

**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 May 13, 2022 at 2:00 p.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
Robert Nelson (via telephone)	Assistant Secretary
Matt Romero	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Lauren Gentry (via telephone)	KE Law Group, PLLC
Joe Calamari	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:01 p.m. Supervisors Bloomquist, McCoskrie and Romero were present in person. Supervisor Nelson was attending via telephone. Supervisor McCaffrey was not present.

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There were no public comments.

- **Update: Status of Informal Negotiations Regarding Arrears and Potential for Litigation Update on SH2 Litigation/Consideration of Authorization to Commence Chapter 164 Dispute Resolution Process**

This item, previously the Fifth Order of Business, was presented out of order.

Mr. McCoskrie gave the following update:

- He and Ms. Bloomquist took part in a conference call earlier between Southern Hills Plantation I CDD (SHP I) and Southern Hills Plantation CDD II (SHP II).

➤ In his opinion, the SHP II Board Members had a cavalier attitude, seemed disinterested in negotiations and were content to start the Chapter 164 process, consisting of an initial meeting, a public meeting and a third meeting with a Mediator.

➤ Their Attorney summarized the 2004 Interlocal Agreement that was not recorded.

➤ Supervisor John Franz was appointed as their point person.

➤ The Board questioned SHP I’s decision to maintain the landscaping and felt that it should be a City or County responsibility and noted that the City owns the Boulevard.

➤ It was revealed that Rosetti Management Group (RMG), the previous District Manager for all three CDDs, did not record the Interlocal Agreement so RMG has some liability.

➤ SHP II’s total budget is \$75,000 with \$8,500 allocated for Fiscal Year 2022 maintenance. Ms. Bloomquist reported the following:

➤ The SHP II Board questioned the lighting and the number of ponds.

➤ The SHP II Board recently started discussions with its HOA. Residents are questioning how funds are being expended; the HOA engaged a CPA firm to review financial records.

Mr. McCoskrie noted SHP I’s good faith effort to resolve this with SHP II by participating in the initial meeting but, as an agreement was not reached, he thinks it is time to formally start the 164 process. Ms. Kilinski will email the step-by-step process to commence the 164 process.

▪ **Consideration of Resolution 2022-05, Initiating Intergovernmental Conflict Resolution Procedures With Southern Hills Plantation II Community Development District**

This item was an addition to the agenda.

On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, Resolution 2022-05, Initiating Intergovernmental Conflict Resolution Procedures With Southern Hills Plantation II Community Development District, was adopted.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Adams presented Resolution 2022-03.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, Resolution 2022-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2022-04. He reviewed the proposed Fiscal Year 2023 budget. The goal is to reduce costs and assessments since the CDD will be entering into a legal process, which will likely be costly. Ms. Bloomquist asked if the Board Members can email their thoughts and concerns about the budget. Mr. Adams replied affirmatively. Mr. McCoskrie wanted to make sure Southern Hills Plantation CDD III (SHP III) stays current with its payments. He asked Mr. Adams to focus on the “irrigation repairs”, “landscape maintenance” and “retainer” line items when preparing the budget. He noted the Board is trying to minimize Special Counsel’s involvement for the next month, as the SHP II litigation commences. Asked if the May 1 principal payment was made, Mr. Adams stated he would verify and advise via email.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, Resolution 2022-04, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 12, 2022 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

Mr. McCoskrie discussed a 52-lot reduction in the platted lots and an Amortization Schedule revision wherein Mr. Szymonowicz should remove 52 lots.

FIFTH ORDER OF BUSINESS

Update: Status of Informal Negotiations Regarding Arrears and Potential for Litigation Update on SH2 Litigation/Consideration of Authorization

to Commence Chapter 164 Dispute Resolution Process

This item was presented following the Second Order of Business.

SIXTH ORDER OF BUSINESS

Consideration of Advanced Aquatic Services, Inc., Environmental Services Renewal Agreement

Mr. Adams presented the Advanced Aquatic Services, Inc., Environmental Services Renewal Agreement, which included an increase of \$442.75 per month due to higher chemical costs, etc. Mr. McCaffrey previously approved the increase based on their fantastic work.

Discussion ensued regarding the three-year renewal increases. Ms. Gentry stated that the CDD is not locked in with the contractor for all three years as the agreement will have a standard termination clause in case the Board decides to seek other proposals in the future.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, the Advanced Aquatic Services, Inc., Environmental Services Renewal Agreement in the amount of \$3,250 per month, effective June 1, 2022, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of ASI Landscape Management Proposal #1224 for Main Boulevard Landscaping

Discussion ensued regarding the Developer’s request to have a Landscape Architect analyze the Boulevard and develop an improvement plan. Cost-sharing with GreenPointe, impact of Boulevard improvements on the impending litigation, improvement timeline, inviting GreenPointe to a future meeting and zoning, were discussed. This item was deferred.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022. He will check on the \$185,893 “Due from Developer” line item. The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of March 14, 2022 Regular Meeting Minutes

Mr. Adams presented the March 14, 2022 Regular Meeting Minutes.

On MOTION by Ms. Bloomquist and seconded by Mr. Romero, with all in favor, the March 14, 2022 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Other Business

There was no other business.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Gentry stated Staff would commence the Chapter 164 process.

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

There was no report.

Mr. McCoskrie thought the chain link fence is unstable and vegetation should be planted. Ms. Bloomquist felt the area needs to be cleaned up. Mr. Adams would request a proposal from ASI, as an additional work order.

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

I. 372 Registered Voters in District as of April 15, 2022

II. NEXT MEETING DATE: June 13, 2022, immediately following the adjournment of the Southern Hills Plantation III CDD meeting scheduled to commence at 10:00 a.m.

○ QUORUM CHECK

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, the meeting adjourned at 2:42 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair