

**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 July 11, 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:

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
Lauren Gentry (via telephone)	District Counsel
Grace Kobitter	KE Law Group
Jon Herman (via telephone)	Berger, Toombs, Elam, Gaines and Frank

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There were no public comments.

THIRD ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Berger, Toombs, Elam, Gaines and Frank

Mr. Herman presented the Audited Financial Report for the Fiscal Year Ended September 30, 2021 and noted the pertinent information. There were no recommendations,

deficiencies on internal control or instances of non-compliance; it was a clean audit. The Management letter reported certain findings in 2018 and 2021, as noted on Pages 31 through 34.

Mr. McCoskrie noted missing data and several items that need to be corrected. Mr. Herman stated that he would verify the information with Mr. Gaines before emailing a revised Report to Mr. Adams to distribute to the Board.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-07,
Accepting the Audited Financial Report for
the Fiscal Year Ended September 30, 2021**

Mr. Adams presented Resolution 2022-07.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, Resolution 2022-07, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021, subject to incorporating the edits discussed, where appropriate, was adopted.

FIFTH ORDER OF BUSINESS

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

Mr. Adams highlighted the changes to revised proposed Fiscal Year 2023 budget, based on the discussions at the last meeting. Overall, the General Fund Assessment amounts were reduced. He responded to questions and commented that it is still necessary to track the debt service “Due from Developer” for the Series 2011 A2 bonds.

This version of the proposed Fiscal Year 2023 budget will be presented for adoption at the September 12, 2022 Public Hearing and Regular Meeting.

SIXTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of May 31, 2022**

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2022. He responded to questions regarding District Counsel litigation costs.

The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of June 13, 2022 Regular Meeting Minutes

Mr. Adams presented the June 13, 2022 Regular Meeting Minutes. The following change was made:

Line 119: Change “four” to “three”

Mr. McCoskrie asked Staff to stay in contact with County Representative Buckner regarding the estoppel letters that were sent for the three lots. He hoped the CDD will receive \$10,000 per lot. If a lien needs to be filed, Ms. Gentry’s office will file one for each of the lots.

Regarding Lines 125 through 129, Mr. Adams stated that the information about a landscape proposal for the Boulevard was forth coming.

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

EIGHTH ORDER OF BUSINESS

Other Business

Mr. McCoskrie discussed the situation related to Southern Hills Plantation II CDD (SHP II) and stated that the meeting with the Facilitator is scheduled for August 2, 2022 at 1:30 p.m. The designated point persons, District Counsel and the District Managers for both CDDs, will be in attendance.

Mr. McCoskrie discussed a list of ideas to consider proceeding with at the next meeting, as follows:

- Emailing the “Call to Action” to SHP II and SHP I homeowners and holding a meeting in the parking lot to let SHP II homeowners know of their District Manager’s actions in wanting to spend funds on litigation instead of paying the fees due to SHP I.
- Advise the Facilitator that the Interlocal Agreement is part of the bond issuance.
- Involve the Developer in this matter.

Mr. McCoskrie stated that access to the drop box containing documents in response to SHP I's public records request will expire soon.

Mr. McCoskrie asked Mr. Adams to provide copies of pertinent documents from 2018 forward plus any and all subsequent Development Agreements.

Ms. Gentry reported that Ken is finalizing documents in response to the public records request.

It was noted that the Bond Amortization Schedule will need to be revisited, once the SHP II matter is resolved.

▪ **Consideration of Proposals from ASI Landscape Management and AllJax, Inc.**

This item was an addition to the agenda

Mr. McCaffrey presented proposals to remove overgrown vegetation along the fence line and explained the differences in the scopes of work.

The AllJax, Inc., proposal was not approved.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, ASI Landscape Management Proposal #2240 to clean up overgrown vegetation along the fence line at the main entry and around the drainage area, in a not-to exceed amount of \$3,497.36, was approved.

Mr. McCoskrie was in favor of approving ASI Landscape Proposal #2231, subject to ASI reducing the amount to \$1,000, to match the proposal he obtained.

Discussion ensued regarding ASI's landscape crew not completely mowing the pond bank behind Ms. Griffiths' home, continual issues with how lake banks of Ponds #10 and #11 are being maintained and reporting algae bloom in the ponds behind the sales center and Pond #12.

Mr. McCaffrey noted that Ms. Griffiths was okay with the results and that he planned to meet with ASI's Management about several issues. He would report the algae sightings to Blue Water Aquatics.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, ASI Landscape Management Proposal #2231, to flush cut and remove wax myrtle trees on the east side of the pond behind the Autumn Oak cul de sac, subject to ASI Landscape amending the proposal, in a not-to exceed amount of \$1,000, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

Board Members were advised to contact Ms. Kilinski with questions pertaining to the SHP II matter. Discussion ensued regarding criteria to schedule a Shade Session.

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

There was no report.

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

- **NEXT MEETING DATE: August 8, 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 August 8, 2022 but might be cancelled if the August 2, 2022 meeting with the Facilitator does not occur.

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. Romero and seconded by Mr. McCaffrey, with all in favor, the meeting adjourned at 10:51 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair