

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

December 12, 2022

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Southern Hills Plantation I
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

December 5, 2022

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Board of Supervisors
Southern Hills Plantation I Community Development District

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold a Regular Meeting on December 12, 2022 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*Agenda Items*)
3. Consideration of Resolution 2023-02, Designating Certain Officers of the District and Providing for an Effective Date
4. Discussion: Pond Maintenance
5. Discussion: Real Tree DRA
6. Consideration of Steadfast Environmental Aquatics Inspection Report
7. Consideration of Steadfast Contractors Alliance, LLC, Proposals/Estimates
 - A. Landscape Maintenance Pricing Proposal
 - B. Aquatic Maintenance Proposal with Map
8. Discussion: 2023 CDD Planning and Initiatives
9. Acceptance of Unaudited Financial Statements as of October 31, 2022
10. Approval of November 14, 2022 Regular Meeting Minutes
11. Other Business

12. Staff Reports

- A. District Counsel: *KE Law Group, PLLC*
- B. District Engineer: *Coastal Engineering Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: January 9, 2023 at 10:00 AM

○ QUORUM CHECK

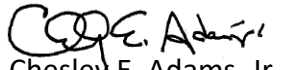
SEAT 1	JOHN MCCOSKRIE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	RICHARD PAKAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	MATT ROMERO	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	BRIAN MCCAFFREY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	MARGARET BLOOMQUIST	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

13. Supervisors' Requests

14. Adjournment

If you have any questions or comments, please contact me directly at (239) 464-7114.

Sincerely,


Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**CALL IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

3

RESOLUTION 2023-02

**A RESOLUTION OF THE SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN
OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, the Southern Hills Plantation I Community Development District Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Hernando County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT:**

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Chesley (Chuck) E. Adams, Jr. is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

2. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

ADOPTED THIS 12TH DAY OF DECEMBER, 2022.

ATTEST:

**SOUTHERN HILLS PLANTATION I COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

5

CONSTRUCTION PLANS FOR:

Southern Hills

PLANTATION CLUB

Phase 3A

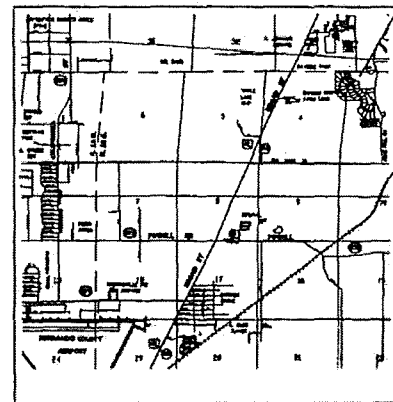
61 LOTS

Project Number 05416

CITY OF
BROOKSVILLE

INDEX OF SHEETS

- COVER SHEET
- SP-1 LEGAL AND BOUNDARY
- HC-1 LOT GEOMETRY
- HC-2 LOT GEOMETRY
- HC-3 LOT GEOMETRY
- HC-4 LOT GEOMETRY
- HC-5 LOT GEOMETRY
- NTS-1 TYPICAL SECTION & DETAILS
- NTS-2 TYPICAL SECTION & DETAILS
- UT-1 MASTER UTILITY PLAN
- UT-2 MASTER UTILITY PLAN
- UT-3 MASTER UTILITY PLAN
- UT-4 MASTER UTILITY PLAN
- UT-5 MASTER UTILITY PLAN
- DR-1 MASTER DRAINAGE PLAN
- DR-2 MASTER DRAINAGE PLAN
- DR-3 MASTER DRAINAGE PLAN
- DR-4 MASTER DRAINAGE PLAN
- DR-5 MASTER DRAINAGE PLAN
- GR-1 LOT GRADING PLAN
- GR-2 LOT GRADING PLAN
- GR-3 LOT GRADING PLAN
- GR-4 LOT GRADING PLAN
- GR-5 LOT GRADING PLAN
- GR-6 INTERSECTION GRADING DETAILS
- PR-1 PLAN AND PROFILE -
- PR-2 PLAN AND PROFILE -
- PR-3 PLAN AND PROFILE -
- PR-4 PLAN AND PROFILE -
- PR-5 PLAN AND PROFILE -
- PR-6 PLAN AND PROFILE -
- PS-1 POND SECTIONS AND DETAILS
- PS-2 POND SECTIONS AND DETAILS
- PS-3 POND SECTIONS AND DETAILS
- PS-4 POND SECTIONS AND DETAILS
- PS-5 POND SECTIONS AND DETAILS
- STM-1 STORM DRAINAGE DETAILS
- WUD-1 WATER DISTRIBUTION DETAILS
- WUD-2 WATER DISTRIBUTION DETAILS
- LPS-1 LOW PRESSURE SEWER AND GRINDER PUMP DETAILS
- TR-1 TRAFFIC CONTROL PLAN
- EC-1 CONSTRUCTION SURFACE WATER MANAGEMENT PLAN
- EC-2 CONSTRUCTION SURFACE WATER MANAGEMENT DETAILS
- EC-3 CONSTRUCTION SURFACE WATER MANAGEMENT NOTES
- WT-1 PRESERVATION SIGNAGE
- WT-2 PRESERVATION SIGNAGE
- WT-3 PRESERVATION SIGNAGE
- WT-4 PRESERVATION SIGNAGE
- WT-5 PRESERVATION SIGNAGE



VICINITY MAP
SECTIONS 3/4 TWP. 23S., RGE. 18E



OWNER / DEVELOPER

LANDMAR GROUP
2202 N. WESTSHORE BLVD. SUITE 115
TAMPA, FLORIDA 33607

SURVEYOR/ENGINEER

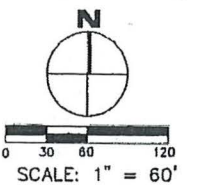
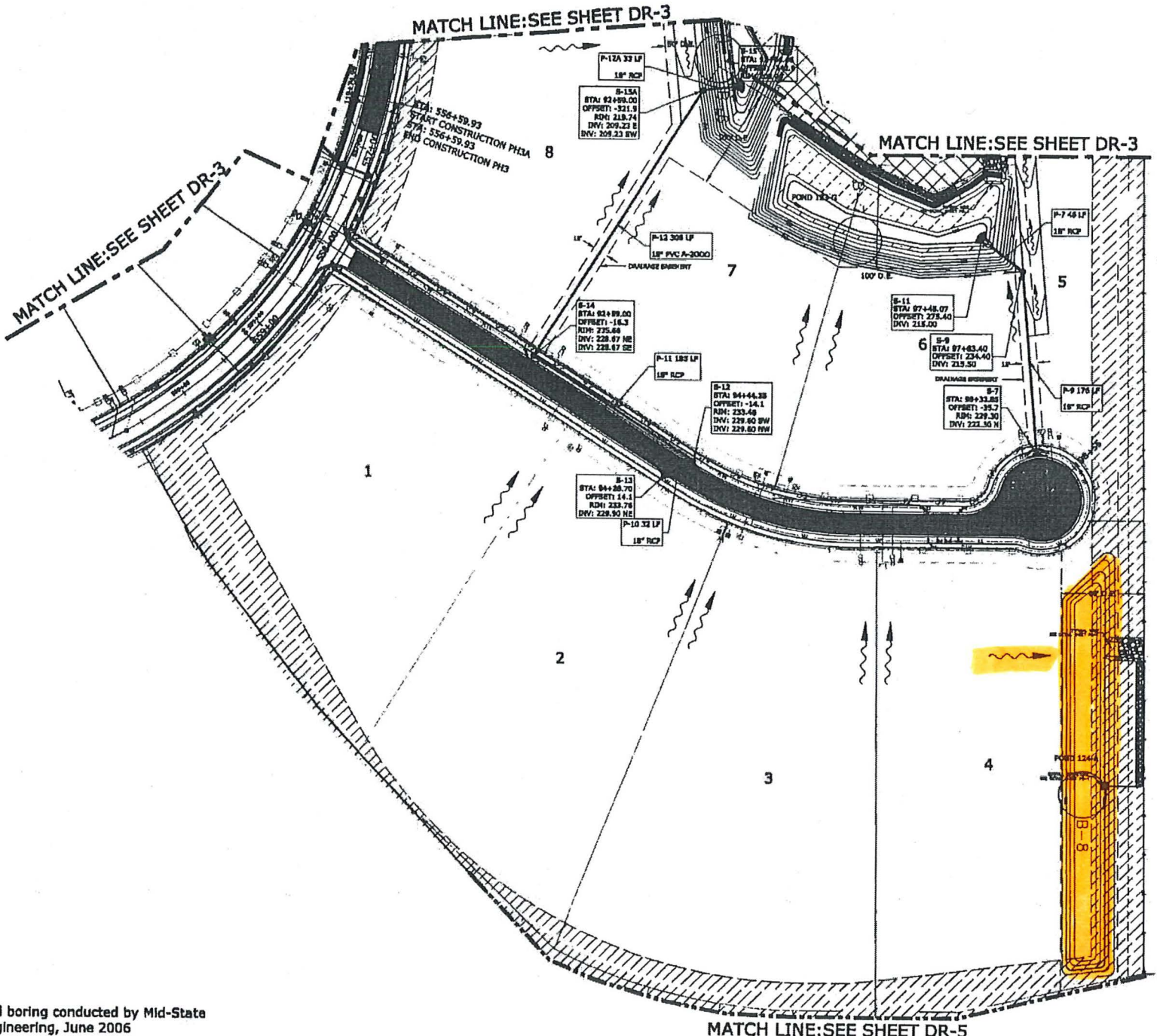


AGENCY APPROVALS

AGENCY	PERMIT TYPE	DATE SUBM.	DATE APP.	PERMIT NO.	EXP. DATE	QA/QC CHECKLIST		
						DESIGNER	DATE	
F.D.E.P.						TEAM LEADER	DATE	
S.W.F.W.M.D.						CONSTRUCTION MGMT	DATE	

DESIGN ENGINEER : CLIFFORD E. MANUEL, Jr., P.E.

PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 36834



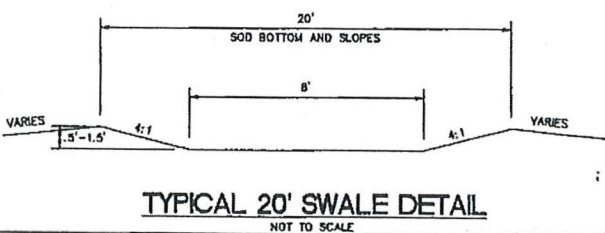
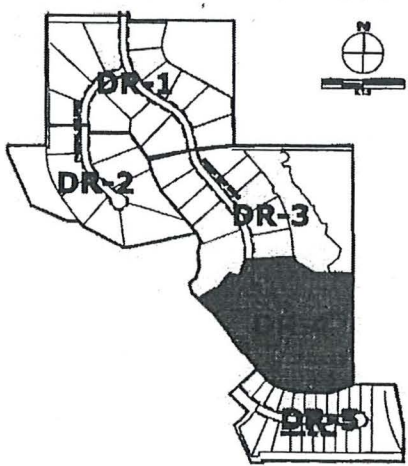
LEGEND

- DIRECTION OF FLOW
- STORM CURB INLET
- MITERED END SECTION (MES)
- MES WITH ENERGY DISSIPATOR
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED OUTFALL STRUCTURE
SEE DETAIL ON SHEET PS-1
- INDICATES PROPOSED GRAVEL TRENCH AND PERFORATED PIPE WITH CONNECTING SOLID PIPE
SEE DETAIL ON SHEET PS-1
- STRUCTURE NUMBER
- TOP ELEVATION
- INVERT IN
- INVERT OUT
- MES STRUCTURE NUMBER
- EXIT VELOCITY
- INDICATES MATCH LINE
- PROPOSED SWALE (TYPICAL)
- INDICATES WETLAND JURISDICTIONAL BOUNDARY
- INDICATES 25' (OR GREATER) UNDISTURBED WETLAND BUFFER AREA
- INDICATES LITTORAL AREA OF POND
- INDICATES WEIR WITH RIP-RAP

NOTE:
EXISTING CONTOURS AND ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC DATUM OF 1929 0.00 MEAN SEA LEVEL.
PROJECT BENCH MARK

FUGITIVE DUST
ALL FUGITIVE DUST SHALL BE CONTROLLED ON SITE. ONLY AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL BE CLEARED OR STRIPPED OF VEGETATION WATERING APPLICATION OF APS 505 SILT STOP OR OTHER PRIOR APPROVED MEANS OF DUST CONTROL SHALL BE EMPLOYED TO PREVENT THE EMANATION OF DUST FROM THE SITE. PERMANENT GRASSING, LANDSCAPING AND OTHER SITE WORK SHALL BE INITIATED AS SOON AS POSSIBLE.

KEY MAP



Soil boring conducted by Mid-State Engineering, June 2006

Soil boring conducted by Tierra, Inc., November 2006

NOTE:
Individual lot site development and grading shall be such that the existing drainage patterns are maintained to the extent possible, that no drainage discharge shall be allowed to cross lot lines except in a designated conveyance and that all lot runoff shall be directed toward drainage retention areas for treatment and release. In no event shall runoff from developed lots be allowed to flow directly to wetland areas

MASTER DRAINAGE PLAN

Southern Hills
Hernando County, FL, PH. 3A

Design Engineer

MAY 08 2007

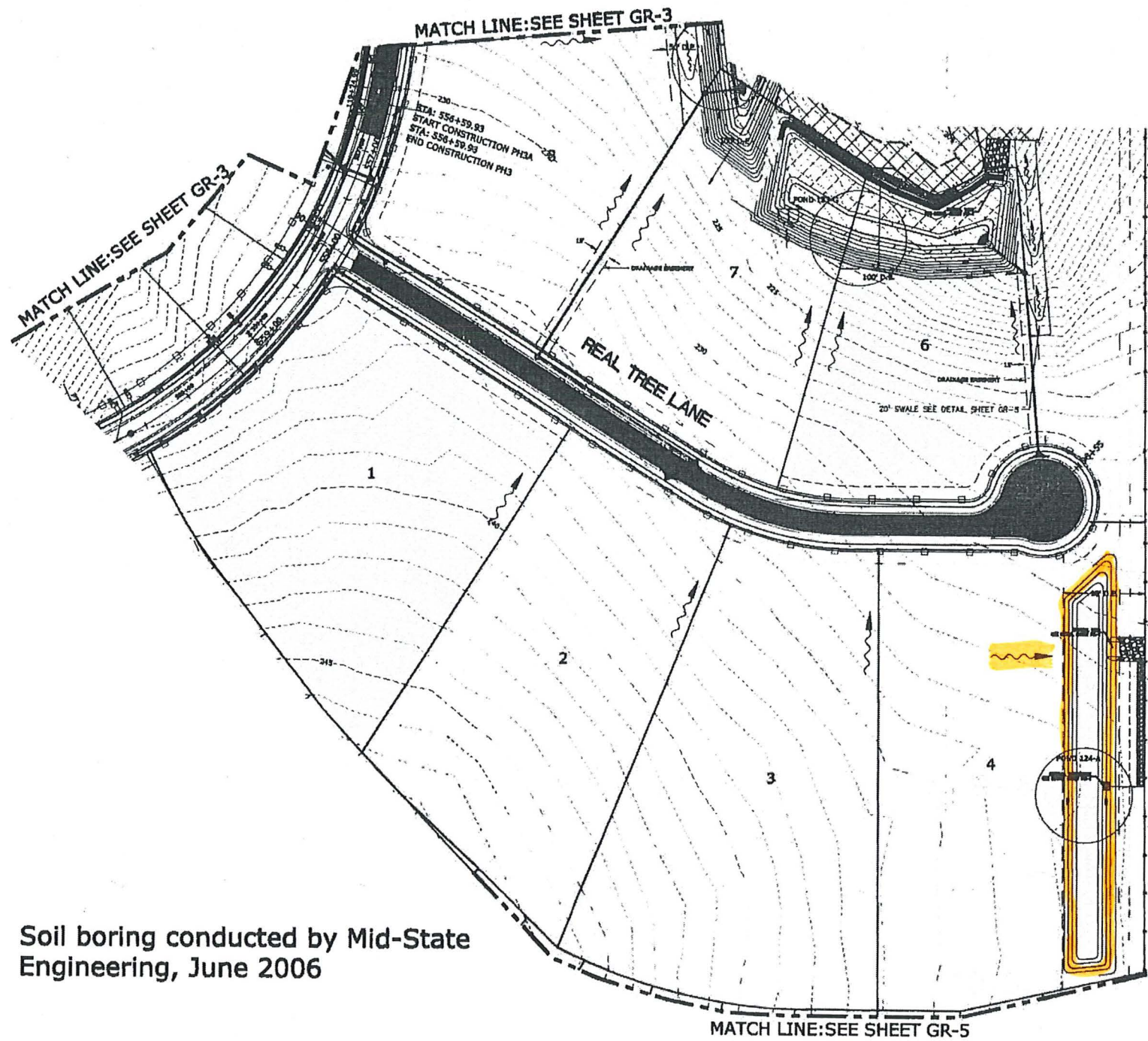
Clifford E. Mariani, Jr.
Professional Engineer
No. 36834
State of Florida
Professional Seal

Coastal
Engineering
Surveying
Environmental
Construction Management
Engineering Associates, Inc.
3333 S.W. 11th Street, Suite 4401
Miami, Florida 33135
Tel: 305-778-6633 Fax: 305-778-6638
E-mail: info@coastal.com

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NO.	DATE	DESCRIPTION
1	12-04-06	ISSUED PLANS FOR PERMITS

SHEET
DR-4
OF 49 SHEETS
05416



Soil boring conducted by Mid-State Engineering, June 2006

Soil boring conducted by Tierra, Inc., November 2006

NOTE:
Individual lot site development and grading shall be such that the existing drainage patterns are maintained to the extent possible, that no drainage discharge shall be allowed to cross lot lines except in a designated conveyance and that all lot runoff shall be directed toward drainage retention areas for treatment and release. In no event shall runoff from developed lots be allowed to flow directly to wetland areas



SCALE: 1" = 60'
CONTOUR INTERVAL = 1'

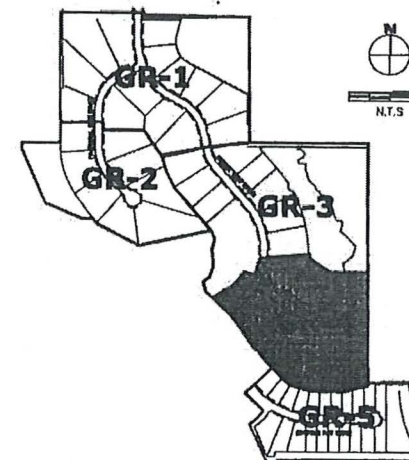
LEGEND

- XX--- INDICATES GRADING FOR ROADWAY
- X--- INDICATES DRAINAGE STRUCTURE NUMBER
- >--- INDICATES DIRECTION OF FLOW
- |--- INDICATES STORM CURB INLET
- |--- INDICATES MITERED END SECTION (MES)
- |--- INDICATES MES WITH ENERGY DISSIPATOR
- O--- INDICATES PROPOSED STORM MANHOLE
- |--- INDICATES TYPE III SILT FENCE
- |--- INDICATES TYPE IV DOUBLE SILT FENCE
- |--- INDICATES MATCH LINE
- |--- INDICATES 15' D.E. DRAINAGE EASEMENT
- |--- INDICATES 30' D.E. DRAINAGE EASEMENT
- |--- INDICATES EXISTING CONTOURS
- |--- INDICATES WETLAND JURISDICTIONAL BOUNDARY
- |--- INDICATES 25' UNDISTURBED WETLAND BUFFER
- |--- INDICATES LITTORAL AREA OF POND
- |--- INDICATES PROPOSED GRAVEL TRENCH AND PERFORATED PIPE WITH CONNECTING SOLID PIPE SEE DETAIL ON SHEET PS-1
- |--- INDICATES 5' WIDE BERM
- O--- INDICATES TYP. WEIR (SEE DETAIL SHEET PS-1)
- O--- INDICATES WEIR WITH RIP-RAP

FUGITIVE DUST

ALL FUGITIVE DUST SHALL BE CONTROLLED ON SITE. ONLY AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL BE CLEARED OR STRIPPED OF VEGETATION. WATERING APPLICATION OF APS 605 SALT STOP OR OTHER PRIOR APPROVED MEANS OF DUST CONTROL SHALL BE EMPLOYED TO PREVENT THE EMANATION OF DUST FROM THE SITE. PERMANENT GRASSING, LANDSCAPING AND OTHER SITE WORK SHALL BE INITIATED AS SOON AS POSSIBLE.

KEY MAP



MASTER GRADING PLAN

Southern Hills
Hernando County, FL PH. 3A

Design Engineer
R04 08 2007

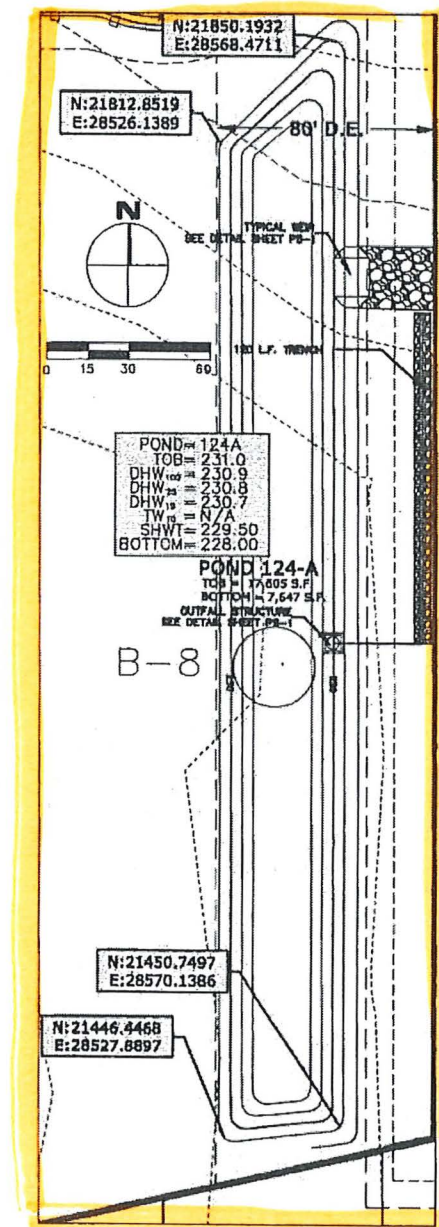
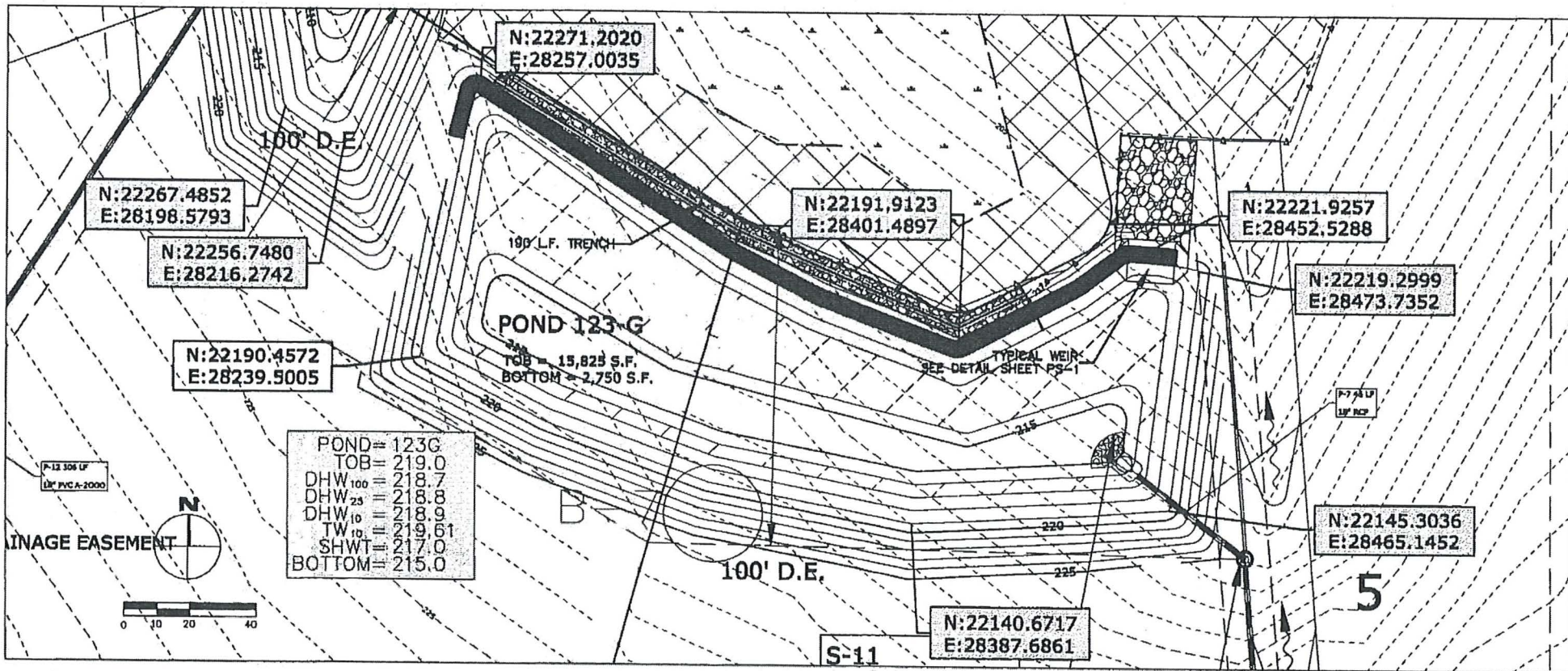
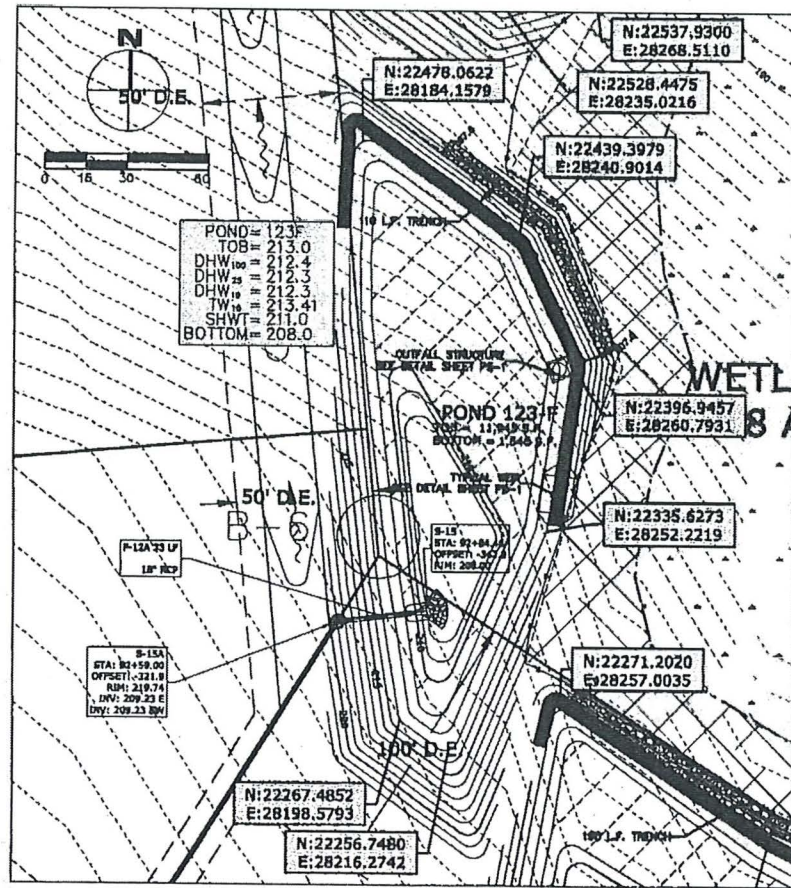
Clifford B. Manuel, Jr.
P.E. No. 38834
DRAWING SHALL BE UNDER CONTROL, DATED & SIGNED BY REGISTERED PROFESSIONAL

Coastal
Engineering & Construction, Inc.
385 Condonight Boulevard • Brooksville, Florida 34601
352-786-8432 • Fax 352-786-8389
EEO-106001-14

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NO.	REV.	DATE	DESCRIPTION
1	1	12-15-06	ISSUED PLANS AS PER PERMITS COMMENTS

SHEET
GR-4
OF 49 SHEETS
05416



POND SECTION DETAILS

Southern Hills
Hernando County, FL, PH. 3A

Design Engineer
MAY 08 2007
Clifford E. Marshall, Jr.
Professional Engineer
No. 12,345
FL. REG. NO. 12,345

Coastal
Engineering
Planning
Environmental
Construction Management
333 Commercial Boulevard • Bradenton, Florida 34401
888-798-8433 • Fax: 941-798-8438
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NO.	DATE	BY	DESCRIPTION

6-SHEET
PS-4
OF 6-SHEETS
05416

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

6



Southern Hills CDD Aquatics

Inspection Date:

11/25/2022 12:39 PM

Prepared by:

Kevin Riemensperger

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: L-8CC

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Light surface algae observed, forming around decaying Hydrilla. Overgrowth on west side of pond about 300 feet. Fountain does not appear to be operational.

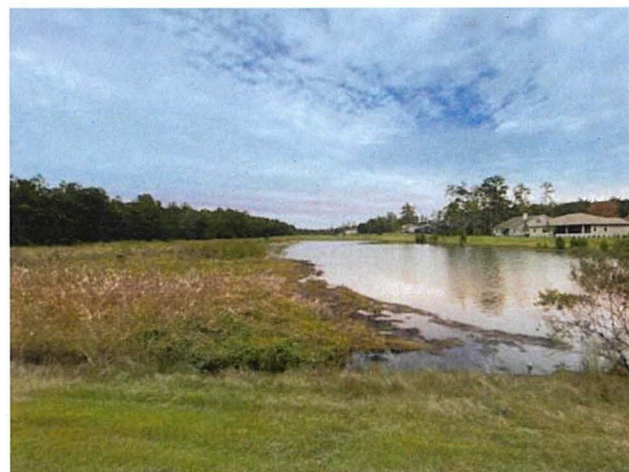
Torpedograss & Cattails are the primary targets here.

To be hit on a bi-weekly basis for algae, grasses, and submersed weeds. Technicians will continue to monitor & treat for Hydrilla. The fountain will need to be diagnosed and repaired.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other: Cattails	

SITE: L-10BB

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Terrestrial grasses on upper bank, overgrown, landscape should have addressed this. Littoral shelf overgrown with cattails, and a number of other undesired species. Small amounts of surface algae in corners of pond.

Primary Targets: Torpedograss, Smartweed & Cattails.

To be hit on a bi-weekly basis for algae, grasses, and submersed weeds. With an initial treatment focusing on the overgrown shelf.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Cattails, Smartweed	

Inspection Report

SITE: L-15HH

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Mix of Gulf Spikerush & Cattails dominate the littoral shelf near outflow structure. Sesbania & Carolina Willow trees intersperse the shelf. Shoreline weeds noted.

Primary Targets: Alligatorweed, Sesbania & Cattails.

To be hit on a bi-weekly basis for algae, grasses, and submersed weeds. With quarterly boat treatments focused on maintaining the shelf. The intake for irrigation will need to be kept clear and certain herbicides cannot be used in this pond.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Alligatorweed, Cattails

SITE: L-5H

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Small amounts of grasses and organic debris along pond perimeter. Vegetation in the interior seems to be sprayed and in a state of advanced decay.

Primary Targets: Surface algae & nuisance grasses.

To be hit on a bi-weekly basis for algae, grasses, and submersed weeds.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: L-7AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The exterior of the site is composed of Pine, heavy with Cogongrass & Caesarweed. Fakahatchee Grass, Saltbush, Wax Myrtle, Duckpotato & Gulfcoast Spikerush take up the interior.

Primary Targets: Cogongrass & Caesarweed.

The perimeter to be hit on a weekly basis for grasses & weeds until the exterior is under control. switching to biweekly visits..

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate <input checked="" type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Cogongrass, Caesarweed	

SITE: L-911

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Extensive amount of Cogongrass. Littoral shelf is dominated by Cattails and is surrounded by Saltbush, and totally covered with a mix of Salvinia & Azolla.

Primary Targets: Cogongrass, Cattails, Salvinia & Azolla.

Initial work to include removal of heavy overgrowth around the pond. Then for efforts to focus on removing the floating plants. Afterwards to be hit on a bi-weekly basis for algae, grasses, and submersed weeds.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Cattails, Salvinia, Azolla, Cogongrass	

Inspection Report

SITE: L-8AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Decaying algae observed. The back side is a mix of Gulf Spikerush, Cattails, Duckpotato, Pickerelweed, & Torpedograss. Wading birds indicate a healthy pond.

Torpedograss & Cattails are the primary targets here.

To be hit on a bi-weekly basis for algae, grasses, & submersed weeds. With quarterly boat treatments focus on removing invasives from the beneficial plants. The irrigation intake will need to be kept clear. Certain herbicides cannot be used.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Cattails	

SITE: L-10CC

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Clusters of Gulfcoast Spikerush along the edge. Moderate amounts of subsurface algae that are topping out, and various grasses and weeds along the shore. (Torpedograss, Smartweed, Alligatorweed, Pennywort). Multiple wading birds indicate a healthy pond

Primary Targets: Torpedograss, Smartweed, Alligatorweed, Pennywort, & Cattails

To be hit on a bi-weekly basis for algae, grasses, and submersed weeds.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Smartweed, Alligatorweed, Cattails	

Inspection Report

SITE: L-50C

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Pine trees within dry area. Satlbush stand present within zone. Exterior grasses appear to have been treated

Primary Targets: pioneering Non-native species

To be hit on a bi-weekly nuisance grasses and weeds.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Planktonic	Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	✗ Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: L-5AA

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Back side of pond overgrown with Johnsongrass and Cattails. Some Gulfcoast Spikerush present along fairly manicured edge. Minimal algae observed.

Primary Targets: Johnsongrass & Cattails.

To be hit on a bi-weekly basis for algae, grasses, and submersed weeds. With quarterly boat treatments to address the "wildside".

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	✗ Subsurface Filamentous	Planktonic	Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate	✗ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other: Cattails, Johnsongrass	

Inspection Report

SITE: L-7BB

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Overgrown perimeter grasses, as well substantial subsurface algae, and submersed weeds. The back curtain has become "wild side".

Torpedograss, Chara, Coontail, & Cattails are the primary targets here.

To be hit on a bi-weekly basis for algae, grasses, and submersed weeds. With initial treatments focusing on subsurface algal species, and overgrown grasses.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input checked="" type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other: Cattails, Coontail	

SITE: L-5EE

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Upper section of the site is Salt bush/Maple Caesarweed, lower portion of the pond heavily overgrown with undesired vegetation/grasses

Primary Targets Johnsongrass, Caesarweed, Salvinia, & Torpedograss.

To be hit on a bi-weekly basis for algae, grasses, and submersed weeds after initial treatment involving blanket spraying the lower portion. The upper portion is to be spot treated for weeds per visitation.

<u>WATER:</u>	<input type="checkbox"/> Clear	<input checked="" type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate <input checked="" type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input checked="" type="checkbox"/> Pennywort	<input checked="" type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	Other: Johnsongrass, Salvinia, Caesarweed	

Inspection Report

SITE: L-5FF

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Exterior of site hosts some non-natives such as Primrose Willow and Johnsongrass and Caesarweed, interior host to a number of native trees such as Pine and Saltbush scrub.

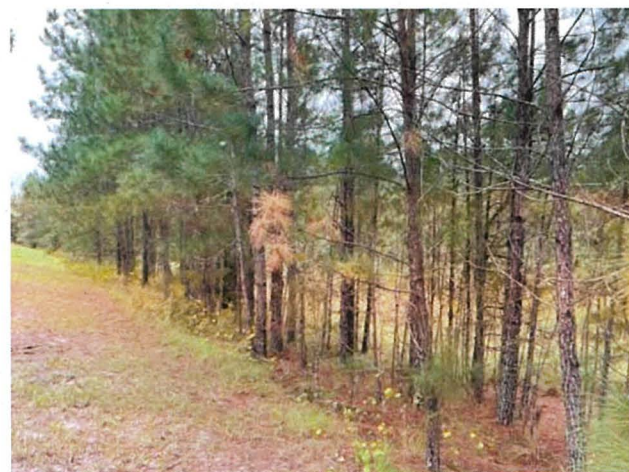
Primary Targets: Johnsongrass, Caesarweed, Dogfennel, & Torpedograss.

To be hit on a bi-weekly basis for grasses/weeds along the perimeter.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate <input checked="" type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other: Primrose, Johnsongrass, Dogfennel, Caesarweed.	

SITE: L-150BB

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Interior dominated by Duckpotato, Broomsedge, Cattails, Bulrushes, Native grasses. Exterior hosts Saltbush, Pine w/ Caesarweed

Primary Targets: Caesarweed

To be hit on a bi-weekly basis for grasses/weeds along the perimeter.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Caesarweed	

Inspection Report

SITE: L-160AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Interior dominated by Pickerelweed, Cattails, among Johnsongrass & Torpedograss. Exterior hosts Saltbush & Pine, invaded by Caesarweed.

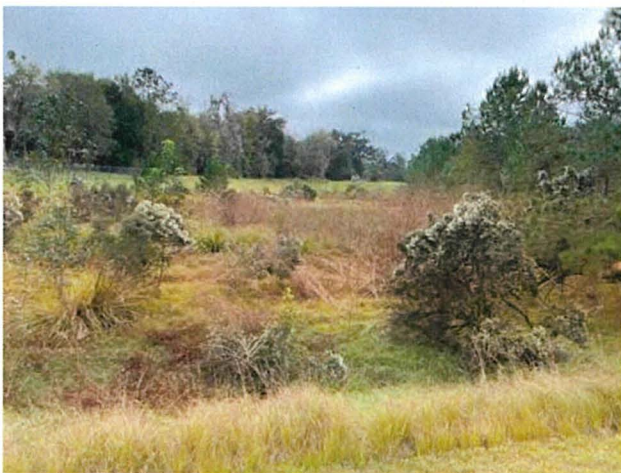
Primary Targets: Caesarweed, Torpedograss & Johnsongrass

To be hit on a bi-weekly basis for grasses/weeds along the perimeter. With an interior treatment for nonnative grasses.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate <input checked="" type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Johnsongrass, Caesarweed	

SITE: L-161AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Exterior hosts Saltbush, Pine & Maple, with some Caesarweed. Interior dominated by Fakahatchee Grass, Saltbush, Cattails, Sesbania.

Primary Targets: Caesarweed & Sesbania

To be hit on a bi-weekly basis for grasses/weeds along the perimeter. With an interior treatment for nonnative Sesbania.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate <input checked="" type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Caesarweed, Sesbania	

Inspection Report

SITE: L-11AA

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

Cogongrass, Broomsedge, Torpedograss, Saltbush & Sesbania make up the exterior of the site. The interior is completely grown over with Johnsongrass.

Primary Targets: Torpedograss, Cogongrass, Johnsongrass, & Sesbania.

To be hit on a bi-weekly for grasses & weeds. With an initial heavy treatment for the interior's Johnsongrass.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate ✗ Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
✗ Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	✗ Other: Cogongrass, Johnsongrass, Cattails	

SITE: L-12AA

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Wax myrtle, Carolina willow, & Pine dominates the edge. Interior hosts minimal grasses as well as Pickerelweed, Duckpotato, and some Cattails.

Cattails are the primary target here.

To be hit on a bi-weekly basis for grasses and weeds. With a treatment efforts focusing on the exterior, ad the interior is already under control.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	✗ Minimal	Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	✗ Other: Cattails	

Inspection Report

SITE: L-180BB

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Interior dominated by grasses. Caesarweed growing between Pine trees. Broomsedge and Saltbush, mixed with Wax Myrtle composes exterior. Sesbania within zone.

Primary Targets: Caesarweed, Dogfennel, Sespania and Primrose.

To be hit bi-weekly for grasses & weeds. Treatment would involve removing invasives from within the zone while leaving native vegetation.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	✗ Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	✗ Other: Caesarweed, Dogfennel, Primrose, Sespania	

SITE: L-10AA

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Curtain of Gulfcoast Spikerush dominates the backside of the pond, however, it does feature a number of undesired species, such as Johnsongrass, Cattails, Alligatorweed, and Babytears also along the general shoreline.

Primary Targets: Johnsongrass, Cattails, Alligatorweed, and Babytears.

To be hit on a bi-weekly basis for algae, grasses, and submersed weeds. With an initial treatment focusing on cleaning up the curtain of Spikerush.

<u>WATER:</u>	✗ Clear	Turbid	Tannic
<u>ALGAE:</u>	✗ N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	✗ Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	✗ Babytears	Chara
Hydrilla	Slender Spikerush	✗ Other: Cattails, Johnsongrass, Alligatorweed	

Inspection Report

SITE: L-210AA

Condition: Excellent Great Good ✓Poor Mixed Condition ✓Improving



Comments:

Pond perimeter is surrounded by grasses and Cattails as well as beneficial plants. Looks like grasses around perimeter have been treated but not all completely gone.

Primary Targets: Johnsongrass, Cattails, Alligatorweed, & Torpedograss.

To be hit on a bi-weekly basis for algae, grasses, and submersed weeds. With an initial treatment focusing on the overgrown areas.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input checked="" type="checkbox"/> Other:	Cattails, Alligatorweed, Johnsongrass

SITE: L-12CC

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Pine and Laurel Oak composes exterior of the zone. Caesarweed & Cogongrass present along the edge.

Caesarweed, Dogfennel, Cogongrass and Primrose are the primary targets here.

To be hit bi-weekly for grasses & weeds. Treatment would involve removing invasives from within the zone while leaving native vegetation.

<u>WATER:</u>	<input type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input checked="" type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	Caesarweed, Dogfennel, Primrose, Cogongrass

Inspection Report

SITE: L-5GG

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Beneficial Duckpotato along perimeter of pond. Copious amounts of surface algae around perimeter of pond. West side of pond overgrown grasses and Cattails.

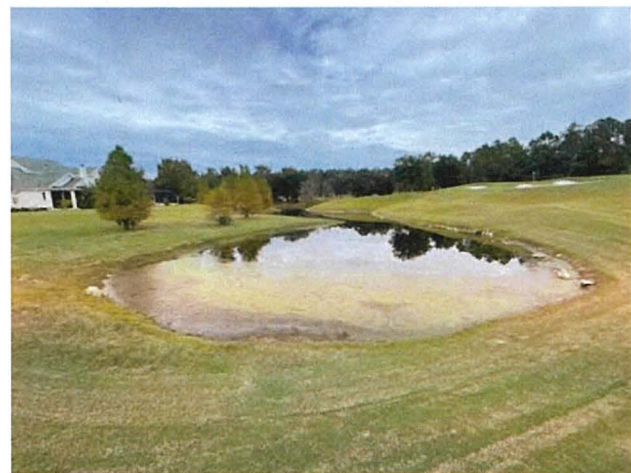
Primary Targets: Cattails and Slender Spikerush.

To be hit on a bi-weekly basis for algae, grasses, and submersed weeds. With an initial treatment focusing on the overgrown shelf.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other: Chara

SITE: L-9CC

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Light surface algae around perimeter, focused within the "cove". Perimeter grasses overgrown.

Primary Targets: Surface algae, Nuisance grasses.

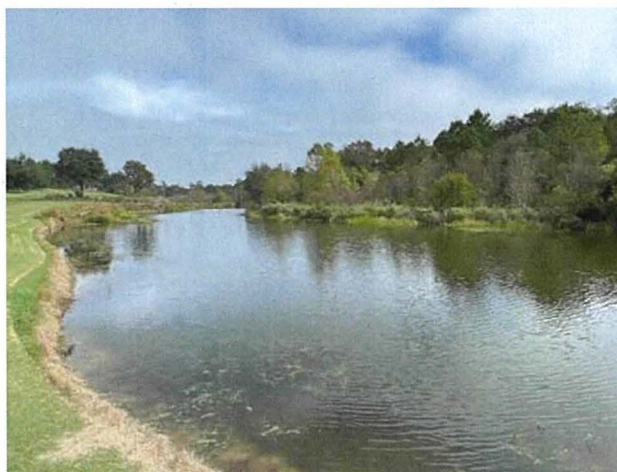
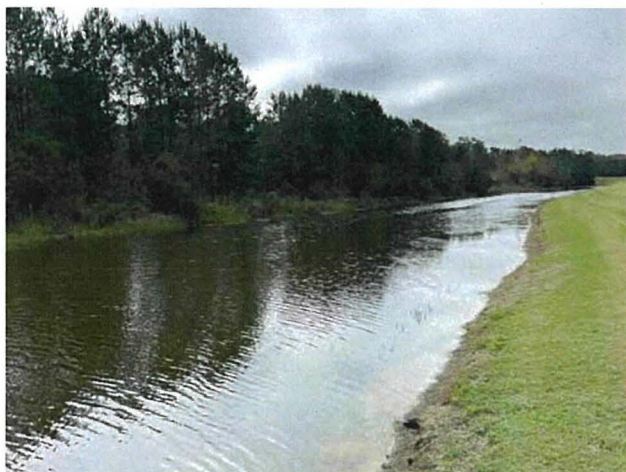
To be hit on a bi-weekly basis for algae, grasses, and submersed weeds. Special attention pair to the "cove"

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other: Chara

Inspection Report

SITE: L-200AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Slender Spikerush below the surface, Torpedograss overgrowth along edges. "Wild side" of pond features Primrose, Cattails, Wax Myrtle, Carolina Willow, Cypress.

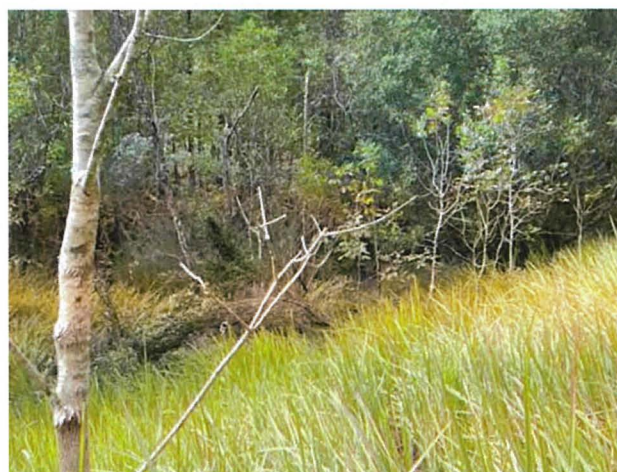
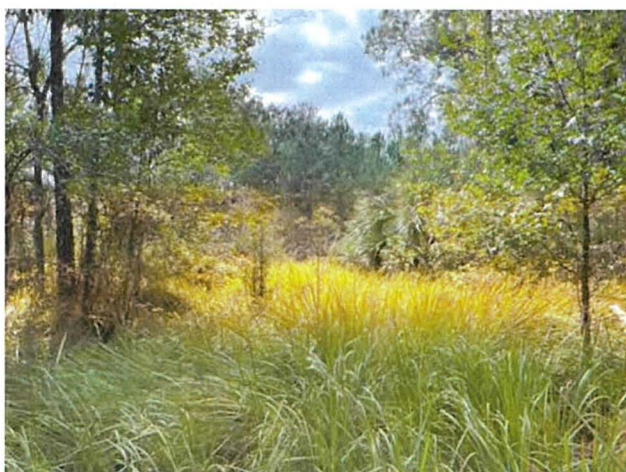
Primary Targets: Slender Spikerush, Primrose, Torpedograss

To be hit on a bi-weekly basis for algae, grasses, and submersed weeds. After initial treatment on overgrown shelf, it is to receive spot-treatment for weeds from the shoreline, and via boat.

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate <input checked="" type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other: Primrose Willow.	

SITE: U1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The Pond is completely overgrown with tall grasses, shrubs, & trees. Extensive work will need to be done to reveal the pond before treatment efforts can begin.

<u>WATER:</u>	Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	Slender Spikerush	Other:	

Inspection Report

MANAGEMENT SUMMARY



While composing this report it was observed that a number of ponds are presently in poor condition. In terms of stormwater ponds, most have heavily overgrown littoral shelf areas, or back sides. With very few ponds featuring manicured banks along the high water mark. Invasive grasses and nonnative plants are present between much of the desired species. Regular weekly visits will be required to shape the appearances and health of the ponds back to an acceptable condition. In most cases the use of UTV, or in some by boat; such as ponds L-15HH & L-8AA. Additionally, these two ponds function as irrigation ponds for the community. With this in mind, there are certain herbicides which cannot be allowed use on these ponds, to prevent any form of damage to golf course grasses.

As for dry retention areas, these fare better in terms of general health. The perimeters of most sites simply need routine work clearing nonnative or undesired species from the edges of the zones. There are certain zones such as 11AA or 5EE which will require heavy initial treatments to clear their interiors of nonnatives, though this is the exception rather than the rule.

RECOMMENDATIONS

Begin routine treatment of ponds for algae, nuisance grasses, and submersed weeds.

Begin treating dry retention areas for invasive vegetation which persists inside the sites' exteriors.

Continue work removing vegetation around pond L-9II.

Investigate methods of allowing access to pond "U1" as the site is currently heavily overgrown.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



SOUTHERN HILLS PLANTATION I CDD

19850 Southern Hills Boulevard, Brooksville

Gate Code:



**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

7A

Summary of Services for Southern Hills Plantation

A. LANDSCAPE MAINTENANCE TOTAL	\$ 73,055.85
B. FERTILIZATION TURF TOTAL <i>Recommend 6 Applications</i>	\$ 10,582.00
C. FERTILIZATION SHRUB TOTAL	\$ 3,162.00
D. MULCH TOTAL <i>Estimate based on 450 Yards</i>	\$ 24,750.00
E. Pine Straw Mulch 1 x per Year TOTAL <i>Based on 100 Bales-</i>	\$ 1,100.00
F. Flowers 3 X's per Year (4.5" premiums) TOTAL <i>**Estimating 200 at each install rotation.</i>	\$ 1,650.00
G. Lake Bank Mowing (other than 3 along entry boulevard)	\$ 92,170.75
FIRST YEAR TOTAL BID PRICE	\$ 206,470.60
SECOND YEAR TOTAL BID PRICE	\$ 212,664.72

Contractor Name: Steadfast Contractors Alliance, LLC

Contractor Address: 30345 Commerce Drive Suite 102 San Antonio, FL 33576

Contractor Signature 

Title: Maintenance Division Manager

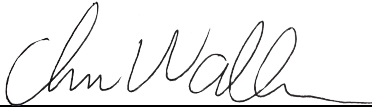
Telephone Number: 844-347-0702

Date: November 2, 2022

SUPPLEMENTAL PRICING FORM

1. Pine Bark- (cost/cubic yard, supply and spread on site) <i>**without trenching</i>	\$ 52.00
2. Additional Labor with truck and hand tools (man hour)	\$ 55.00
3. Additional Labor with truck and power equipment; chain saws blowers etc. (man hour)	\$55.00
4. Additional labor with truck and heavy power equipment (i.e., hustler, tractor, bush hog) (cost/man hour)	\$ 55.00
5. St. Augustine sod laid, site ready (cost/square foot)	\$ 0.85
6. Cost per hour – General Labor	\$ 55.00
7. Cost per hour – Irrigation Service Technician with one laborer	\$ 125.00

The prices above shall be commensurate with the contract term.

	Steadfast Contractors Alliance, LLC	11/2/2022
Contractor Signature	Company Name	Date

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

7B

2022

STEADFAST

ENVIRONMENTAL



Wrathell, Hunt & Associates, LLC.
Proposal for Aquatics: Southern Hills Plantation
Southern Hills Blvd Brooksville, FL





STEADFAST

Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

October 25th 2022

Wrathell, Hunt & Associates, LLC.

2300 Glades Rd Suite 410W, Boca Raton, FL 33431

Attn: Brian McCaffrey, Assistant Secretary

We greatly appreciate the opportunity to bid on this project for you.
Attached is the agreement for waterway services at Southern Hills
Plantation CDD 1.

Program to consist of areas indicated on the attached map.

Area to be serviced measures **51,269 LF & 99.84 AC.**

Occurrence: **4** events/month (**Weekly**)

Annual Cost: **\$56,040.00**

(\$**4,670.00** per month)

Special services can also be provided outside of the routine monthly maintenance at the Boards request.
These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the
opportunity of exceeding your expectations!

Respectfully yours,

Joseph Hamilton

Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator

Maintenance Contract

Aquatic Maintenance Program

1. **Algicide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algicides approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algicide applications.²
3. **Submersed Vegetation Control:** Treatments of EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Hydrilla, Dwarf Babytears, Chara, Duckweed, ect.*
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Inspection Reports:** Routine monthly inspection of maintained waterways. Including photographic documentation as well as notation of any discovered issues/afflictions and accompanied by a plan of action.*³

Special Services:

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

**These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.*

Service Area



SOUTHERN HILLS PLANTATION I CDD

19850 Southern Hills Boulevard, Brooksville

Gate Code:



Agreement

The contract will run for one year starting _____ . If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.



Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2022.

Joe Hamilton

Steadfast Representative

Co-Owner / Manager

Title

Signature of Owner or Agent

Title



SOUTHERN HILLS PLANTATION I CDD

19850 Southern Hills Boulevard, Brooksville

Gate Code:



**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2022**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 618,328	\$ -	\$ 618,328
SBA	93	-	93
Undeposited funds	59,317	7,749	67,066
Investments			
Revenue - A1	-	133,254	133,254
Revenue - A2	-	103,825	103,825
Reserve - A1	-	496,600	496,600
Reserve - A2	-	78,241	78,241
Interest - A1	-	146,885	146,885
Interest - A2	-	113,390	113,390
Prepayment - A1	-	108,381	108,381
Prepayment - A2	-	713	713
Sinking - A1	-	4	4
Cost of Issuance	-	18,061	18,061
Due from other funds			
General	-	8,445	8,445
Due from Developer	-	185,983	185,983
Assessments receivable - on-roll	-	46,287	46,287
Assessments receivable - off-roll	159,343	743,931	903,274
Allowance for uncollectable receivable	(248,704)	(19,567)	(268,271)
Prepaid expenses	8,674	-	8,674
Due from Southern Hills II	454,717	-	454,717
Due from Southern Hills III	25,239	-	25,239
Deposits	2,919	-	2,919
Total assets	<u>\$ 1,079,926</u>	<u>\$ 2,172,182</u>	<u>\$ 3,252,108</u>
LIABILITIES			
Liabilities			
Due to other funds			
Debt service 2011 A1	\$ 5,436	\$ -	\$ 5,436
Debt service 2011 A2	3,009	-	3,009
Accounts payable	44,147	-	44,147
Due to Developer	37	-	37
Total liabilities	<u>52,629</u>	<u>-</u>	<u>52,629</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	23,659	929,914	953,573
Total deferred inflows of resources	<u>23,659</u>	<u>929,914</u>	<u>953,573</u>
Fund balances			
Restricted for:			
Debt service	-	1,242,268	1,242,268
Unassigned	1,003,638	-	1,003,638
Total fund balances	<u>1,003,638</u>	<u>1,242,268</u>	<u>2,245,906</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,079,926</u>	<u>\$ 2,172,182</u>	<u>\$ 3,252,108</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ -	\$ 304,010	0%
Special assessments: off-roll	-	-	49,556	0%
CDD II shared costs payment	-	-	70,016	0%
CDD III shared costs payment	-	-	45,529	0%
Interest & miscellaneous	-	-	250	0%
Total revenues	<u>-</u>	<u>-</u>	<u>469,361</u>	0%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	-	-	7,600	0%
Financial & administrative				
Management	2,500	2,500	30,000	8%
Engineering	-	-	7,500	0%
Dissemination agent	208	208	2,500	8%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	5,570	5,570	6,200	90%
Legal advertising	-	-	750	0%
Bank fees	-	-	600	0%
Annual district filing fee	175	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	-	-	500	0%
Office supplies	-	-	150	0%
Legal counsel				
District counsel	-	-	15,000	0%
Total professional & administrative	<u>8,453</u>	<u>8,453</u>	<u>80,175</u>	11%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Field operations				
Electric utility services				
Street lights	1,151	1,151	28,000	4%
Stormwater control				
Lake/pond bank maintenance	3,100	3,100	39,500	8%
Aquatic maintenance	2,761	2,761	39,000	7%
Aquatic plant replacement	-	-	5,000	0%
Lake/pond repair	-	-	6,900	0%
Other physical environment				
Insurance: property	8,999	8,999	9,800	92%
Entry & walls maintenance	-	-	2,500	0%
Landscape maintenance	5,207	5,207	85,800	6%
Holiday decorations	2,772	2,772	15,000	18%
Irrigation repairs & maintenance	199	199	10,000	2%
Landscape replacement	-	-	50,000	0%
Culvert inspection and cleaning	-	-	10,000	0%
Contingency				
Miscellaneous contingency	-	-	75,016	0%
Total field operations	<u>24,189</u>	<u>24,189</u>	<u>376,516</u>	6%
Other fees and charges				
Tax collector	-	-	12,667	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>12,667</u>	0%
Total expenditures	<u>32,642</u>	<u>32,642</u>	<u>469,358</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	(32,642)	(32,642)	3	
Fund balance - beginning	<u>1,036,280</u>	<u>1,036,280</u>	<u>880,591</u>	
Fund balance - ending	<u><u>\$1,003,638</u></u>	<u><u>\$ 1,003,638</u></u>	<u><u>\$880,594</u></u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ -	\$ 779,537	0%
Special assessments: off-roll	-	-	185,983	0%
Interest	2,334	2,334	-	N/A
Total revenues	<u>2,334</u>	<u>2,334</u>	<u>965,520</u>	0%
EXPENDITURES				
Principal - A1	-	-	235,000	0%
Principal - A2	-	-	190,000	0%
Interest - A1	-	-	256,650	0%
Interest - A2	-	-	206,480	0%
Legal fees	-	-	4,632	N/A
Total expenditures	<u>-</u>	<u>-</u>	<u>892,762</u>	0%
Other fees and charges				
Property appraiser	-	-	16,240	0%
Tax collector	-	-	16,240	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>32,480</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>925,242</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	2,334	2,334	40,278	
Fund balance - beginning	<u>1,239,934</u>	<u>1,239,934</u>	<u>1,159,345</u>	
Fund balance - ending	<u><u>\$ 1,242,268</u></u>	<u><u>\$ 1,242,268</u></u>	<u><u>\$ 1,199,623</u></u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**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

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 not 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**

39
40
41

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

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

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**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.**

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

53

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

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Mr. Hamilton reported the following:

59

➤ He and SE staff recently toured the community to identify its needs and noted
60 considerable overgrowth.

61

➤ SE would like the opportunity to rectify the CDD's waterway issues, such as the algae
62 and submersed vegetation growth, as well as assess and repair the fountain.

63

➤ If permitted, SE technicians would make weekly visits to maintain the ponds.

64

➤ Compared to the CDD's current vendor, treatment frequency would increase by almost
65 300% and costs by 40%.

66

67

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

68

69

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

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

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

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

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

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

86 **A. Landscape Maintenance Pricing Proposal**

87 This item was not addressed.

88 **B. Aquatic Maintenance Proposal with Map**

89 This item was deferred.

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

91

92 **On MOTION by Mr. Romero and seconded by Mr. McCoskrie, with all in favor,**
93 **Steadfast Proposal #621 for Entry Ditch Enhancement, in the amount of \$4,250,**
94 **plus \$1,200 for a secondary invoice, was ratified.**

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97 **D. Proposal #622 for Chipping Tee Hill**

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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.

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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

171 This item was addressed following the Third Order of Business.

172

173 **TENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of September 30, 2022

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175

176 This item was not addressed.

177

178 **ELEVENTH ORDER OF BUSINESS**

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

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

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

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

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

186

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

190

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192 **TWELFTH ORDER OF BUSINESS**

Other Business

193

194 There was no other business.

195

196 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

197

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

199 There was nothing further to report.

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

201 There was no report.

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

- 203 • **NEXT MEETING DATE: December 12, 2022 at 10:00 a.m.**

- 204 ○ **QUORUM CHECK**

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

206

207 **FOURTEENTH ORDER OF BUSINESS** **Supervisors' Requests**

208

209 There were no Supervisors' requests.

210

211 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

212

213 There being nothing further to discuss, the meeting adjourned.

214

215 **On MOTION by Mr. Romero and seconded by Mr. McCaffrey, with all in favor,**
216 **the meeting adjourned at 11:40 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2022* CANCELED	Regular Meeting	10:00 AM**
November 14, 2022	Regular Meeting	10:00 AM**
November 29, 2022	Joint Public Meeting (SHPII & SHPIII)	10:00 AM
December 12, 2022	Regular Meeting	10:00 AM**
January 9, 2023	Regular Meeting	10:00 AM**
February 13, 2023	Regular Meeting	10:00 AM**
March 13, 2023	Regular Meeting	10:00 AM**
April 10, 2023	Regular Meeting	10:00 AM**
May 8, 2023	Regular Meeting	10:00 AM**
June 12, 2023	Regular Meeting	10:00 AM**
July 10, 2023	Regular Meeting	10:00 AM**
August 14, 2023	Regular Meeting	10:00 AM**
September 11, 2023	Public Hearing & Regular Meeting	10:00 AM**

*** Meetings are expected to commence immediately thereafter the adjournment of the meeting of the Southern Hills Plantation III CDD, which are scheduled to commence at 10:00 A.M.*

Exception(s)

**October meeting is one week earlier to accommodate the Columbus Day holiday.*