

**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 June 13, 2022 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
Robert Nelson (via telephone)	Assistant Secretary
Matt Romero	Assistant Secretary
Brian McCaffrey	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Kathleen Griffiths	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

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

Resident Kathleen Griffiths discussed emails to Mr. Taylor, of ASI Landscape Management (ASI), asking for the pond bank behind her home to be maintained properly. She asked if the scope of work changed as, in her opinion, ASI stopped mowing the area correctly. She felt that, if safe use of a mower is not possible, ASI should weed whack the entire area.

ASI's scope of service, equipment used, slope and the Developer's initial installation of cordgrass to avoid having to mow regularly, were discussed.

Mr. McCaffrey and Ms. Griffiths will meet with Armondo after the meeting.

**THIRD ORDER OF BUSINESS****Update: Status of Informal Negotiations  
Regarding Arrears and Potential for  
Litigation Update on SH2**

Mr. McCoskrie discussed the following:

- Letter from Counsel for Southern Hills Plantation II CDD (SHP II), which lists eleven bullet points and a timeline, distributed during the meeting.
- Email to Mr. Adams and Ms. Kilinski containing his suggestion of how to approach a response to the letter from Counsel for SHP II.
- The Chapter 164 Process calls for conducting two conflict assessment meetings, a joint public meeting and, if the parties still do not reach an agreement, a meeting with a mediator.
- Counsel for SHP II suggested skipping the two conflict assessment meetings and schedule a meeting with the Mediator.
- The current legal invoices with the attachments were included.

Ms. Kilinski discussed the following:

- Chapter 164 describes three steps. The Statute provides assistance of a facilitator in the first two steps, which involve meeting with the designated point person for the CDDs to negotiate a final settlement, still subject to authorization and approval by both Boards.
- Upon further review of the letter from Counsel for SHP II, the first step would be for the point person for each CDD to meet with the facilitator and the District Managers. If needed, the second step would be for both CDD Boards to meet and try to finalize negotiations with or without a facilitator present. If the parties still cannot reach a settlement, the CDDs would attend mandatory mediation.
- The terms Mediator/Facilitator essentially refer to the same person. She prepared a list of mediators and will respond with her recommendation to the letter from Counsel for SHP II. The meeting with a facilitator and the designated point persons for each CDD will be scheduled for mid-July.
- Some documents in response to the public records request were received but they were non substantive to her request for emails. She will send a notice on the matter.

Ms. Bloomquist stated she will be unable to attend the July meeting.

**FOURTH ORDER OF BUSINESS**

**Continued Discussion: Fiscal Year 2022/2023 Budget**

Mr. Adams stated that the proposed Fiscal Year 2023 budget will be reformatted to show the projected revenues and expenses for SHP II and Southern Hills Plantation CDD III (SHP III) correctly. Due to a scrivener’s error, the title in the first column will be corrected to “FY 2022” budget. Adjustments will be made to certain line items before a final decision on assessments is made at the next meeting. The revised proposed Fiscal Year 2023 budget will be emailed to the Board this week.

The recent irrigation mainline system break was discussed. It was noted that the vendor incurs the cost to repair broken heads and the CDD is not charged for reclaim water.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2022-06. The CDD’s existing Prompt Payment Policies and Procedures were updated to comply with the new “Local Government Prompt Payment Act” legislative requirements. Ms. Kilinski stated that the CDD is required to adopt the Prompt Payment Policy changes, which were changed for all their CDDs.

**On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, Resolution 2022-06, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2022**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2022. Mr. McCoskrie highlighted new budget line items and noted the CDD paid the interest payment on the A1 and A2 bonds and paid last year’s principal amount on the A1 bonds; they are still in

arrears. Mr. Adams explained the CDD is still tracking the \$185,893 of debt service for the Series 2011 A2 bonds “Due from Developer”. The financials were accepted.

**SEVENTH ORDER OF BUSINESS**

**Approval of May 13, 2022 Regular Meeting Minutes**

Mr. Adams presented the May 13, 2022 Regular Meeting Minutes. The following changes were made:

Line 37: Change “conference call” to “CDD II Board Meeting”

Line 47: Change “has” to “may have”

Line 48: Insert “, pertaining to the CDD I Shared Cost Program” after “maintenance”

Line 50: Change “lighting” to “street lights”

Line 52: Insert “has not” after “HOA” and insert “but has a CPA on the Board” after “firm”

Lines 109 and 110: Change “52” to “58”

Line 172: Change “planted” to “removed” and “Mr. Adams” to Mr. McCoskrie”

Mr. McCoskrie stated Mr. Buckner advised him that the County received bids on three lots that are scheduled to be sold on July 12, 2022. He confirmed that Mr. Buckner is in receipt of the four payoff letters from Mr. Szymonowicz and is aware the CDD expects to receive another \$40,000 at closing.

Mr. McCoskrie stated he will monitor the sale. The lot reduction totaled 58, which, broken down, was 10, 37 and 11, not 52, as originally thought. He identified the lot locations.

Mr. Adams responded to questions about Lines 142 through 145 and stated someone is preparing a landscape proposal for the Boulevard. He received a call about a \$23,000 irrigation repair proposal that he never saw. He felt that the timeline for the Developer to engage a Landscape Architect to develop an improvement plan for the Boulevard and approvals will take a few months.

Discussion ensued regarding obtaining proposals to remove a chain link fence overgrown with vegetation.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the May 13, 2022 Regular Meeting Minutes, as amended, were approved.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

Ms. Bloomquist stated a response from the City’s Public Works Department regarding her request for sidewalk and pothole repairs on the main boulevard is pending.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

- **Update: Chapter 164 Process**

This item was discussed during the Third Order of Business.

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

There was no report.

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

- **NEXT MEETING DATE: July 11, 2022, immediately following the adjournment of the Southern Hills Plantation III CDD meeting scheduled to commence at 10:00 a.m.**

- **QUORUM CHECK**

The next meeting will be held on July 11, 2022.

Mr. Adams provided the contact information to Blue Water Aquatics.

**TENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

There were no Supervisors’ requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. McCaffrey and seconded by Mr. McCoskrie, with all in favor, the meeting adjourned at 11:15 a.m.

C. P. S. O. L. I.  
Secretary/Assistant Secretary

John H. McColine  
Chair/Vice Chair