

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

October 4, 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

September 27, 2021

Board of Supervisors
Southern Hills Plantation I Community Development District

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold a Regular Meeting on October 4, 2021, at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*Agenda Items*)
3. Consideration of Resolution 2022-01, Making Certain Findings; Waiving a Portion of Rule 1.3(1), Rules of Procedure; Providing for Reasonable Notice of Board Meetings; Providing a Severability Clause; and Providing an Effective Date
4. Discussion: Status of Culvert Cleanout
5. Update: Status of CDD II and III Delinquencies
6. Update: Debt Assessment Status
7. Acceptance of Unaudited Financial Statements as of August 31, 2021
8. Approval of September 13, 2021 Regular Meeting Minutes
9. Other Business
10. Staff Reports
 - A. District Counsel: *KE Law Group, PLLC*
 - B. District Engineer: *Coastal Engineering Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- NEXT MEETING DATE: November 8, 2021, *immediately following the adjournment of the Southern Hills Plantation III CDD meeting scheduled to commence at 10:00 a.m.*
 - QUORUM CHECK

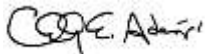
JOHN McCOSKRIE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
ROBERT NELSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
MATT ROMERO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input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

11. Supervisors' Requests

12. 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

PARTICIPANT PASSCODE: 229 774 8903

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

3

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; WAIVING A PORTION OF RULE 1.3(1), RULES OF PROCEDURE; PROVIDING FOR REASONABLE NOTICE OF BOARD MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“Board”) holds public meetings, hearings, and workshops (together, “meetings”) for the purpose of conducting District business; and

WHEREAS, Section 189.015, *Florida Statutes*, requires that the District file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements, and such regularly scheduled meetings are required to be listed on the District’s website by Section 189.069(2)(a), *Florida Statutes*; and

WHEREAS, Section 286.011(1), *Florida Statutes*, requires the District to provide reasonable notice of all meetings of its Board; and

WHEREAS, the District previously adopted Rule 1.3(1) of its Rules of Procedure providing, among other things, that “Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board,” and that “Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located”; and

WHEREAS, the Board finds that providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District’s website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*; and

WHEREAS, the Board accordingly finds that it is in the District’s best interests to waive the requirement of Rule 1.3(1) that published notice of meetings may not be published more than thirty (30) days before the meeting, and to set forth alternative minimum standards for reasonable notice of Board meetings.

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

SECTION 1. RECITALS. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. FINDINGS. The Board hereby finds providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District's website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*.

SECTION 3. WAIVER. The Board hereby waives the provision of Rule 1.3(1) of the District's Rules of Procedure that the required published notice of meetings may not be published more than thirty (30) days before the meeting. Publication of the quarterly, semiannual, or annual meeting notice as required by Section 189.015, *Florida Statutes*, is deemed to satisfy the requirement for published notice in Rule 1.3(1) of the District's Rules of Procedure for those meetings included in the quarterly, semiannual, or annual notice. This Resolution does not supersede any requirements of the Florida Statutes as to additional published notice required for any meeting or hearing of the District.

SECTION 4. REASONABLE NOTICE.

- A. **Regular meetings.** The District Manager is directed to (a) file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements; (b) post the date, time, and location of all regular meetings on the District's website at least seven (7) days prior to each meeting; and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- B. **Special meetings.** For any meeting not included in the quarterly, semiannual, or annual notice, the District Manager is directed to (a) publish an additional notice at least seven (7) days before said meeting in the manner specified in Rule 1.3(1), and (b) post the date, time, and location on the District's website at least seven (7) days prior to each meeting, and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- C. **Statutorily required notice.** Where the Florida Statutes require published notice of certain meetings or hearings, including but not limited to budget hearings, assessment hearings, rulemaking hearings, and others, the District Manager is directed to strictly comply with such requirements.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of October, 2021.

ATTEST:

**SOUTHERN HILLS PLANTATION I COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

7

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

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

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 758,213	\$ -	\$ 758,213
SBA	92	-	92
Investments			
Revenue - A1	-	270,333	270,333
Revenue - A2	-	162,946	162,946
Reserve - A1	-	493,374	493,374
Reserve - A2	-	57,392	57,392
Prepayment - A1	-	20,482	20,482
Prepayment - A2	-	709	709
Cost of Issuance	-	17,943	17,943
Due from other funds			
General	-	90,420	90,420
Assessments receivable - on-roll	-	46,287	46,287
Assessments receivable - off-roll	154,314	743,931	898,245
Allowance for uncollectable receivable	(248,705)	(19,567)	(268,272)
Due from Southern Hills II	468,444	-	468,444
Due from Southern Hills III	38,857	-	38,857
Deposits	2,919	-	2,919
Total assets	<u>\$ 1,174,134</u>	<u>\$ 1,884,250</u>	<u>\$ 3,058,384</u>
LIABILITIES			
Liabilities			
Due to other funds			
Debt service 2011 A1	\$ 58,279	\$ -	\$ 58,279
Debt service 2011 A2	32,141	-	32,141
Due to Developer	37	-	37
Total liabilities	<u>90,457</u>	<u>-</u>	<u>90,457</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	2,171	743,931	746,102
Total deferred inflows of resources	<u>2,171</u>	<u>743,931</u>	<u>746,102</u>
Fund balances			
Restricted for:			
Debt service	-	1,140,319	1,140,319
Unassigned	1,081,506	-	1,081,506
Total fund balances	<u>1,081,506</u>	<u>1,140,319</u>	<u>2,221,825</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,174,134</u>	<u>\$ 1,884,250</u>	<u>\$ 3,058,384</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 7,010	\$ 454,468	\$ 470,147	97%
Special assessments: off-roll	-	166,996	75,582	221%
Lot closings	244,093	359,643	-	N/A
Reimburse - SHP-III	4,115	16,459	-	N/A
Interest & miscellaneous	-	116	250	46%
Total revenues	<u>255,218</u>	<u>997,682</u>	<u>545,979</u>	183%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	800	7,400	4,100	180%
Financial & administrative				
Management	2,500	27,500	30,000	92%
Engineering	-	1,449	7,500	19%
Dissemination agent	208	2,292	2,500	92%
Trustee	-	9,678	4,300	225%
Audit	-	3,625	3,250	112%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,007	4,800	104%
Legal advertising	848	1,315	750	175%
Bank fees	38	367	600	61%
Annual district filing fee	-	175	175	100%
Website	-	705	1,000	71%
ADA website compliance	210	210	210	100%
Postage	114	789	500	158%
Office supplies	-	172	150	115%
Legal counsel				
District counsel	3,862	25,835	10,000	258%
Total professional & administrative	<u>8,580</u>	<u>86,519</u>	<u>70,485</u>	123%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	1,396	12,947	14,800	87%
Stormwater control				
Lake/pond bank maintenance	-	12,288	55,000	22%
Aquatic maintenance	1,732	34,452	46,800	74%
Aquatic plant replacement	-	8,959	5,000	179%
Lake/pond repair	-	9,999	6,900	145%
Other physical environment				
Insurance: property	-	7,904	7,400	107%
Entry & walls maintenance	-	1,505	2,500	60%
Landscape maintenance	5,190	28,537	75,000	38%
Holiday decorations	-	10,000	10,000	100%
Irrigation repairs & maintenance	-	5,713	7,500	76%
Landscape replacement	-	11,824	75,000	16%
Contingency				
Miscellaneous contingency	-	-	10,000	0%
Total field operations	<u>8,318</u>	<u>144,128</u>	<u>315,900</u>	46%
Other fees and charges				
Property appraiser	-	-	9,795	0%
Tax collector	-	12,706	9,795	130%
Total other fees and charges	<u>-</u>	<u>12,706</u>	<u>19,590</u>	65%
Total expenditures	<u>16,898</u>	<u>243,353</u>	<u>405,975</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	238,320	754,329	140,004	
Fund balance - beginning	<u>843,186</u>	<u>327,177</u>	<u>340,281</u>	
Fund balance - ending	<u>\$1,081,506</u>	<u>\$ 1,081,506</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 AUGUST 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 12,386	\$ 817,783	\$ 786,552	104%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	7,749	16,335	-	N/A
Interest	9	164	5,500	3%
Total revenues	<u>20,144</u>	<u>834,282</u>	<u>978,035</u>	85%
EXPENDITURES				
Principal - A1	-	-	230,000	0%
Principal - A2	-	-	170,000	0%
Interest - A1	-	307,545	307,980	100%
Interest - A2	-	226,780	226,780	100%
Principal prepayments	-	15,000	-	N/A
Legal fees	12,399	12,399	-	N/A
Total expenditures	<u>12,399</u>	<u>561,724</u>	<u>934,760</u>	60%
Other fees and charges				
Property appraiser	-	-	16,387	0%
Tax collector	-	22,460	16,387	137%
Total other fees and charges	<u>-</u>	<u>22,460</u>	<u>32,774</u>	69%
Total expenditures	<u>12,399</u>	<u>584,184</u>	<u>967,534</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	7,745	250,098	10,501	
Fund balance - beginning	<u>1,132,574</u>	<u>890,221</u>	<u>856,851</u>	
Fund balance - ending	<u><u>\$ 1,140,319</u></u>	<u><u>\$ 1,140,319</u></u>	<u><u>\$ 867,352</u></u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

8

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

Present at the meeting were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There were no public comments.

THIRD ORDER OF BUSINESS

Discussion: Status of Culvert Cleanout

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

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

41 **Mr. Nelson joined the meeting via telephone.**

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

43

44 **FOURTH ORDER OF BUSINESS**

**Continued Discussion: Status of CDD II and
III Delinquencies**

45

46

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

50 ➤ Mr. Rushnell was focused on the ponds, the streetlights and the landscape distance for
51 the square footage.

52 ➤ She asked Mr. Adams and Mr. Calamari to examine the acreage of the ponds, both
53 inside and outside; only 6% of the ponds of the acreage of the ponds serve the Boulevard.

54 ➤ Mr. Rushnell was provided with the acreage and the breakdown that Management
55 provided and informed that the Board would share the scope of the Request for Proposals
56 (RFP) for the landscape replacement project on the main Boulevard and that he could obtain
57 competitive bids from other contractors.

58 ➤ Mr. Rushnell was invited to today's meeting but, since the email was sent late on a
59 Friday, there was no response yet.

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

67 Mr. McCoskrie voiced his discomfort with addressing the arrears later and he suggested
68 reaching an agreement with CDD II similar to the one with Southern Hills Plantation CDD III
69 (CDD III) where they were given a payment schedule for the arrears, contingent on charging
70 interest. The Board and Staff discussed the amounts billed per month for electricity and aquatic
71 and landscaping maintenance from Fiscal Year 2021, segregated billings for the Boulevard, the
72 amount to charge CDD II per month, negotiating a payment plan with CDD II for \$1,000 per
73 month for 60 months and scheduling a joint meeting between the two CDDs. Ms. Bloomquist
74 recalled that the Board previously approved a Repayment Agreement that contemplated the
75 full amount in arrears. She suggested that the Board wait for Mr. Rushnell's response to her
76 email before reaching a consensus and, in the meantime, direct Ms. Kilinski to pull the
77 Agreement that was previously drafted regarding the arrears.

78

79 **FIFTH ORDER OF BUSINESS**

Update: Debt Assessment Status

80

81 Mr. McCoskrie stated, in reviewing the Unaudited Financial Statements as of July 31,
82 2021, he believed there were sufficient funds to make the A1 and A2 bond payments and, in his
83 recent email chain with Ms. Bloomquist and Mr. McCaffrey, he expressed his opinion that the
84 Amortization Schedule needs to be updated.

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

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

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

96

97 **SIXTH ORDER OF BUSINESS****Consideration of Vortex Property Services
Estimate #1050 for Paver Work and Sealing
at Southern Hills Entry**98
99
100

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

103 ➤ The Developer would like to put 175 lots on the north side of Southern Hills Boulevard,
104 along with an entrance, and construct 1,000' on Governor's Boulevard.

105 ➤ GreenPointe owes \$750,000 for off-roll assessment payments, which prevented the CDD
106 from making a bond payment; he wanted to know GreenPointe's position on this.

107 ➤ The paver project is slated to commence in early 2022.

108 Mr. McCoskrie stated that he would vote against the paver project because he felt that
109 the Developer is fiscally-irresponsible.

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

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

118

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

122

123

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

128

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

129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2021

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

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

The financials were accepted.

EIGHTH ORDER OF BUSINESS

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

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

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

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

NINTH ORDER OF BUSINESS

Other Business

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

163 Mr. McCaffrey asked when the Landscape Replacement project that was budgeted at
164 \$75,000 would commence. Discussion ensued regarding the timing of the landscaping project,
165 the additional ASI work, installing low maintenance plants and scheduling a workshop for the
166 Board, Staff and attendees to inspect the Boulevard. The workshop was scheduled for October
167 4, 2021 at 9:00 a.m., at the guard gate, prior to the regular meeting at 10:00 a.m.

168

169 **TENTH ORDER OF BUSINESS****Staff Reports**

170

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

172 There was nothing further to report.

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

174 There was no report.

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

- 176 • **NEXT MEETING DATE: October 4, 2021, *immediately following the adjournment***
177 ***of the Southern Hills Plantation III CDD meeting scheduled to commence at***
178 ***10:00 a.m.***

179 ○ **QUORUM CHECK**

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

181

182 **ELEVENTH ORDER OF BUSINESS****Supervisors' Requests**

183

184 There were no Supervisors' requests.

185

186 **TWELFTH ORDER OF BUSINESS****Adjournment**

187

188 There being nothing further to discuss, the meeting adjourned.

189

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

192

193

194

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

195
196
197
198
199
200

Secretary/Assistant Secretary

Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

10C

SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 4, 2021	Workshop	9:00 AM
<i>Community Center Parking Lot, 19850 Southern Hills Boulevard, Brooksville, Florida 34601</i>		
October 4, 2021*	Regular Meeting	10:00 AM <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
November 8, 2021	Regular Meeting	10:00 AM <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
December 13, 2021	Regular Meeting	10:00 AM <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
January 10, 2022	Regular Meeting	10:00 AM <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
February 14, 2022	Regular Meeting	10:00 AM <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
March 14, 2022	Regular Meeting	10:00 AM <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
April 11, 2022	Regular Meeting	10:00 AM <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
May 9, 2022	Regular Meeting	10:00 AM <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 13, 2022	Regular Meeting	10:00 AM <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
July 11, 2022	Regular Meeting	10:00 AM <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
August 8, 2022	Regular Meeting	10:00 AM <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>
September 12, 2022	Public Hearing & Regular Meeting	10:00 AM <i>immediately following adjournment of Southern Hills Plantation III CDD meeting</i>

Exception *

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