

**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 December 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
Matt Romero (via telephone)	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Lauren Gentry	District Counsel
Jack Anderson	Advanced Aquatic Services (AAS)
Doug Agnew	Advanced Aquatic Services (AAS)
Armando Taylor	ASI Landscape Management (ASI)
John Frantz	Southern Hills Plantation CDD II Supervisor

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:02 a.m. Supervisors Bloomquist, McCoskrie and McCaffrey were present in person. Supervisors Nelson and Romero were attending via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments (*Agenda Items*)**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Update: Status of Culvert Cleanout**

**A. Response from the City**

**B. DRC Response Regarding Reimbursement**

Mr. Adams stated Mr. Jack Anderson and Mr. Doug Agnew, of Advanced Aquatic Services (AAS), asked to appear at today's meeting to deliver an activities update.

Mr. Anderson stated AAS has been treating the ponds since June 1, 2021 and, although there were significant issues at first, AAS is making progress and the ponds look healthier.

Referencing slides, Mr. Anderson presented a Waterway Inspection Report, including site assessments for Ponds 1 through 10, a management summary and a site map.

Discussion ensued regarding the pond treatments, pond bank maintenance, littoral shelves, water quality, nutrient-loading, algae blooms, dry ponds, mitigation ponds, wet ponds, mowing, bushhogging, the City and the golf course.

Mr. McCoskrie stated he invited Armando, a lead ASI representative, to this meeting and explained that ASI, the landscape maintenance company for the HOA and the Boulevard, ceased servicing the CDD due to non-payment. On November 23, 2021, Mr. McCoskrie contacted the Controller and was informed that a payment was made a few weeks ago and that Staff would process the A/P weekly, going forward, to ensure all payments are timely. Mr. McCoskrie stated the Boulevard had not been maintained in weeks and voiced his opinion that there should be better communication between ASI and the Accounting Department to ensure that there is no reoccurrence of a lapse in maintenance.

Discussion ensued regarding old and damaged sprinkler heads, irrigation repairs, the culvert, irrigation inspections, photographing and forwarding pictures of all damages to ASI and an active leak at the entranceway.

Mr. Armando Taylor, of ASI, stated he would like to have \$300 pre-approved, with no explanation, to replace damaged sprinkler heads. He presented two proposals for general irrigation repairs. The Board and Staff discussed the \$8,500 cost of one proposal. Mr. Adams would prepare a supplemental agreement to the existing ASI contract.

<b>On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, ASI Proposals #13477 and #13541, for irrigation repairs, were approved.</b>
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Mr. Adams reported the following regarding the culverts:

- The culvert cleanout project was completed and the contractor did an exceptional job.
- Going forward, only one annual culvert inspection is needed.
- Staff would like to engage ASI for upstream inspection of the natural area and to remove small items that could float when it rains and clogs the culvert. This project would be scheduled for May, prior to the rainy season.

Asked about a response from the City, Ms. Bloomquist stated she conferred with two City representatives and got the impression that the City's focus is mainly on building permits rather than screened fences. She would follow up with the City.

Mr. Adams stated he followed up with Ms. Ellen Johnson regarding having access to the deposit. A deposit is kept for each builder and returned to them once occupancy has been issued. Ms. Johnson stated the CDD cannot access the funds. She indicated that active building site inspections are conducted twice a week and Management would be alerted of any issues. In a recent inspection, there were no washout areas to report. Mr. McCoskrie reported that a gutter near his home is completely clogged. Mr. Adams would email a photograph of the gutter to Ms. Johnson.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Interlocal Agreement**

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

Mr. McCoskrie stated he coordinated with CDD Staff to draft a new agreement for CDD II and called attention to missing repayment amounts for 2021 in the back of the schedule. A revised agreement was produced. Mr. Adams stated the revised monthly amount due is \$22,115.29 and the revised amount due as of November 30, 2021 is \$398,075.17. Mr. McCoskrie stated the agreement would be transmitted to the CDD II Board Members, who will likely contest the amounts due. Ms. Gentry stated the first step is to forward the agreement, give the CDD II Board Members a timeframe to respond and, if there is no response, Staff will then discuss the next steps with the Board. Mr. Adams stated, with respect to CDD III, an outstanding amount of \$869 is expected to be paid within 30 days.

**On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the Interlocal Repayment Agreement between SHPI CDD and SHPII CDD, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Estimates for Installation of Sod and Plantings (to be provided under a separate cover)**

This item was deferred.

**SIXTH ORDER OF BUSINESS**

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

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

Mr. McCoskrie distributed an email response from Mr. Szymonowicz with detailed information regarding an outstanding principal bond payment.

**SEVENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. October 4, 2021 Workshop**

Mr. Adams presented the October 4, 2021 Workshop Meeting Minutes.

Asked if the CDD has ever pressure-washed the sidewalks, Mr. Adams replied no. Ms. Bloomquist would follow up with the City Manager.

**On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, the October 4, 2021 Workshop Meeting Minutes, as presented, were approved.**

**B. October 4, 2021 Regular Meeting**

Mr. Adams presented the October 4, 2021 Workshop and October 4, 2021 Regular Meeting Minutes.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the October 4, 2021 Regular Meeting Minutes, as presented, were approved.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There was no other business.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

There was nothing further to report.

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

There was no report.

**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**

The January meeting would be cancelled; notices confirming cancellation would be sent.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the meeting adjourned at 11:12 a.m.

Copeland  
Secretary/Assistant Secretary

M.A. Stromquist  
Chair/Vice Chair