

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

December 13, 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

December 6, 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 December 13, 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. Update: Status of Culvert Cleanout
 - A. Response from the City
 - B. DRC Response Regarding Reimbursement
4. Consideration of Interlocal Agreement
 - Update: Status of CDD II and III Delinquencies
5. Consideration of Estimates for Installation of Sod and Plantings (*to be provided under a separate cover*)
6. Acceptance of Unaudited Financial Statements as of October 31, 2021
7. Approval of Minutes
 - A. October 4, 2021 Workshop
 - B. October 4, 2021 Regular Meeting
8. Other Business
9. Staff Reports

ATTENDEES:

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

- A. District Counsel: *KE Law Group, PLLC*
- B. District Engineer: *Coastal Engineering Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: January 10, 2022, *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

10. Supervisors' Requests

11. 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**

4

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Jennifer L. Kilinski, Esq.
KE LAW GROUP, PLLC
2016 Delta Blvd, Suite 101
Tallahassee, Florida 32303

**INTERLOCAL REPAYMENT AGREEMENT BETWEEN
SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT AND
SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

This Agreement (“Agreement”) is made and entered into this ___ day of December, 2021 by and between:

Southern Hills Plantation I Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Brooksville, Florida, and whose mailing address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 (“District No. I”); and

Southern Hills Plantation II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Brooksville, Florida, and whose mailing address is c/o Meritus Corp, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (“District No. II” and together, the “Districts”).

RECITALS

WHEREAS, the Districts are each local units of special-purpose government, each established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"), by separate ordinances, each adopted by the City of Brooksville, Florida; and

WHEREAS, the Districts were established for the purpose of planning, financing, constructing, operating and/or maintaining various public infrastructure improvements; and

WHEREAS, the Districts, along with Southern Hills Plantation III Community Development District (“District No. III”) entered into that certain *Inter-Local Agreement*, dated December 28, 2004 (the “Interlocal Agreement”) for the predominant purpose of allocating the shared costs of construction, operation and maintenance of certain community public improvements as identified in the Interlocal Agreement (the “Improvements”), within the boundaries of the Districts and District No. II; and

WHEREAS, pursuant to the Interlocal Agreement, District No. I was designated to supervise

and manage the construction and maintenance of the improvements in all three districts; and

WHEREAS, pursuant to the Interlocal Agreement, District No. II was required to share 36.6% of the annual maintenance expense and pay that amount to District No. I; and

WHEREAS, District No. II did not fulfill its payment obligation under the Interlocal Agreement for a number of fiscal years, including in pertinent part, Fiscal Years 2014 through 2021 and now desires to repay the amounts past due and become current on future payments; and

WHEREAS, District No. I and District No. II warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Districts, the Districts agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. PAYMENT OF DELINQUENT INTERLOCAL PAYMENTS GENERALLY. The Parties acknowledge and agree that there remain certain delinquent amounts due and owing pursuant to the Interlocal Agreement ("Delinquent Installments") that would have been due and payable during Fiscal Years 2012 – 2021, which amounts for which the District No. I is seeking reimbursement are set forth in **Exhibit A**. In a good faith effort at resolving the Delinquent Installments, District No. I hereby agrees to waive collection of the amounts due for Fiscal Years 2012 and 2013, along with the interest accrued on the amounts past due and outstanding for fiscal years 2012-2021 for so long as the provisions of this Agreement are met, as a good faith offer of settlement. As a general matter, the Parties acknowledge and agree that the Delinquent Installments shall be paid in quarterly installments as more specifically described in this Section and as set forth in **Exhibit B**, attached hereto and incorporated herein by this reference as a material part of this Agreement:

- A. Payments shall be made on January 1, April 1, July 1 and October 1 of each year until the Delinquent Installments are satisfied in full, pursuant to the payment schedule attached hereto as Exhibit B. Early payoff is permitted without penalty.
- B. There are further amounts due and outstanding under the Interlocal Agreement prior to Fiscal Year 2014. From Fiscal Year 2014 through Fiscal year 2021, there remains \$326,514.08 in Delinquent Installments.
- C. In the event of a default, the statutory rate of interest pursuant to section 55.03, *Florida Statutes*, shall be applied to the defaulted payments and the total of such payments in default becomes immediately due and owing to District No. I and pursuant to the terms of this Agreement.

SECTION 3. TIMELY PAYMENT OF ONGOING INTERLOCAL PAYMENTS – PROSPECTIVE.

District No. II covenants and agrees to pay District No. I prospectively, beginning with interlocal invoices for Calendar Year 2022, commencing with the payment due January 1, 2022 (“Current Installment”). Such invoices shall be paid as received by District No. II from District No. I. These invoices are due and payable within thirty (30) days upon receipt of the invoice by District No. II and as is required pursuant to the Interlocal Agreement.

SECTION 4. BREACH. District No. II's failure to (a) timely pay all Delinquent Installments as set forth herein, or failure to (b) timely pay all Current Installments as described herein and in the Interlocal Agreement, shall constitute a material breach of and default under this Agreement.

SECTION 5. NOTICE AND CURE. If District No. II is in default in performing any obligation under this Agreement or is in breach of any provision under this Agreement, District No. I may advise District No. II thereof in detail and in writing, and District No. II may be allowed a period of thirty (30) days after receipt of such written notice within which to cure such alleged default or breach. Failure to cure within the 30-day cure period will result in a default by District No. II. Failure by District No. I to transmit an invoice to District No. II shall not constitute a breach or default by District No. I and District No. II hereby recognizes the payment schedule requirements set forth in this Agreement and the attachments hereto.

SECTION 6. ACCELERATION AND DEFAULT. This Agreement is executed in consideration for a repayment of amounts due and owing pursuant to an interlocal agreement between two units of local government. It is hereby expressly understood and agreed that if a default occurs due to timely nonpayment by District No. II, or if a default is made in the payment of any of the said installments of Delinquent Installments or Current Installments, the total sum of the Delinquent Installments then outstanding and Current Installments then outstanding, together with all unpaid interest thereon allowed by law, shall at the option of District No. I, become immediately due and payable without notice, and shall be collectible immediately or at any time after such default, anything herein contained to the contrary notwithstanding. Further, a default by any of the parties under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. Nothing contained in this Agreement shall limit or impair District No. I's right to protect its rights from interference by a third party to this Agreement.

SECTION 7. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 8. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by the mutual consent of both Districts in an instrument in writing which is executed by both of the parties hereto.

SECTION 9. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms

and provisions of this instrument.

SECTION 10. NOTICES. All notices, requests, consents and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to District No. I:** Southern Hills Plantation CDD I
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: Chuck Adams
- With a copy to:** KE Law Group, PLLC
2016 Delta Blvd, Suite 101
Tallahassee, Florida 32303
Attn: District Counsel
- B. If to District No. II:** Southern Hills Plantation CDD II
Meritus Corp, 2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Attn: District Manager
- With a copy to:** Appleton Reiss, PLLC
501 E. Kennedy Boulevard, Suite 802
Tampa, Florida 33602
Attn: District Counsel

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 11. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 12. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

SECTION 13. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue shall be in Hernando County, Florida.

SECTION 14. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties hereto and shall remain in effect until the provisions of the Agreement are met or otherwise altered by mutual agreement of the parties in writing.

SECTION 15. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement. However, the terms and conditions of the Interlocal Agreement not in conflict with the provisions of this Repayment Agreement shall remain in full force and effect and are valid, binding obligations on the parties hereto.

SECTION 16. PUBLIC RECORDS. District No. II understands and agrees that all documents of any kind provided to the District No. I in connection with this Agreement may be public records, and, accordingly, District No. II agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. District No. II acknowledges that the designated public records custodian for the District No. I is **Chuck Adams** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, District No. II shall 1) keep and maintain public records required by District No. I to perform the service; 2) upon request by the Public Records Custodian, provide District No. I with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if District No. II does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in District No. II’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THERE ARE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (239) 464-7114, CHUCK ADAMS, ADAMSC@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

SECTION 17. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 18. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Districts as an arm's length transaction. The Districts participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Districts are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 19. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

Attest:

**SOUTHERN HILLS PLANTATION
COMMUNITY DEVELOPMENT DISTRICT I**

Secretary

Chairperson, Board of Supervisors

**SOUTHERN HILLS PLANTATION
COMMUNITY DEVELOPMENT DISTRICT II**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Delinquent Installments
Exhibit B: Repayment Schedule

Exhibit A: Delinquent Installments

Fiscal Year	Amounts Invoiced	Amounts Received	Balance Outstanding
2014	\$54,653.62	\$0	\$54,653.62
2015	\$36,424.51	\$0	\$90,896.13
2016	\$46,159.80	\$0	\$137,055.93
2017	\$87,222.60	\$8,020.27	\$216,258.26
2018	\$62,250.84	\$53.99	\$278,455.11
2019	\$77,830.83	\$14.64	\$356,271.30
2020	\$50,782.07	\$0	\$407,053.37
2021	\$17,773.88	\$98,313.17	\$326,514.08

Exhibit B: Repayment Schedule

<u>Due Date</u>	<u>Amount</u>
01/01/22	18,139.67
04/01/22	18,139.67
07/01/22	18,139.67
10/01/22	18,139.67
01/01/23	18,139.67
04/01/23	18,139.67
07/01/23	18,139.67
10/01/23	18,139.67
01/01/24	18,139.67
04/01/24	18,139.67
07/01/24	18,139.67
10/01/24	18,139.67
01/01/25	18,139.67
04/01/25	18,139.67
07/01/25	18,139.67
10/01/25	18,139.67
01/01/26	18,139.67
04/01/26	18,139.69
	<u>326,514.08</u>

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Jennifer L. Kilinski, Esq.
KE LAW GROUP, PLLC
2016 Delta Blvd, Suite 101
Tallahassee, Florida 32303

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SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT AND
SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT**

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Southern Hills Plantation II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Brooksville, Florida, and whose mailing address is c/o Meritus Corp, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (“District No. II” and together, the “Districts”).

RECITALS

WHEREAS, the Districts are each local units of special-purpose government, each established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"), by separate ordinances, each adopted by the City of Brooksville, Florida; and

WHEREAS, the Districts were established for the purpose of planning, financing, constructing, operating and/or maintaining various public infrastructure improvements; and

WHEREAS, the Districts, along with Southern Hills Plantation III Community Development District (“District No. III”) entered into that certain *Inter-Local Agreement*, dated December 28, 2004 (the “Interlocal Agreement”) for the predominant purpose of allocating the shared costs of construction, operation and maintenance of certain community public improvements as identified in the Interlocal Agreement (the “Improvements”), within the boundaries of the Districts and District No. II; and

WHEREAS, pursuant to the Interlocal Agreement, District No. I was designated to supervise

and manage the construction and maintenance of the improvements in all three districts; and

WHEREAS, pursuant to the Interlocal Agreement, District No. II was required to share 36.6% of the annual maintenance expense and pay that amount to District No. I; and

WHEREAS, District No. II did not fulfill its payment obligation under the Interlocal Agreement for a number of fiscal years, including in pertinent part, Fiscal Years 2014 through 2021 and now desires to repay the amounts past due and become current on future payments; and

WHEREAS, District No. I and District No. II warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Districts, the Districts agree as follows:

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- A. Payments shall be made on January 1, April 1, July 1 and October 1 of each year until the Delinquent Installments are satisfied in full, pursuant to the payment schedule attached hereto as Exhibit B. Early payoff is permitted without penalty.
- B. There are further amounts due and outstanding under the Interlocal Agreement prior to Fiscal Year 2014. From Fiscal Year 2014 through Fiscal year 2021, there remains \$326,514.08 in Delinquent Installments.
- C. In the event of a default, the statutory rate of interest pursuant to section 55.03, *Florida Statutes*, shall be applied to the defaulted payments and the total of such payments in default becomes immediately due and owing to District No. I and pursuant to the terms of this Agreement.

SECTION 3. TIMELY PAYMENT OF ONGOING INTERLOCAL PAYMENTS – PROSPECTIVE. District No. II covenants and agrees to pay District No. I prospectively, beginning with interlocal

invoices for Calendar Year 2022, commencing with the payment due January 1, 2022 (“Current Installment”). Such invoices shall be paid as received by District No. II from District No. I. These invoices are due and payable within thirty (30) days upon receipt of the invoice by District No. II and as is required pursuant to the Interlocal Agreement.

SECTION 4. BREACH. District No. II's failure to (a) timely pay all Delinquent Installments as set forth herein, or failure to (b) timely pay all Current Installments as described herein and in the Interlocal Agreement, shall constitute a material breach of and default under this Agreement.

SECTION 5. NOTICE AND CURE. If District No. II is in default in performing any obligation under this Agreement or is in breach of any provision under this Agreement, District No. I may advise District No. II thereof in detail and in writing, and District No. II may be allowed a period of thirty (30) days after receipt of such written notice within which to cure such alleged default or breach. Failure to cure within the 30-day cure period will result in a default by District No. II. Failure by District No. I to transmit an invoice to District No. II shall not constitute a breach or default by District No. I and District No. II hereby recognizes the payment schedule requirements set forth in this Agreement and the attachments hereto.

SECTION 6. ACCELERATION AND DEFAULT. This Agreement is executed in consideration for a repayment of amounts due and owing pursuant to an interlocal agreement between two units of local government. It is hereby expressly understood and agreed that if a default occurs due to timely nonpayment by District No. II, or if a default is made in the payment of any of the said installments of Delinquent Installments or Current Installments, the total sum of the Delinquent Installments then outstanding and Current Installments then outstanding, together with all unpaid interest thereon allowed by law, shall at the option of District No. I, become immediately due and payable without notice, and shall be collectible immediately or at any time after such default, anything herein contained to the contrary notwithstanding. Further, a default by any of the parties under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. Nothing contained in this Agreement shall limit or impair District No. I's right to protect its rights from interference by a third party to this Agreement.

SECTION 7. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 8. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by the mutual consent of both Districts in an instrument in writing which is executed by both of the parties hereto.

SECTION 9. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 10. NOTICES. All notices, requests, consents and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to District No. I: Southern Hills Plantation CDD I
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: Chuck Adams

With a copy to: KE Law Group, PLLC
2016 Delta Blvd, Suite 101
Tallahassee, Florida 32303
Attn: District Counsel

B. If to District No. II: Southern Hills Plantation CDD II
Meritus Corp, 2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Attn: District Manager

With a copy to: Appleton Reiss, PLLC
501 E. Kennedy Boulevard, Suite 802
Tampa, Florida 33602
Attn: District Counsel

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 11. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 12. ASSIGNMENT. Neither party may assign this Agreement or any monies to

become due hereunder without the prior written approval of the other party.

SECTION 13. CONTROLLING LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue shall be in Hernando County, Florida.

SECTION 14. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties hereto and shall remain in effect until the provisions of the Agreement are met or otherwise altered by mutual agreement of the parties in writing.

SECTION 15. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement. However, the terms and conditions of the Interlocal Agreement not in conflict with the provisions of this Repayment Agreement shall remain in full force and effect and are valid, binding obligations on the parties hereto.

SECTION 16. PUBLIC RECORDS. District No. II understands and agrees that all documents of any kind provided to the District No. I in connection with this Agreement may be public records, and, accordingly, District No. II agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. District No. II acknowledges that the designated public records custodian for the District No. I is **Chuck Adams** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, District No. II shall 1) keep and maintain public records required by District No. I to perform the service; 2) upon request by the Public Records Custodian, provide District No. I with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if District No. II does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in District No. II’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THERE ARE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (239) 464-7114, CHUCK ADAMS, ADAMSC@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

SECTION 17. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 18. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully

between the Districts as an arm's length transaction. The Districts participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Districts are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 19. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

Attest:

**SOUTHERN HILLS PLANTATION
COMMUNITY DEVELOPMENT DISTRICT I**

Secretary

Chairperson, Board of Supervisors

**SOUTHERN HILLS PLANTATION
COMMUNITY DEVELOPMENT DISTRICT II**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Delinquent Installments

Exhibit B: Repayment Schedule

Exhibit A: Delinquent Installments

Fiscal Year	Amounts Invoiced	Amounts Received	Balance Outstanding
2014	\$54,653.62	\$0	\$54,653.62
2015	\$36,424.51	\$0	\$90,896.13
2016	\$46,159.80	\$0	\$137,055.93
2017	\$87,222.60	\$8,020.27	\$216,258.26
2018	\$62,250.84	\$53.99	\$278,455.11
2019	\$77,830.83	\$14.64	\$356,271.30
2020	\$50,782.07	\$0	\$407,053.37
2021	\$17,773.88	\$98,313.17	\$326,514.08

Exhibit B: Repayment Schedule

Due Date	Amount
01/01/22	18,139.67
04/01/22	18,139.67
07/01/22	18,139.67
10/01/22	18,139.67
01/01/23	18,139.67
04/01/23	18,139.67
07/01/23	18,139.67
10/01/23	18,139.67
01/01/24	18,139.67
04/01/24	18,139.67
07/01/24	18,139.67
10/01/24	18,139.67
01/01/25	18,139.67
04/01/25	18,139.67
07/01/25	18,139.67
10/01/25	18,139.67
01/01/26	18,139.67
04/01/26	18,139.69
	<u>326,514.08</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

6

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

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

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 692,903	\$ -	\$ 692,903
SBA	92	-	92
Investments			
Revenue - A1	-	269,594	269,594
Revenue - A2	-	162,205	162,205
Reserve - A1	-	493,382	493,382
Reserve - A2	-	57,393	57,393
Prepayment - A1	-	20,482	20,482
Prepayment - A2	-	709	709
Cost of Issuance	-	17,944	17,944
Due from other funds			
General	-	90,420	90,420
Assessments receivable - on-roll	5,186	55,451	60,637
Assessments receivable - off-roll	154,314	743,931	898,245
Allowance for uncollectable receivable	(248,704)	(19,567)	(268,271)
Due from Southern Hills II	390,545	-	390,545
Due from Southern Hills III	22,088	-	22,088
Deposits	2,919	-	2,919
Total assets	<u>\$ 1,019,343</u>	<u>\$ 1,891,944</u>	<u>\$ 2,911,287</u>
LIABILITIES			
Liabilities			
Due to other funds			
Debt service 2011 A1	\$ 58,279	\$ -	\$ 58,279
Debt service 2011 A2	32,141	-	32,141
Accounts payable	5,005	-	5,005
Due to Developer	37	-	37
Total liabilities	<u>95,462</u>	<u>-</u>	<u>95,462</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	-	1,148,013	1,148,013
Unassigned	921,710	-	921,710
Total fund balances	<u>921,710</u>	<u>1,148,013</u>	<u>2,069,723</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,019,343</u>	<u>\$ 1,891,944</u>	<u>\$ 2,911,287</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ -	\$ 394,775	0%
Special assessments: off-roll	-	-	64,350	0%
Reimburse - SHP-III	-	-	12,344	0%
Interest & miscellaneous	-	-	250	0%
Total revenues	<u>-</u>	<u>-</u>	<u>471,719</u>	0%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,000	1,000	6,700	15%
Financial & administrative				
Management	2,500	2,500	30,000	8%
Engineering	-	-	7,500	0%
Dissemination agent	208	208	2,500	8%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	5,182	5,182	5,507	94%
Legal advertising	-	-	750	0%
Bank fees	-	-	600	0%
Annual district filing fee	175	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	103	103	500	21%
Office supplies	-	-	150	0%
Legal counsel				
District counsel	-	-	15,000	0%
Total professional & administrative	<u>9,168</u>	<u>9,168</u>	<u>78,582</u>	12%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	-	-	13,100	0%
Stormwater control				
Lake/pond bank maintenance	-	-	37,000	0%
Aquatic maintenance	-	-	31,000	0%
Aquatic plant replacement	-	-	5,000	0%
Lake/pond repair	-	-	6,900	0%
Other physical environment				
Insurance: property	8,182	8,182	8,694	94%
Entry & walls maintenance	-	-	2,500	0%
Landscape maintenance	-	-	83,000	0%
Holiday decorations	3,583	3,583	10,000	36%
Irrigation repairs & maintenance	-	-	7,500	0%
Landscape replacement	-	-	75,000	0%
Contingency				
Miscellaneous contingency	-	-	10,000	0%
Total field operations	<u>11,765</u>	<u>11,765</u>	<u>289,694</u>	4%
Other fees and charges				
Tax collector	-	-	16,449	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>16,449</u>	0%
Total expenditures	<u>20,933</u>	<u>20,933</u>	<u>384,725</u>	5%
Excess/(deficiency) of revenues over/(under) expenditures	(20,933)	(20,933)	86,994	
Fund balance - beginning	<u>942,643</u>	<u>942,643</u>	<u>731,957</u>	
Fund balance - ending	<u>\$ 921,710</u>	<u>\$ 921,710</u>	<u>\$818,951</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 OCTOBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ -	\$ 781,313	0%
Special assessments: off-roll	-	-	185,983	0%
Interest	8	8	-	N/A
Total revenues	<u>8</u>	<u>8</u>	<u>967,296</u>	0%
EXPENDITURES				
Principal - A1	-	-	240,000	0%
Principal - A2	-	-	180,000	0%
Interest - A1	-	-	293,770	0%
Interest - A2	-	-	216,920	0%
Legal fees	1,487	1,487	-	N/A
Total expenditures	<u>1,487</u>	<u>1,487</u>	<u>930,690</u>	0%
Other fees and charges				
Property appraiser	-	-	16,277	0%
Tax collector	-	-	16,277	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>32,554</u>	0%
Total expenditures	<u>1,487</u>	<u>1,487</u>	<u>963,244</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	(1,479)	(1,479)	4,052	
Fund balance - beginning	<u>1,149,492</u>	<u>1,149,492</u>	<u>868,183</u>	
Fund balance - ending	<u>\$ 1,148,013</u>	<u>\$ 1,148,013</u>	<u>\$ 872,235</u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

7A

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 Workshop on October 4, 2021 at 10:00 a.m., in the Community Center parking lot 19850 Southern Hills Boulevard, Brooksville, Florida 34601.

Present at the meeting were:

Margaret Bloomquist	Chair
John McCoskrie	Vice Chair
Brian McCaffrey	Assistant Secretary
Matt Romero	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jonathan Franz	SHP II

DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE

MINUTES WERE TRANSCRIBED FROM THE DISTRICT MANAGER'S MEETING NOTES

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the workshop to order at 9:00 a.m. Supervisors Bloomquist, McCoskrie, McCaffrey and Romero were present in person. Supervisor Nelson was not present.

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There were no public comments.

THIRD ORDER OF BUSINESS

Review and Discuss Landscape Enhancement Plans for Upcoming Budget Year

The following were items discussed during the workshop:

- 39 ➤ New track lighting at Arbor.
- 40 ➤ What to do with empty plant beds.
- 41 ➤ Remove remaining plant materials in sparse beds.
- 42 ➤ Do not lay sod at this time of year.
- 43 ➤ Sod will not survive around the trees, due to root mass.
- 44 ➤ Selective removal, cleanup of the beds and mulch.
- 45 ➤ Hire a concrete contractor to complete the sidewalk repairs.
- 46 ➤ Installation of rocks at the run off areas from the sidewalk would not be done at this
- 47 time.
- 48 ➤ Beds with over 70% coverage: Leave alone and lay straw mulch.

49

50 FOURTH ORDER OF BUSINESS

Supervisors' Requests

51

52 There were no Supervisors' requests.

53

54 FIFTH ORDER OF BUSINESS

Adjournment

55

56 There being nothing further to discuss, the workshop adjourned at 9:45 a.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

7B

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 October 4, 2021 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601.

Present at the meeting were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There were no public comments.

THIRD ORDER OF BUSINESS

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

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

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

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

FOURTH ORDER OF BUSINESS

Discussion: Status of Culvert Cleanout

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

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

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

FIFTH ORDER OF BUSINESS

**Update: Status of CDD II and III
Delinquencies**

72 Mr. Adams recalled that the Board previously authorized Ms. Kilinski to draft a letter to
73 Southern Hills Plantation CDD II (CDD II) with newly established parameters. Upon review of the
74 accounting related to the landscaping, it was discovered that the lake bank mowing had not
75 been taken off of the top of the monthly bills. The total amount cost-shared for the landscaping
76 is \$166,683.12, with the applied percentages to each CDD, reduces CDD II to \$61,006.02 for
77 landscaping on the Boulevard. The amount for Southern Hills Plantation CDD III (CDD III) is
78 \$39,670.58; the repayment schedule that was put together for them would be revisited and
79 CDD I's portion is \$66,006.52.

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

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

95

96 **SIXTH ORDER OF BUSINESS**

Update: Debt Assessment Status

97

98 Mr. Adams reported the following:

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

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

106

107 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of August 31, 2021**

108

109

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

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

114

115 **EIGHTH ORDER OF BUSINESS**

**Approval of September 13, 2021 Regular
Meeting Minutes**

116

117

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

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

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

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

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

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

125

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

129

130

131 **NINTH ORDER OF BUSINESS**

Other Business

132

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

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

138

139 **TENTH ORDER OF BUSINESS**

Staff Reports

140

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

142 There was nothing further to report.

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

144 There was no report.

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

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

149 ○ **QUORUM CHECK**

150 The next meeting will be held on November 8, 2021.

151

152 **ELEVENTH ORDER OF BUSINESS**

Supervisors' Requests

153

154 There were no Supervisors' requests.

155

156 **TWELFTH ORDER OF BUSINESS**

Adjournment

157

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

159

160 **On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor,**
161 **the meeting adjourned at 10:55 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

9C

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 CANCELED NO QUORUM	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.