

**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 November 14, 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
Matt Romero	Assistant Secretary
Brian McCaffrey	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Lauren Gentry	District Counsel
Burt Bennett	District Engineer
Joe Hamilton	Steadfast
Richard Pakan	Supervisor Elect

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:38 a.m.

Supervisors Bloomquist, Romero, McCoskrie and McCaffrey were present in person. Supervisor-Elect Richard Pakan, who was elected in the November 8, 2022 General Election, was present.

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2023-01, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending**

**September 30, 2022; and Providing for an Effective Date**

Mr. Adams presented Resolution 2023-01. The adjustments involved adding an additional \$40,000 to the Fiscal Year 2022 budget to deal with accruals and avoid a finding in the audit.

**On MOTION by Mr. Romero and seconded by Mr. McCaffrey, with all in favor, Resolution 2023-01, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date, was adopted.**

▪ **Consideration of Steadfast Contractors Alliance, LLC, Proposals/Estimates**

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

Mr. McCaffrey stated that he invited Steadfast Environmental (SE) representatives to the meeting because he is dissatisfied with the ponds, especially those on the golf course near the entranceway, which must be maintained at the highest level. He called attention to Item 8B and introduced Mr. Joe Hamilton, co-owner of SE.

Mr. Hamilton reported the following:

- He and SE staff recently toured the community to identify its needs and noted considerable overgrowth.
- SE would like the opportunity to rectify the CDD's waterway issues, such as the algae and submersed vegetation growth, as well as assess and repair the fountain.
- If permitted, SE technicians would make weekly visits to maintain the ponds.
- Compared to the CDD's current vendor, treatment frequency would increase by almost 300% and costs by 40%.

Mr. Hamilton presented a series of proposals, including a maintenance map, and took questions regarding the treatment plans and estimates.

In response to Mr. McCoskrie's question, Mr. Hamilton stated, when the ponds are wet during the summer, aquatic herbicides and algaecides are used to treat them and to control

nuisance species and, when the ponds are dry during the winter, the pond banks would be mowed and, if needed, a proposal for vegetation removal would be prepared.

Discussion ensued regarding whether to defer aquatic maintenance, SE's pond maintenance program, wet ponds, dry ponds, mowing, bush-hogging, applying terrestrial herbicide or algaecide to certain ponds, number of ponds that would be treated per visit, use of ATVs and boats to access certain areas, treatment costs, including man-hours, sediment removal, diesel fuel, sod and dump fees.

Ms. Bloomquist highlighted three specific areas where Golf Club Management expressed concerns. She wanted it cited in the minutes that this includes the area behind the practice range where a condominium development is planned and along Holes #11 and #12.

Asked about the long-term approach to ensuring that the same problems do not re-occur, Mr. Hamilton stated the maintenance proposals include monthly monitoring reports with photographic documentation. Ms. Bloomquist asked if a performance guarantee is included. Mr. Hamilton replied affirmatively.

The Board and the SE team discussed the proposals, areas in need of treatment, the area behind the #10 green, the switch from ASI to SE, aquatics, the budget and the next steps.

**A. Landscape Maintenance Pricing Proposal**

This item was not addressed.

**B. Aquatic Maintenance Proposal with Map**

This item was deferred.

**C. Proposal #621 for Entry Ditch Enhancement**

<p><b>On MOTION by Mr. Romero and seconded by Mr. McCoskrie, with all in favor, Steadfast Proposal #621 for Entry Ditch Enhancement, in the amount of \$4,250, plus \$1,200 for a secondary invoice, was ratified.</b></p>
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**D. Proposal #622 for Chipping Tee Hill**

**On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, Steadfast Proposal #622 for Forestry Mulching of slope only, in the amount of \$2,400, was approved.**

**E. Proposal #623 for Pond Enhancement**

**On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, Steadfast Proposal #623 for Pond Enhancement, to remove trees and relocate sediment and re-sod the area, in the amount of \$8,290, was approved.**

**F. Estimate #SM-E-1713 for Putting Green Enhancements**

**On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, Estimate #SM-E-1713 for Putting Green Enhancements, for pond bank work only, in the amount of \$3,300, was approved.**

The Board invited SE to attend the December meeting. Mr. Adams will include the SE proposals on the next agenda.

- **Discussion: Reschedule Joint Meeting with Southern Hills Plantation II CDD and Southern Hills Plantation III CDD**

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

Ms. Gentry stated Staff has not heard back from Counsel for Southern Hills Plantation II CDD regarding the proposed Interlocal Agreement and recommended rescheduling the joint meeting to November 29, 2022 and authorizing Staff to commence litigation on December 1, 2022 if a settlement cannot be reached.

**On MOTION by Ms. Bloomquist and seconded by Mr. Romero, with all in favor, rescheduling the joint meeting with Southern Hills Plantation II CDD and Southern Hills Plantation III CDD to November 29, 2022, was approved.**

**On MOTION by Mr. Romero and seconded by Mr. McCaffrey, with all in favor, authorizing Staff to commence litigation on December 1, 2022, if an acceptable settlement/agreement between the parties cannot be reached, was approved.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Interlocal Agreement Between Southern Hills Plantation I Community Development District, Southern Hills Plantation II Community Development District and Southern Hills Plantation III Community Development District *(to be provided under separate cover)***

This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Discussion: Pond Maintenance**

This item was addressed following the Third Order of Business

**SIXTH ORDER OF BUSINESS**

**Consideration of AllJax, Inc., Estimate #1403 for Pond Excavation**

This item was not addressed.

**SEVENTH ORDER OF BUSINESS**

**Discussion: Real Tree DRA**

This item was not addressed.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Steadfast Contractors Alliance, LLC, Proposals/Estimates**

This item was presented following the Third Order of Business.

**NINTH ORDER OF BUSINESS**

**Discussion: Reschedule Joint Meeting with Southern Hills Plantation II CDD and Southern Hills Plantation III CDD**

This item was addressed following the Third Order of Business.

**TENTH ORDER OF BUSINESS**

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

This item was not addressed.

**ELEVENTH ORDER OF BUSINESS**

**Approval of September 12, 2022 Public Hearing and Regular Meeting Minutes**

Mr. Adams presented the September 12, 2022 Public Hearing and Regular Meeting Minutes. The following changes were made:

Line 82: Insert "or disapprove" after "approve"

Line 67: Change "\$139,000" to "\$100,000"

Line 88: Change "SHPIII's response" to "SHPII's response"

**On MOTION by Ms. Bloomquist and seconded by Mr. McCaffrey, with all in favor, the September 12, 2022 Public Hearing and Regular Meeting Minutes, as amended, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Other Business**

There was no other business.

**THIRTEENTH 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: December 12, 2022 at 10:00 a.m.**

- **QUORUM CHECK**

The next meeting will be held on December 12, 2022.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

**FIFTEENTH 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 11:40 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair