</u>	<u>15,049</u>	<u>17,725</u>	<u>32,774</u>	<u>32,774</u>
Total expenditures	<u>967,534</u>	<u>297,429</u>	<u>672,020</u>	<u>987,174</u>	<u>963,464</u>
Fund balance:					
Net increase/(decrease) in fund balance	10,501	130,190	(127,003)	(14,538)	14,571
Beginning fund balance (unaudited)	856,851	882,721	1,012,911	882,721	868,183
Ending fund balance (projected)	<u>\$ 867,352</u>	<u>\$1,012,911</u>	<u>\$ 885,908</u>	<u>\$ 868,183</u>	<u>882,754</u>
Use of fund balance:					
Debt service reserve account balance (required) - A1					(516,609)
Debt service reserve account balance (required) - A2					(78,539)
Interest expense - November 1, 2022 (A1)					(139,925)
Interest expense - November 1, 2022 (A2)					(103,240)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 44,441</u>

SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-1

\$12,505,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-		146,885.00	146,885.00
05/01/2022	240,000.00	5.800%	146,885.00	386,885.00
11/01/2022	-		139,925.00	139,925.00
05/01/2023	255,000.00	5.800%	139,925.00	394,925.00
11/01/2023	-		132,530.00	132,530.00
05/01/2024	270,000.00	5.800%	132,530.00	402,530.00
11/01/2024	-		124,700.00	124,700.00
05/01/2025	285,000.00	5.800%	124,700.00	409,700.00
11/01/2025	-		116,435.00	116,435.00
05/01/2026	305,000.00	5.800%	116,435.00	421,435.00
11/01/2026	-		107,590.00	107,590.00
05/01/2027	325,000.00	5.800%	107,590.00	432,590.00
11/01/2027	-		98,165.00	98,165.00
05/01/2028	340,000.00	5.800%	98,165.00	438,165.00
11/01/2028	-		88,305.00	88,305.00
05/01/2029	365,000.00	5.800%	88,305.00	453,305.00
11/01/2029	-		77,720.00	77,720.00
05/01/2030	385,000.00	5.800%	77,720.00	462,720.00
11/01/2030	-		66,555.00	66,555.00
05/01/2031	405,000.00	5.800%	66,555.00	471,555.00
11/01/2031	-		54,810.00	54,810.00
05/01/2032	430,000.00	5.800%	54,810.00	484,810.00
11/01/2032	-		42,340.00	42,340.00
05/01/2033	460,000.00	5.800%	42,340.00	502,340.00
11/01/2033	-		29,000.00	29,000.00
05/01/2034	485,000.00	5.800%	29,000.00	514,000.00
11/01/2034	-		14,935.00	14,935.00
05/01/2035	515,000.00	5.800%	14,935.00	529,935.00
Total	\$5,065,000.00		\$2,479,790.00	\$7,544,790.00

SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-2

\$13,860,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-		108,460.00	108,460.00
05/01/2022	180,000.00	5.800%	108,460.00	288,460.00
11/01/2022	-		103,240.00	103,240.00
05/01/2023	190,000.00	5.800%	103,240.00	293,240.00
11/01/2023	-		97,730.00	97,730.00
05/01/2024	200,000.00	5.800%	97,730.00	297,730.00
11/01/2024	-		91,930.00	91,930.00
05/01/2025	210,000.00	5.800%	91,930.00	301,930.00
11/01/2025	-		85,840.00	85,840.00
05/01/2026	225,000.00	5.800%	85,840.00	310,840.00
11/01/2026	-		79,315.00	79,315.00
05/01/2027	240,000.00	5.800%	79,315.00	319,315.00
11/01/2027	-		72,355.00	72,355.00
05/01/2028	250,000.00	5.800%	72,355.00	322,355.00
11/01/2028	-		65,105.00	65,105.00
05/01/2029	265,000.00	5.800%	65,105.00	330,105.00
11/01/2029	-		57,420.00	57,420.00
05/01/2030	285,000.00	5.800%	57,420.00	342,420.00
11/01/2030	-		49,155.00	49,155.00
05/01/2031	300,000.00	5.800%	49,155.00	349,155.00
11/01/2031	-		40,455.00	40,455.00
05/01/2032	320,000.00	5.800%	40,455.00	360,455.00
11/01/2032	-		31,175.00	31,175.00
05/01/2033	335,000.00	5.800%	31,175.00	366,175.00
11/01/2033	-		21,460.00	21,460.00
05/01/2034	360,000.00	5.800%	21,460.00	381,460.00
11/01/2034	-		11,020.00	11,020.00
05/01/2035	380,000.00	5.800%	11,020.00	391,020.00
Total	\$3,740,000.00		\$1,829,320.00	\$37,192,650.00

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2022**

*** Preliminary and may change based on Hernando County roll information***

Platted Units

Number of Units	Unit Type	Projected Fiscal Year 2022			FY 21 Assessment
		GF	DSF	GF & DSF	
<u>Series 2011A-1 Bond Units</u>					
46	Single Family 50'	\$ 307.71	\$ 782.69	\$ 1,090.40	\$ 1,148.41
43	Single Family 65'	400.02	877.59	1,277.61	1,353.03
341	Single Family 80'	492.34	972.49	1,464.83	1,557.64
94	Single Family 100'	615.42	1,098.01	1,713.43	1,829.45
57	Single Family 120'	738.50	1,304.82	2,043.32	2,182.55
<u>Series 2011A-2 Bond Units</u>					
5	Club Villa	276.94	923.75	1,200.69	1,252.90
24	Single Family 50'	307.71	1,026.39	1,334.10	1,392.11
99	Single Family 65'	400.02	1,150.84	1,550.86	1,626.28
49	Single Family 80'	492.34	1,275.30	1,767.64	1,860.45
38	Single Family 100'	615.42	1,439.89	2,055.31	2,171.33
23	Single Family 120'	738.50	1,711.11	2,449.61	2,588.84

819

Unplatted Units

Number of Units	Unit Type	Projected Fiscal Year 2022			FY 21 Assessment
		GF	DSF	GF & DSF	
<u>Series 2011A-2 Bond Units</u>					
45	Club Villa	\$ 254.78	\$ 849.85	\$ 1,104.63	\$ 1,152.66
79	Single Family 50'	283.09	944.28	1,227.37	1,280.74
58	Single Family 65'	368.02	1,058.77	1,426.79	1,496.17
10	Single Family 80'	452.94	1,173.28	1,626.22	1,711.62
6.87	Golf Course	566.18	-	566.18	672.92

199

1,018

Note: Based on assumption that all parcels that were subject to Hernando County exemptions will be able to be billed for GF and DS on-roll

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

6

Proposed Tree Care Services

Tree Quantity: 198

Proposal Value: \$11,425

February 23, 2021

Proposal #: 218464



Tree Care Service Address/Location
SHP CDD
19850 Southern Hills Blvd
Brooksville, FL 34601

Tree Care Service Billing Address
Christian Padgett

cpadgett@ameriscapusa.com
tel:8133908467

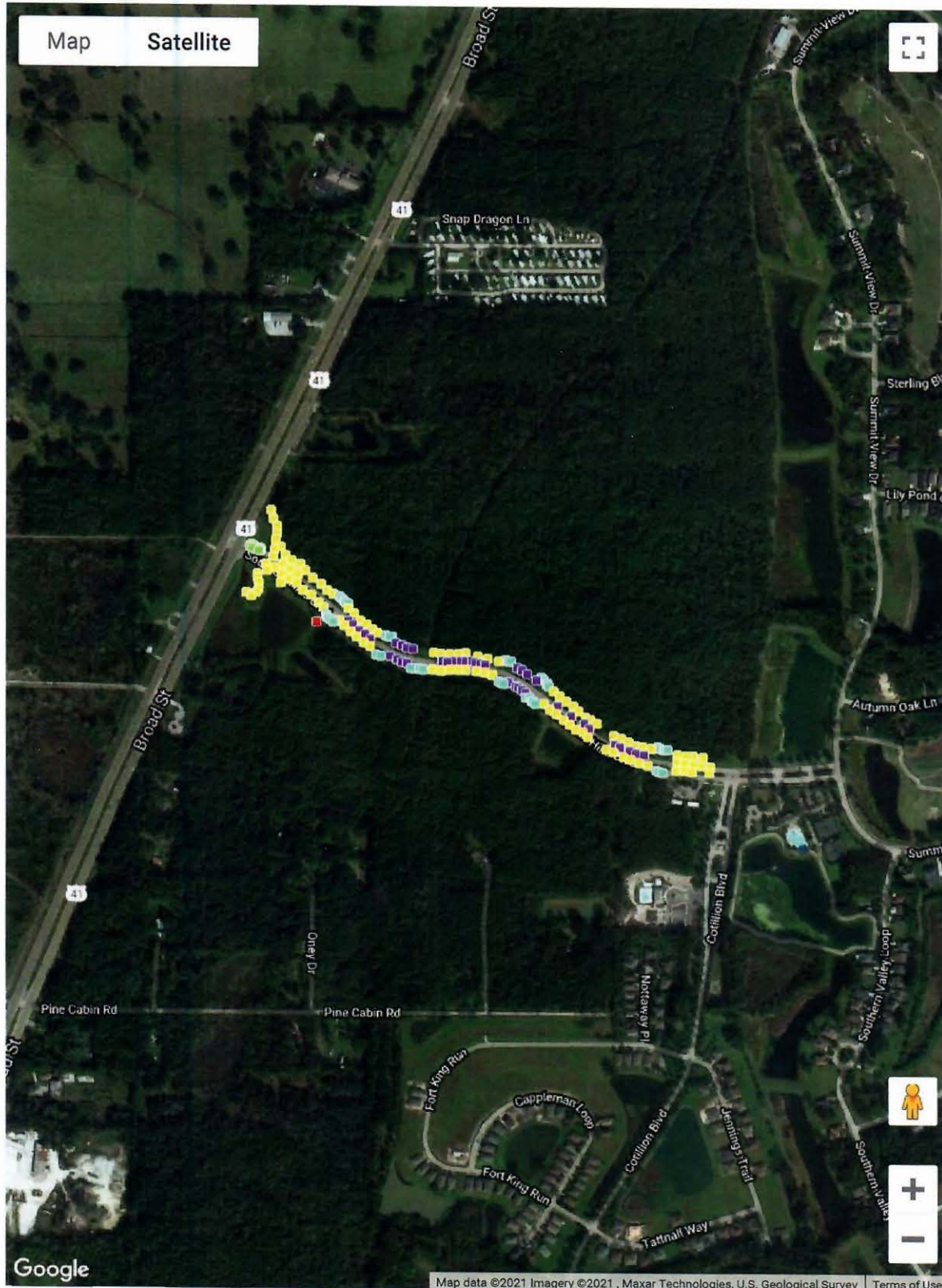
Ameri-Tree Inc.

Rolando Melendez
rmelendez@ameri-tree.com
tel:813-428-1294

	Species	Qty	Height	Service	Price
■	Oak Tree	106	16'-30'	Crown Clean / Crown Raise	\$7,420
■	Cedar tree	43	16'-30'	Crown Raise	\$1,935
■	Magnolia Tree	40		Crown Raise	\$1,800
■	Washingtonia Palm	8	31'-45'	Prune to 10 & 2	\$240
■	Sabal palm	1	16'-30'	Prune to 10 & 2	\$30
				Total	\$11,425



SHP CDD



Terms and Conditions for Tree Care Services

1. Performance by Company:

Work crews shall arrive at the job site unannounced unless otherwise noted herein. The Company shall attempt to meet all performance dates, but shall not be liable for damages due to delays from inclement weather or other causes beyond our control.

2. Workmanship:

All work will be performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment to complete the job properly. Unless otherwise indicated herein, The Company will remove wood, brush and debris incidental to the work.

3. Insurance:

The Company is insured for liability resulting from injury to persons or property, and all its employees are covered by Workers Compensation Insurance.

4. Ownership:

The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained from the owner.

The Company is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission.

5. Limitations:

The customer must identify all non- public utilities. The Company assumes no responsibility for the location of or damage to underground utilities not clearly marked by the customer prior to commencement of site services. Stump grinding and removals as proposed will occur where public utilities allow.

6. Terms of Payment:

All accounts are net payable upon receipt of invoice. A service charge of 1.5% will be added to accounts not fully paid 30 days subsequent to the invoice date. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorney fees and court costs.

Customer

February 23, 2021

Signature

Date

February 23, 2021

Printed Name

Date

Tree Care Service Provider

Rolando Melendez

February 23, 2021

Signature

Date

Rolando Melendez

February 23, 2021

Printed Name

Date

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

7

-----Original Message-----

From: Vortex Property Services <quickbooks@notification.intuit.com>

To: btmbuckeye@verizon.net

Sent: Thu, Apr 29, 2021 3:40 pm

Subject: Estimate 1049 from Vortex Property Services

Brian

Here is the estimate for cleaning the entryway at Southern Hills. I may need 2 days to complete the work. Estimate covers, all bricks walls front and back, pergola, as well as 5,000 sf of concrete. Please review the estimate below. Feel free to contact us if you have any questions.

We look forward to working with you.

Thanks for your business!

Vortex Property Services

----- Estimate Summary -----

Estimate # : 1049

Estimate Date: 04/29/2021

Total: \$1,800.00

The complete version has been provided as an attachment to this email.

Vortex Property Services
8336 Weeping Willow St.
Brooksville, FL 34613
352.428.4406
vortexpropertyservices@gmail.com



Estimate

ADDRESS

Brian McCafrey
Southern Hills Entry

ESTIMATE # 1049

DATE 04/29/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	This price includes everything we discussed at our meeting on Monday. It covers all material and labor.	1	1,800.00	1,800.00
TOTAL					\$1,800.00

Accepted By

Accepted Date

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

8

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2021**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2021**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 158,614	\$ -	\$ 158,614
SBA	92	-	92
Investments			
Revenue - A1	-	236,277	236,277
Revenue - A2	-	130,315	130,315
Reserve - A1	-	493,341	493,341
Reserve - A2	-	57,388	57,388
Prepayment - A1	-	4,147	4,147
Prepayment - A2	-	709	709
Cost of Issuance	-	17,942	17,942
Due from other funds			
General	-	53,572	53,572
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)
Prepaid expenses	3,524	-	3,524
Due from Southern Hills II	432,913	-	432,913
Due from Southern Hills III	20,705	-	20,705
Deposits	2,919	-	2,919
Total assets	<u>\$ 615,791</u>	<u>\$ 1,578,359</u>	<u>\$ 2,194,150</u>
LIABILITIES			
Liabilities			
Due to other funds			
Debt service 2011 A1	\$ 34,529	\$ -	\$ 34,529
Debt service 2011 A2	19,043	-	19,043
Accrued expenses payable	-	7,500	7,500
Due to Developer	37	-	37
Total liabilities	<u>53,609</u>	<u>7,500</u>	<u>61,109</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	15,406	557,948	573,354
Total deferred inflows of resources	<u>15,406</u>	<u>557,948</u>	<u>573,354</u>
Fund balances			
Restricted for:			
Debt service	-	1,012,911	1,012,911
Unassigned	546,776	-	546,776
Total fund balances	<u>546,776</u>	<u>1,012,911</u>	<u>1,559,687</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 615,791</u>	<u>\$ 1,578,359</u>	<u>\$ 2,194,150</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 11,576	\$ 241,943	\$ 470,147	51%
Special assessments: off-roll	-	-	75,582	0%
Interest & miscellaneous	-	-	250	0%
Total revenues	<u>11,576</u>	<u>241,943</u>	<u>545,979</u>	44%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	800	3,600	4,100	88%
Financial & administrative				
Management	2,500	15,000	30,000	50%
Engineering	-	519	7,500	7%
Dissemination agent	208	1,250	2,500	50%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,007	4,800	104%
Legal advertising	-	263	750	35%
Bank fees	27	212	600	35%
Annual district filing fee	-	175	175	100%
Website	-	-	1,000	0%
ADA website compliance	-	-	210	0%
Postage	110	153	500	31%
Office supplies	-	-	150	0%
Legal counsel				
District counsel	2,814	7,066	10,000	71%
Total professional & administrative	<u>6,459</u>	<u>33,245</u>	<u>70,485</u>	47%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	1,395	6,023	14,800	41%
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	6,900	145%
Other physical environment				
Insurance: property	-	7,904	7,400	107%
Entry & walls maintenance	-	-	2,500	0%
Landscape maintenance	2,854	17,126	75,000	23%
Holiday decorations	-	10,000	10,000	100%
Irrigation repairs & maintenance	-	-	7,500	0%
Landscape replacement	4,534	4,534	75,000	6%
Contingency				
Miscellaneous contingency	-	-	10,000	0%
Total field operations	<u>8,783</u>	<u>66,882</u>	<u>315,900</u>	21%
Other fees and charges				
Property appraiser	-	-	9,795	0%
Tax collector	231	8,516	9,795	87%
Total other fees and charges	<u>231</u>	<u>8,516</u>	<u>19,590</u>	43%
Total expenditures	<u>15,473</u>	<u>108,643</u>	<u>405,975</u>	27%
Excess/(deficiency) of revenues over/(under) expenditures	(3,897)	133,300	140,004	
Fund balance - beginning	<u>550,673</u>	<u>413,476</u>	<u>340,281</u>	
Fund balance - ending	<u>\$ 546,776</u>	<u>\$ 546,776</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 MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 20,455	\$ 427,518	\$ 786,552	54%
Special assessments: off-roll	-	-	185,983	0%
Interest	17	101	5,500	2%
Total revenues	<u>20,472</u>	<u>427,619</u>	<u>978,035</u>	44%
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	408	15,049	16,387	92%
Total other fees and charges	<u>408</u>	<u>15,049</u>	<u>32,774</u>	46%
Total expenditures	<u>408</u>	<u>297,429</u>	<u>967,534</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	20,064	130,190	10,501	
Fund balance - beginning	992,847	882,721	856,851	
Fund balance - ending	<u>\$ 1,012,911</u>	<u>\$ 1,012,911</u>	<u>\$ 867,352</u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

9

DRAFT

**MINUTES OF MEETING
SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

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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 Pakam	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:

41 ➤ He worked with two local brokers to identify active local builders who may be interested
42 in the 37 lots in the community.

43 ➤ Mr. Ken Romanczuk, of GTG Spire Homes, was interested in all 37 lots and, last week,
44 purchase contracts were submitted to the HOA for its one lot, the City for its 10 lots and the
45 broker for the County for its 26 lots.

46 ➤ Those contracts were still under review by the HOA, the City and the County.

47 ➤ Significant progress was made in identifying buyers and submitting contracts; work was
48 underway regarding the mechanics of fund disbursement.

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

51

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.

56

57

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

65

66 **FOURTH ORDER OF BUSINESS**

**Discussion/Update: CDD II and III
67 Repayments**

68

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

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

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

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

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

87

88 **FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for Lake
Maintenance Services**

89

90

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

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

101

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105

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

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

109

110 **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]**

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

120

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.

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127 **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**

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

136

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.

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143 **EIGHTH ORDER OF BUSINESS**

**Approval of Unaudited Financial
Statements as of February 28, 2021**

144
145

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

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

164 The financials were accepted.

165

166 **NINTH ORDER OF BUSINESS**

**Approval of February 18, 2021 Regular
Meeting Minutes**

167

168

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

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

172 Line 69: Change “Pagin” to “Pakam”

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

176

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

179
180
181 **TENTH ORDER OF BUSINESS**

Other Business

182
183 Mr. McCaffrey stated the front entrance demolition scheduled for April 13, 2021 was
184 rescheduled because the utility companies did not mark the area. The new demolition start
185 date was April 19, 2021. Landscaping redesign and lighting would be required in the future. A
186 proposal of \$70 per tree for oak tree de-mossing, trimming and cleanup of 100 to 120 oak trees
187 was received. Magnolia trees would need to be addressed in the future. The majority of work
188 required at the guard gate included removal of undergrowth and foliage and installation of sod
189 and mulch.

190 Mr. McCaffrey presented a proposal from ASI Landscape Management (ASI) to address
191 irrigation issues in 47 zones of entranceway irrigation that was patch with battery packs for the
192 last eight years. Massive leaks and breaks were identified and ASI estimated repair costs of
193 \$1,600 to make the irrigation functional from the guard gate to the pergola.

194
195 **On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor,**
196 **the ASI Landscape Management proposal, in the amount of \$1,600, was**
197 **approved.**

198
199
200 Mr. McCoskrie recalled that vegetation was causing the fence to collapse. Mr. McCaffrey
201 stated he would like to address this issue in conjunction with the oak trees. Discussion ensued
202 regarding the need to trim landscaping, repair fencing and perform power washing. Mr.
203 McCoskrie noted that, due to the size of palm trees, removal was more feasible than
204 maintenance. Discussion ensued regarding future landscaping needs, removal of additional
205 trees and the need to obtain permission before doing so.

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

212 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

213

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

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

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

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

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

- 219 • **NEXT MEETING DATE: _____, 2021 at 10:00 a.m.**

- 220 ○ **QUORUM CHECK**

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

223

224 **TWELFTH ORDER OF BUSINESS** **Supervisors' Requests**

225

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

230

231 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

232

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

234

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

243

244

245

246

247

248 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

11CI



SHIRLEY ANDERSON

HERNANDO COUNTY SUPERVISOR OF ELECTIONS

20 N. Main St. • Rm. 165
Brooksville, FL 34601
P: 352.754.4125 • F: 352.754.4425

April 15, 2021

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

RE: Southern Hills Plantation I & III
Community Development District

Dear Ms. Gillyard:

As of April 15, 2021 there were 346 registered voters within the Southern Hills Plantation I Community Development District. There are no registered voters in Southern Hills Plantation III Community Development District.

If I can be of further assistance, please let me know.

Sincerely,

Claudia Billotte
Candidate Specialist

Enclosure

Date 4/15/2021
Time 10:40 AM

Shirley Anderson
Supervisor of Elections
Active Voters by District/Precinct

Hernando County, FL

SOUTHERN HILLS 1

	<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
4 JEROME BROWN COMMUN	43	234	66	3	346	312	0	12	22	174	170	2
SOUTHERN HILLS 1	<u>43</u>	<u>234</u>	<u>66</u>	<u>3</u>	<u>346</u>	<u>312</u>	<u>0</u>	<u>12</u>	<u>22</u>	<u>174</u>	<u>170</u>	<u>2</u>

Date 4/15/2021
Time 10:40 AM

Shirley Anderson
Supervisor of Elections
Active Voters by District/Precinct

Hernando County, FL

SOUTHERN HILLS 3

	<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
4 JEROME BROWN COMMUN	0	0	0	0	0	0	0	0	0	0	0	0
SOUTHERN HILLS 3	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

11CII

SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

*Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive,
Brooksville, Florida 34601*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2020 CANCELED	Regular Meeting	10:00 AM
November 19, 2020	Regular Meeting	<i>immediately following adjournment of 3:00 PM Southern Hills Plantation III CDD meeting</i>
December 17, 2020 CANCELED	Regular Meeting	10:00 AM
January 21, 2021	Regular Meeting	10:00 AM
February 18, 2021	Regular Meeting	10:00 AM
March 18, 2021 CANCELED	Regular Meeting	10:00 AM
April 15, 2021	Regular Meeting	10:00 AM
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	Public Hearing & Regular Meeting	10:00 AM
September 13, 2021	Regular Meeting	10:00 AM