

**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 Public Hearing and Regular Meeting on September 12, 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

Also present were:

Chuck Adams	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Grace Kobitter	KE Law Group PLLC
John Faulkner	Steadfast
Bruce Noble	GreenePointe

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:15 a.m. Supervisors Bloomquist, Romero and McCoskrie 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.

THIRD ORDER OF BUSINESS

Presentation of Steadfast Proposal for Enhancement of Existing Landscaping Along Southern Hills Blvd. [John Faulkner]

Mr. Faulkner presented the Steadfast proposal, in the amount of \$126,303. He highlighted the following:

- The medians from SR41 to the guardhouse were used as a space marker.
- The price includes removal of all overgrown material. Most of the shrubbery is overgrown on both sides of the road and will be pulled out and pine straw beds will be laid.
- The main concern is that the root layers on the oak trees are covered with 4” to 6” of organic material that is overtaking the trees on both sides of the road and the branches are starting to deteriorate.

Discussion ensued regarding the condition of the oak trees, pine straw installation, debris removal, ongoing maintenance, irrigation issues, conduit holding the water system, broken zones and buried sprinkler heads.

Mr. Faulkner suggested having a consultant analyze the irrigation system before making any repairs. Asked if GreenPointe will pay for the repairs, Mr. Noble stated GreenPointe would like this proposal to be executed to avoid further damages and possible liability.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, the Steadfast Proposal for Enhancement of Existing Landscaping Along Southern Hills Boulevard, in the amount of \$126,303, including an irrigation assessment, was approved.

FOURTH ORDER OF BUSINESS

Update: Meeting with Facilitator on August 2, 2022

Mr. McCoskrie reported the following:

- Southern Hills Plantation II CDD (SHP II) owes the CDD about \$430,000. Despite retaining attorneys, there is still no definitive answer as to how strong or weak the CDD’s case is against SHP II.
- At the April meeting, a suggestion was made to charge SHP II \$139,000 per year but it did not gain any traction.

- At the mediation meeting on August 2, 2022, the Judge tried to facilitate a negotiation and the result was to reduce the amount to \$78,000 and \$25,000 per year, going forward, but SHP II was not agreeable.
- On August 19, 2022, he met with Mr. John Franz, SHP II's representative. Now under consideration is charging SHP II \$40,000 for the amount in arrears and \$20,000 annually, for three years, followed by 25% of \$110,000, equating to \$25,000 to \$30,000 per year.
- Additionally, a common Board or subcommittee will be formed with representatives from SHP I, II and III. Each Board would appoint one member to the Committee with everyone having a vote and majority rules.

Regarding if it would be a three-person committee and what it would be a subcommittee of, Mr. Adams explained that each CDD would appoint someone and that individual would report to their respective CDD Board. The committee will brainstorm regarding the Boulevard, shared costs and make recommendations and, out of that committee the majority, two out of three, rules. Ultimately, the Boards would approve the committee's recommendations. Mr. Adams stated the biggest thing is the budget. Staff will prepare a proposed budget, with SHP I taking the lead with the Interlocal Agreement, and make sure everyone understands what makes the budget and agrees to the levels of service.

Discussion ensued regarding clarification of the function of the committee versus the Board representation, the Interlocal Agreement, the re-landscaping of the Boulevard by the Developer, attorney's fees, SHP III's response to the public records lawsuit, Chapter 164 proceedings, sending an informational letter to property owners and residents regarding revenue and cost-sharing issues with SHP II, maintenance of the pond on SR41 that affects all three CDDs and the October 3, 2022 meeting.

On MOTION by Mr. Romero and seconded by Mr. McCoskrie, with all in favor, the proposed negotiation with SHP II to pay the CDD a \$40,000 back payment and \$20,000 annually, for three years, followed by 25% annually of the \$110,000, formation of a committee with one representative from each of the three CDDs and considering an addendum to the Interlocal Agreement at the October 3, 2022 Joint Meeting with SHP II and SHP III, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Illuminations Holiday Lighting Proposal

Mr. Adams stated Mr. McCaffrey worked with Illuminations Holiday Lighting and received an updated \$12,850 proposal for holiday lighting at the entry.

Discussion ensued regarding the itemized estimate, the three highlighted options, previous year's cost, price adjustments and the track lighting.

The Board decided to proceed with the same holiday lighting program as was used in 2021.

On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, the Illuminations Holiday Lighting Proposal, in the amount of \$12,850, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing on the Adoption of the Fiscal Year 2022/2023 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented the proposed Fiscal Year 2023 budget and recalled that final revisions were made at that previous meeting. Expenses increased slightly, year-over-year; however, because of additional income that will come from SHP III, assessments will decrease, as outlined in the Assessment Tables on Page 8.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, Resolution 2022-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2022-09.

On MOTION by Mr. Romero and seconded by Mr. McCoskrie, with all in favor, Resolution 2022-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2022.

Mr. McCoskrie noted a discrepancy on Page 3, under "Landscape maintenance". He believed that funds are missing, notwithstanding the \$90,000 that was expended and unbudgeted. Mr. Adams explained that the budget was re-worked and shows the full amount with an offsetting revenue from SHP II and SHP III, against the cost-share. The issue will be corrected in the new Fiscal Year 2023 budget year.

Mr. McCoskrie stated, once the CDD settles with SHP II, the next focus will be the amortization schedule for the bond. He discussed skipped bond payments, communications with Mr. Szymonowicz, of Wrathell Hunt and Associates (WHA), sold lots and past due CDD payments. The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of Minutes

Mr. Adams presented the following:

A. April 11, 2022 Informational Session

On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, the April 11, 2022 Informational Session Minutes, as presented, were approved.

B. July 11, 2022 Regular Meeting

The following change was made:

Line 86: Change "hearsay" to "forthcoming"

Mr. McCoskrie voiced his opinion that ASI Landscaping (ASI) is not trimming the trees properly so they should be monitored and eventually replaced.

Ms. Bloomquist expressed her opinion that vegetation is taking over near Ponds #10, #11 and #12. Mr. McCoskrie felt that, as the CDD rebuilds its cash reserve, after all of its revenue issues are settled, the focus needs to shift to the ponds and engaging better pond maintenance contractors. Ms. Bloomquist suggested including pond maintenance as a discussion item at the next meeting.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, the July 11, 2022 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Other Business

Mr. McCoskrie stated Mr. Robert Buckner called to report a 30' high pile of dirt behind his house and a dry retention area that is currently wet. Mr. Adams will inspect the property and report his findings.

Mr. McCoskrie felt that the CDD should revisit its 33 ponds and 14 banks, which have not been mowed for months. He asked Staff to obtain a new aerial map.

ELEVENTH 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: October 3, 2022 at 10:00 a.m. [Joint Special Meeting with Southern Hills Plantation II and III CDDs]**

- **QUORUM CHECK**

The next meeting will be held on October 3, 2022.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, the meeting adjourned at 11:38 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COPSA:
Secretary/Assistant Secretary

M.A. Blomquist
Chair/Vice Chair