

**SOUTHERN HILLS  
PLANTATION I  
COMMUNITY DEVELOPMENT  
DISTRICT**

**January 9, 2023**

**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**

January 2, 2023

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 January 9, 2023 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 Steadfast Environmental, LLC, Aquatic Maintenance Proposal
4. Update: Settlement Discussions with CDD II
5. Acceptance of Unaudited Financial Statements as of November 30, 2022
6. Approval of Minutes
  - A. November 29, 2022 Joint Public Meeting
  - B. December 12, 2022 Regular Meeting
7. Other Business
8. 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: February 13, 2023 at 10:00 AM

**ATTENDEES:**

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

○ 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

9. Supervisors' Requests

10. 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**

2023

# STEADFAST

ENVIRONMENTAL



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





**STEADFAST**

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

December 20<sup>th</sup> 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: **3** events/month

Annual Cost: **\$46,200.00**

(\$**3,850**.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.<sup>1</sup>
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.<sup>2</sup>
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.\*<sup>3</sup>

### 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. <sup>1</sup> 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. <sup>2</sup> 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. <sup>3</sup> 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.*



## Maintenance Contract

### Aquatic Maintenance Program

1. **Prime Ponds (Per Board Direction):**

8AA, 8BB, 8CC, 7BB, 5AA, 200AA, 210AA, 15HH, 5GG, 5H, 9CC, 10CC, 10BB, 10AA, B1, & B3 Are to be hit biweekly for grasses, algae and submersed weeds. Existing shelves are to be treated routinely for non-beneficial plant species. With boat treatments to be administered at Steadfast Environmental's discretion on a per-pond basis, and for the success of the aquatic maintenance program. Special attention & care is to be given to 8AA & 15HH, as these are irrigation ponds.

Denoted on the maintenance map with lighter shade of blue & green. Irrigation ponds are denoted with the purple marker.

2. **Not Prime Ponds (Per Board Direction):**

5EE, 9II, 11AA, B2, & U1 Are to be hit monthly for grasses, algae, and submersed weeds. Existing shelves are to be routinely hit for non-native vegetation.

Denoted on the maintenance map with darker shade of blue & green.

3. **Dry Areas:**

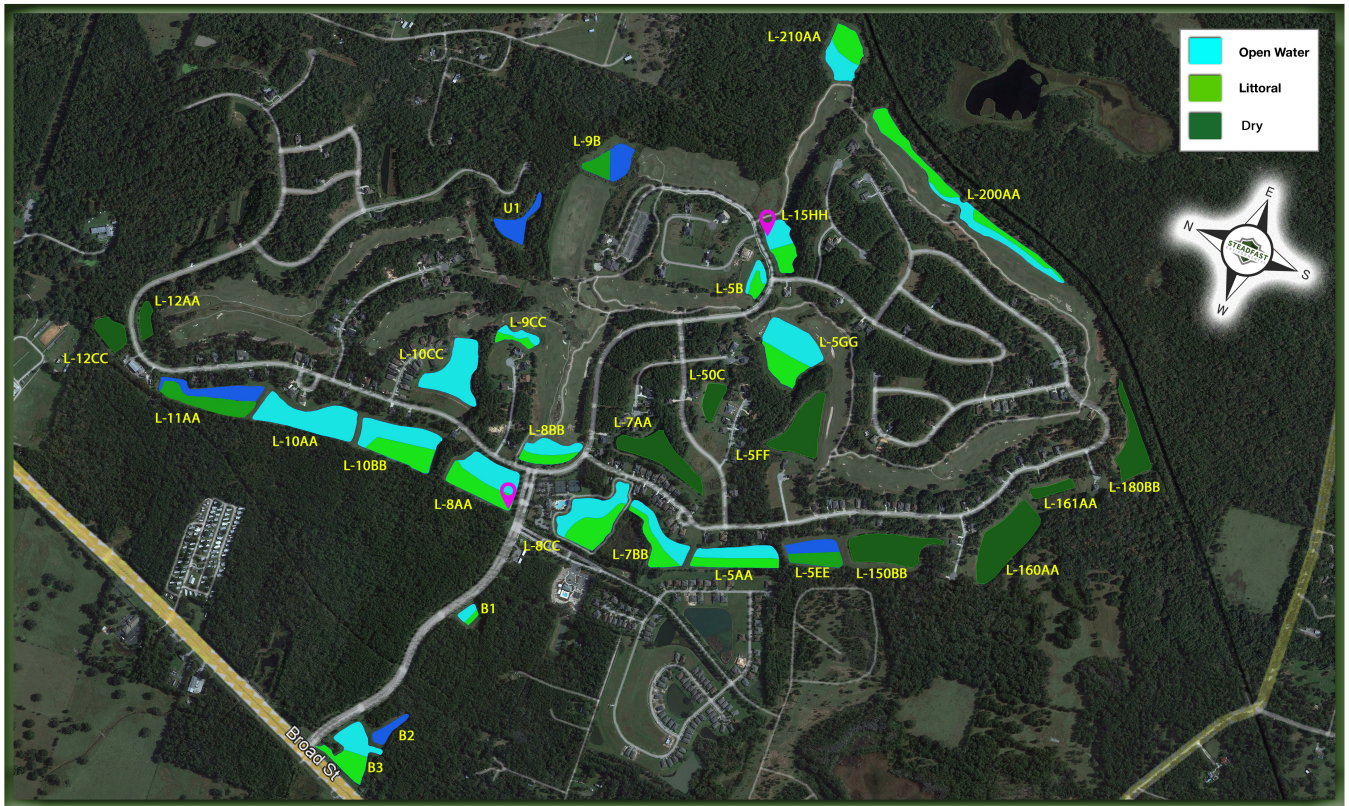
150BB, 160AA, 161AA, 180BB, 5FF, 50C, 7AA, 12CC, & 12AA To be treated monthly for invasive grasses and weeds, with efforts focused on routinely clearing the exteriors from overgrowth. Interiors to be treated via the use of ATV or otherwise comparable vehicle when necessary.

Denoted on the maintenance map with forest green.



## SOUTHERN HILLS PLANTATION I CDD

19850 Southern Hills Blvd, Brooksville



### 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 (1<sup>st</sup>) 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 \_\_\_\_\_ 2023.

*Joe Hamilton*

\_\_\_\_\_

Steadfast Representative

Co-Owner / Manager

Title

\_\_\_\_\_

Signature of Owner or Agent

\_\_\_\_\_

Title



**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
NOVEMBER 30, 2022**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Wells Fargo	\$ 660,249	\$ -	\$ 660,249
SBA	93	-	93
Undeposited funds	39,989	14,098	54,087
Investments			
Revenue - A1	-	1,496	1,496
Revenue - A2	-	103,257	103,257
Reserve - A1	-	497,838	497,838
Reserve - A2	-	78,436	78,436
Interest - A1	-	12	12
Interest - A2	-	9	9
Prepayment - A2	-	716	716
Cost of Issuance	-	18,106	18,106
Due from other funds			
General	-	33,975	33,975
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)
Due from Southern Hills II	460,133	-	460,133
Due from Southern Hills III	24,362	-	24,362
Deposits	2,919	-	2,919
Total assets	<u>\$ 1,098,384</u>	<u>\$ 1,704,577</u>	<u>\$ 2,802,961</u>
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Due to other funds			
Debt service 2011 A1	\$ 21,764	\$ -	\$ 21,764
Debt service 2011 A2	12,211	-	12,211
Accounts payable	41,635	-	41,635
Due to Developer	37	-	37
Total liabilities	<u>75,647</u>	<u>-</u>	<u>75,647</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
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>
<b>Fund balances</b>			
Restricted for:			
Debt service	-	774,663	774,663
Unassigned	999,078	-	999,078
Total fund balances	<u>999,078</u>	<u>774,663</u>	<u>1,773,741</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,098,384</u>	<u>\$ 1,704,577</u>	<u>\$ 2,802,961</u>

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ 16,729	\$ 16,729	\$ 304,010	6%
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	16,729	16,729	469,361	4%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Legislative				
Supervisor fees	-	-	7,600	0%
Financial & administrative				
Management	2,500	5,000	30,000	17%
Engineering	-	-	7,500	0%
Dissemination agent	208	417	2,500	17%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,570	6,200	90%
Legal advertising	-	-	750	0%
Bank fees	-	-	600	0%
Annual district filing fee	-	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	22	22	500	4%
Office supplies	-	-	150	0%
Legal counsel				
District counsel	487	487	15,000	3%
Total professional & administrative	3,217	11,671	80,175	15%



**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Field operations</b>				
Electric utility services				
Street lights	1,155	2,306	28,000	8%
Stormwater control				
Lake/pond bank maintenance	3,100	6,200	39,500	16%
Aquatic maintenance	2,763	5,523	39,000	14%
Aquatic plant replacement	-	-	5,000	0%
Lake/pond repair	-	-	6,900	0%
Other physical environment				
Insurance: property	-	8,999	9,800	92%
Entry & walls maintenance	-	-	2,500	0%
Landscape maintenance	4,385	9,592	85,800	11%
Holiday decorations	-	2,772	15,000	18%
Irrigation repairs & maintenance	-	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>11,403</u>	<u>35,591</u>	<u>376,516</u>	9%
<b>Other fees and charges</b>				
Tax collector	<u>6,669</u>	<u>6,669</u>	<u>12,667</u>	53%
Total other fees and charges	<u>6,669</u>	<u>6,669</u>	<u>12,667</u>	53%
Total expenditures	<u>21,289</u>	<u>53,931</u>	<u>469,358</u>	11%
Excess/(deficiency) of revenues over/(under) expenditures	(4,560)	(37,202)	3	
Fund balance - beginning	<u>1,003,638</u>	<u>1,036,280</u>	<u>880,591</u>	
Fund balance - ending	<u>\$ 999,078</u>	<u>\$ 999,078</u>	<u>\$880,594</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 NOVEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ 42,455	\$ 42,455	\$ 779,537	5%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	6,350	6,350	-	N/A
Interest	2,988	5,322	-	N/A
Total revenues	<u>51,793</u>	<u>54,127</u>	<u>965,520</u>	6%
<b>EXPENDITURES</b>				
Principal - A1	240,000	240,000	235,000	102%
Principal - A2	-	-	190,000	0%
Interest - A1	146,882	146,882	256,650	57%
Interest - A2	113,390	113,390	206,480	55%
Legal fees	2,201	2,201	4,632	N/A
Total expenditures	<u>502,473</u>	<u>502,473</u>	<u>892,762</u>	56%
<b>Other fees and charges</b>				
Property appraiser	-	-	16,240	0%
Tax collector	16,925	16,925	16,240	104%
Total other fees and charges	<u>16,925</u>	<u>16,925</u>	<u>32,480</u>	52%
Total expenditures	<u>519,398</u>	<u>519,398</u>	<u>925,242</u>	56%
Excess/(deficiency) of revenues over/(under) expenditures	(467,605)	(465,271)	40,278	
Fund balance - beginning	1,242,268	1,239,934	1,159,345	
Fund balance - ending	<u>\$ 774,663</u>	<u>\$ 774,663</u>	<u>\$ 1,199,623</u>	

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES A**

**DRAFT**  
**MINUTES OF MEETING**  
**SOUTHERN HILLS PLANTATION I**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Boards of Supervisors of the Southern Hills Plantation I Community Development District, Southern Hills Plantation II Community Development District and Southern Hills Plantation III Community Development District held a Joint Public Meeting on November 29, 2022, at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601.

**Present for Southern Hills Plantation I were:**

Margaret Bloomquist	Chair
John McCoskrie	Vice Chair
Matt Romero	Assistant Secretary
Brian McCaffrey	Assistant Secretary
Richard Pakan	Assistant Secretary

**Present for Southern Hills Plantation II were:**

Jon Franz	Board Member
Cheryl Bernal	Board Member
Matt Pallardy	Board Member

**Present for Southern Hills Plantation III were:**

Jim McGowan	Chair
Bruce Noble	Vice Chair
Ellen Johnson	Assistant Secretary
Margaret Bloomquist	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager, SHP I & SHP III
Lauren Gentry	District Counsel, SHP I
Brian Lamb	District Manager, SHP II
Michelle Reiss	District Counsel, SHP II
Jennifer Kilinski	District Counsel, SHP III
Wesley Chen (via telephone)	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:01 a.m.

For Southern Hills Plantation I CDD (SHP I), all Supervisors were present.

45 Supervisors Frantz, Bernal and Pallardy were present for Southern Hills Plantation II CDD  
46 (SHP II).

47 Supervisors Noble, McGowan, Johnson and Bloomquist were present for Southern Hills  
48 Plantation III CDD (SHP III). Supervisor Miars was not present.

49

50 **SECOND ORDER OF BUSINESS**

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

51

52 No members of the public spoke.

53

54 **THIRD ORDER OF BUSINESS**

**Discussion: Cost-share Interlocal  
Agreement Pertaining to the Operation  
and Maintenance of Southern Hills**

55

56

57

58 Ms. Gentry stated this joint public meeting is being held because Florida Statute  
59 requires governmental entities that have a dispute to engage in conflict resolution processes  
60 before the matter can be brought to a court for resolution. This meeting is to allow the Boards  
61 of SHP I, SHP II and SHP III to talk through outstanding issues related to the Interlocal  
62 Maintenance Agreement that has been discussed at length in recent months. She distributed  
63 the updated, most recent redlined version of the proposed Agreement and stated Ms. Kilinski  
64 accepted some changes and provided comments on changes that still need to be resolved.

65 Ms. Reiss stated, from SHP II's perspective, there are four main issues.

66 The consensus was to discuss the four issues before reviewing the Agreement.

67 Ms. Reiss stated all parties agree that the Boulevard needs to be maintained and the  
68 issue is how to decide what is fair for each of the CDDs to do. She stated the Agreement was  
69 drafted by the Developer in 2004 and the CDDs evolved differently than originally  
70 contemplated. For ease of reaching a resolution, she suggested essentially starting from scratch  
71 regarding the Agreement. Fundamentally, in her opinion, the three CDDs utilize and should  
72 share in maintaining the Boulevard and the question is how to apportion that and how to  
73 decide what is appropriate maintenance because, over the duration, SHP I provided the bulk of  
74 the maintenance and determined the level of maintenance required. SHP II wants to ensure  
75 that, if an Agreement is made to apportion the cost, SHP II will also have a say regarding the  
76 level of maintenance and the expense.

77 A Board Member voiced their opinion that it should be understood that the level of  
78 maintenance is not what SHP I desired; it is what SHP I could afford with the funds available.

79 Ms. Reiss noted that, if any of the CDDs desires a much higher level of maintenance, it  
80 will come at a higher cost on which all three CDDs and owners should agree. If some want a  
81 higher level of maintenance, those CDDs can voluntarily contribute more but the same cannot  
82 be forced on the other CDDs. The CDDs must decide on the minimum acceptable level of  
83 maintenance agreeable for all three CDD, how much it will cost and then determine how to  
84 apportion the cost. Ms. Reiss stated the concern that arose, over time, is that the initial concept  
85 developed in 2004 changed and development did not occur as quickly or as originally  
86 contemplated and the communities are still in flux. SHP II and III are not fully developed, so  
87 there should be a document that takes into account that there might be changes in the future  
88 and does not apportion too much burden on any one owner.

89 Ms. Bloomquist opined that the new version of the Interlocal Agreement is very  
90 different than the original Interlocal Agreement, in terms of how expenses are apportioned.

91 Ms. Reiss stated SHP II's understanding is that SHP I developed out a bit further and has  
92 a lovely facility and a large golf course whose owner owns a big property in SHP I and benefits  
93 from the Boulevard. SHP II does not understand what contribution the Golf Club entity and  
94 owner, as a for-profit entity selling memberships, makes to the Boulevard.

95 Ms. Gentry noted there are currently a limited number of outside memberships but the  
96 intent for the Golf Club, at buildout, is to be comprised entirely of residents so, making them  
97 contribute separately for maintenance amounts to a double assessment on SHP I residents  
98 who already pay for maintenance through Operation & Maintenance (O&M) assessments.

99 Ms. Bloomquist stated all the golf memberships are recallable so, as a certain number of  
100 golfers is reached, those memberships will be recalled as the community grows. Social  
101 membership to the Club is mandatory and that number is increasing drastically, as 80 homes  
102 are under construction.

103 A Board Member voiced their opinion that more than 50% of the members do not use  
104 the road, as they already live behind the gate; they use the Boulevard to access their homes for  
105 which they pay for as part of their CDD assessment.

106 A Board Member felt that it might be difficult to add the Golf Club to the Agreement.

107 Discussion ensued regarding golf and social club memberships.

108 A Board Member thought the preponderance of golf members are SHP I residents and,  
109 while recallable memberships are sold to members of the public and some traffic is associated  
110 with those units, as the community develops, those memberships will decrease due to the cap  
111 on the membership base. A Board Member estimated that, within five to six years, only  
112 residents will be club members.

113 A Board Member felt that the ratio of lots to available golf memberships, at buildout,  
114 means that approximately 30% of new homes can access a full golf membership.

115 Ms. Bloomquist stated that new residents are advised that, if they do not join the club  
116 when purchasing their home, a membership might not be available later.

117 Membership caps, the agreement between the Golf Club and members and  
118 assessments paid by the Golf Club were discussed.

119 Discussion ensued regarding calculation of Equivalent Residential Units (ERUs).

120 The consensus was the Golf Club is assessed 6.57 ERUs toward O&M on SHP I's budget.

121 Ms. Reiss stated another issue is how and when SHP II can pay its contribution, as it is a  
122 small CDD with a small budget. She believed they should conceptualize a means of amending or  
123 changing the Agreement, in the future, without requiring unanimous consent, given the  
124 potential future changes in development, such as contracting SHP II.

125 A Board Member was open to reallocating the budget based on actual units built but he  
126 thought that it should be done when building is complete, not on an ongoing basis.

127 Ms. Reiss believed all agree that SHP II should contribute to the shared areas but one  
128 issue is, if land is removed from the boundaries of SHP II, the maintenance costs do not change  
129 and the land still has a benefit. She suggested a Covenant might run with the land to stipulate  
130 that whatever community that portion of land becomes is bound to make a contribution  
131 through HOA Covenants because someone must bear those costs,

132 Ms. Gentry recommended allocating expenses such that every lot pays a proportionate  
133 share of the maintenance cost so property owners in one CDD do not pay triple what an owner  
134 in another CDD is paying. If SHP II contracts from 400 to 200 units and it must still bear the  
135 same amount of maintenance so each of those lot owners would have to pay double what an  
136 owner in SHP I is paying.

137 A Board Member asked if the portion to be contracted out would have separate access  
138 off US-41. Ms. Gentry replied affirmatively.

139 Discussion ensued regarding methods of allocating the expenses.

140 A Board Member believed that the road is a public road and that the Agreement  
141 contemplated in 2004 was never recorded and is non-enforceable.

142 Discussion ensued regarding possible litigation if an agreement cannot be reached.

143 A Board Member expressed their opinion that Ms. Kilinski has a conflict based on her  
144 previous firm, Hopping Green & Sams.

145 A Board Member felt that attorneys do not get conflicted; law firms get conflicted.

146 Ms. Gentry stated the purpose of today's meeting is to try and reach an agreement.  
147 Many of the terms have been agreed to, including an amount SHP II proposes to pay for  
148 payments that are in arrears, an amount SHP II will share going forward and a provision for a  
149 committee to address maintenance. While Ms. Reiss outlined some of the major themes to be  
150 resolved, many of the issues in the Agreement have been discussed and agreed to.

151 Ms. Reiss stated the issues discussed so far include the golf course payment plan and  
152 the ability to amend the Agreement.

153 Discussion ensued regarding the Agreement.

154 An SHP I Board Member stated the SHP I Board approved an Agreement and sent it to  
155 SHP II and received an entirely new Agreement back from SHP II. He felt that the timing of the  
156 payments is the least important matter and the ability to unilaterally change the development  
157 and the units is somewhat onerous to SHP I, as the changes would impact SHP I.

158 Non-resident memberships were discussed.

159 Ms. Reiss stated, while she is not familiar with Southern Hills Golf Club's arrangement, in  
160 her experience, many golf club arrangements provide that the golf club owners can change  
161 their caps without necessarily obtaining resident approval. The Golf Club is paying an amount  
162 based on the concept at the time the Assessment Methodology was created and, if the Golf  
163 Club increases its cap and traffic increases significantly, so, in her opinion, the Golf Club might  
164 not be paying its share.

165 **A. Proposed Agreement: SHPI & SHPIII**

166 **B. Proposed Agreement: SHPII**

167 Discussion ensued regarding the updated version of the Interlocal Agreement.

168 Ms. Kilinski stated the areas that appear in color are changes that have not been agreed  
169 to and are issues that need to be resolved.



170 Discussion ensued regarding the timing of the payment noted in Section 2, originally  
171 proposed to be 20 days.

172 A Board Member suggested that, if the amounts can be agreed upon, the matter of  
173 timing for the payments can be deferred so that other issues can be addressed today. Those  
174 present were in agreement.

175 The following change was made:

176 Page 2, Section 2: Delete “provided, however, that if District II fails to comply with the  
177 provisions of this Agreement, District I reserves the right to file a new complaint and seek any  
178 available legal remedies.”

179 Section 3 pertaining to future “District II Share” payments to be made by District II,  
180 current unit counts and projected future growth of each CDD and how the future “District II  
181 Share” of 25% of the annual cost of maintenance of the Improvements was determined, were  
182 discussed at length.

183 Regarding the discussion of Section 3, Ms. Kilinski and the Board described how they  
184 arrived at this compromised amount of \$20,000 up until 2025 and 25% beginning in 2025. The  
185 amount is not tied to ERUs. The benefit of a fixed amount compromise is that it is a fixed  
186 amount. If the amounts were tied to units, they would need to determine an allocation.

187 Regarding Section 4, Ms. Kilinski believed that she and Ms. Reiss can work out the  
188 language offline.

189 Regarding Section 5, Ms. Kilinski stated CDD III objected to including “landscape lighting  
190 repair and replacement costs” because that is a cost of maintaining the Boulevard.

191 A Board Member voiced their opinion that the total cost of maintenance should be  
192 represented and that the Committee can address lighting costs.

193 Discussion ensued regarding decisions to be made by the Committee, the authority of  
194 the Committee and the role of the CDD Boards in approving Committee decisions.

195 Ms. Kilinski stated the consensus is to include the “landscape lighting and repair costs”  
196 in Section 5.

197 Discussion ensued regarding Section 5B, defining the expected level of maintenance.

198 The following change was made:

199 Page 3, Section 5B: Insert “at least at a maintenance level similar to that as of the  
200 execution of this Agreement, subject to change on recommendation by the Committee subject  
201 to approval of the Boards”

202 The consensus was that the Boards will have the final say and the intent of the  
203 Committee is to streamline the decision-making process and give all parties a chance to come  
204 together and have a say.

205 Discussion ensued regarding the Agreement.

206 The following changes were made:

207 Page 4, Section 6: Do not delete the last sentence, beginning with “Failure by District I to  
208 transmit an invoice...”

209 Page 4, Section 7: Change “without prejudice” to “with prejudice”

210 Page 5, Section 11: Delete the last two sentences, beginning with “In addition, this  
211 Agreement may be terminated...”

212 Page 6, Section 17: Change to “This Agreement shall automatically renew for five (5)  
213 additional twenty (20)-year periods.” Delete “upon written agreement of all of the Districts for  
214 each Renewal Term.”

215 Page 3, Section 3: Change “four equal” to “biannual”

216 Page 3, Sections 3 and 4: Delete “October 1,” and “April 1”

217 Page 3, Sections 3 and 4: Change “July” to “June”

218 Discussion ensued regarding the next steps, next meeting and a time frame for  
219 informing property owners.

220 The consensus was that community discussions can occur in January.

221 Ms. Kilinski stated Staff will work together on the revised Agreement. Another joint  
222 meeting can be scheduled, if necessary, subject to Board approval.

223

224 **FOURTH ORDER OF BUSINESS**

**Supervisors’ Requests**

225

226 There were no Supervisors’ requests.

227

228 **FIFTH ORDER OF BUSINESS**

**Adjournment**

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230 There being nothing further to discuss, the meeting adjourned at 11:40 a.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES B**

**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 December 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:**

John McCoskrie	Vice Chair
Matt Romero	Assistant Secretary
Brian McCaffrey	Assistant Secretary
Richard Pakan	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Grace Kobitter	KE Law Group PLLC
Joe Calamari	District Engineer
Joe Hamilton	Steadfast
Chris Wallen	Steadfast

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2023-02,  
Designating Certain Officers of the District  
and Providing for an Effective Date**

39 Mr. Adams presented Resolution 2023-02. Mr. McCaffrey nominated Mr. McCoskrie as  
40 Chair. Mr. McCoskrie nominated Mr. McCaffrey as Vice Chair. The slate of officers is as follows:

41	Chair	John McCoskrie
42	Vice Chair	Brian McCaffrey
43	Secretary	Chuck Adams
44	Assistant Secretary	Matt Romero
45	Assistant Secretary	Margaret Bloomquist
46	Assistant Secretary	Richard Pakan
47	Assistant Secretary	Craig Wrathell

48 No other nominations were made. Prior appointments by the Board for Treasurer and  
49 Assistant Treasurer remain unaffected by this Resolution.

50

51 **On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in**  
52 **favor, Resolution 2023-02, Designating Certain Officers of the District, as**  
53 **nominated, and Providing for an Effective Date, was adopted.**

54

55

56 **FOURTH ORDER OF BUSINESS**

**Discussion: Pond Maintenance**

57

58 Referencing the Steadfast Environmental Inspection Report dated November 25, 2022,  
59 Mr. Joe Hamilton stated this is an example of Steadfast Environmental’s (SE) monthly  
60 monitoring report, which can be custom-tailored to feature specific ponds or areas with  
61 photographic documentation each month. This report focuses on the scope of work and  
62 maintenance frequency that Staff believes each area should receive during weekly visits. The  
63 monthly report helps provide more clarity on the scope, what vegetation will be targeted and  
64 how often an area will be visited.

65 Mr. McCoskrie expressed his opinion that the verbiage on Page 1 of the Steadfast  
66 proposal that reads “Occurrence: four events/month (weekly) – Annual Cost: \$56,040” is  
67 confusing. He noted that \$56,000 is a substantial increase from the current pond maintenance  
68 budget of \$39,000 and asked if it is possible for Steadfast to visit and treat all 26 ponds in the  
69 community each week. Mr. Hamilton stated it is absolutely possible, in comparison to the CDD’s

70 current contractor who makes monthly visits. Mr. McCoskrie suggested the Board and Mr.  
71 Hamilton work together to streamline the proposal to address/maintain 13 prime ponds of the  
72 26 ponds more frequently than the wooded ponds and reduce annual costs. He felt that some  
73 ponds should be treated twice per month and the dry retention areas (DRAs) only once per  
74 month. Mr. Hamilton stated SE would be happy to tailor the program to better fit the wet  
75 ponds that are within eyesight and have value but cautioned against less treatments.

76 Referencing an area map, the Board and staff identified and distinguished the 13 prime  
77 ponds from the 13 wooded ponds, discussed frequency of treatment, the level of service,  
78 possible inspections by the Southwest Florida Water Management District (SWFWMD), tree  
79 removals, herbicides, algae, clogged pipes, outflow structures, waterway issues, the chipping  
80 pond and the CDD's responsibility to maintain the Southern Hills Irrigation pond.

81 Mr. Hamilton will prepare and present a revised proposal by the next meeting.

82

### 83 **FIFTH ORDER OF BUSINESS**

### **Discussion: Real Tree DRA**

84

85 Referencing an area map, Mr. Calamari stated, per the Board's direction at the last  
86 meeting, he inspected the Real Tree DRA, which is a SWFWMD-permitted DRA that captures  
87 overland flow coming off Lots 4 and 5, belonging to Mr. Buckner. His finding was that the  
88 operation and maintenance (O&M) entity is actually SHP I.

89 Mr. McCoskrie stated that he took part in the inspection and confirmed that the area is  
90 situated on Mr. Buckner's land, where several ponds were deeded to the CDD; however, the  
91 area has not been deeded to the CDD and is an easement. Mr. Adams stated Mr. Buckner has  
92 the underlying title to the property and the CDD has the improvement, which is the DRA. Asked  
93 if that is an anomaly, Mr. Adams replied that it is fairly standard; it will be platted that way and  
94 it is in dedication language that the CDD is responsible for maintenance. Asked if the DRA will  
95 stay that way for the indefinite future, Mr. Adams replied affirmatively.

96 Mr. McCoskrie read the following email that he emailed to Mr. Jim McGowan:

97 "Buckner has a DRA, now wet, on the eastern boundary of his two lots. It appears the  
98 DRA is within the lot he owns. It looks to have two outfall structures, some related riprap, about  
99 200' in length, 20' to 25'-width, banks have not been shaped or sodded, and is currently, in my

100 opinion, not in a maintainable condition. Buckner is looking for the CDD to maintain it. I believe  
101 that GreenPointe is responsible for shaping and sodding. Joe Calamari of Coastal Engineering is  
102 aware of this situation, I need some help on this, please. Thank you, John.”

103 Mr. McCoskrie felt that the Board must decide if the CDD is going to maintain, shape  
104 and sod an area it does not own. Asked how much it would cost the CDD to shape and sod the  
105 area, Mr. Calamari stated, based on the site inspection, the DRA is not in bad condition and it  
106 contains a sediment delta, little berm and a swale in the backyard to convey the water more  
107 quickly in an overland flow.

108 Discussion ensued regarding the sediment delta in the pond, cost of the improvements,  
109 if Mr. Buckner will contribute to the expense, CDD policy in similar situations, the outfall  
110 structures and riprap.

111 The consensus was to obtain a bid. Mr. Hamilton stated he will evaluate the current  
112 vegetation before sodding the area. He volunteered to tour the area with Mr. McCoskrie.

113

114 **SIXTH ORDER OF BUSINESS**

**Consideration of Steadfast Environmental  
Aquatics Inspection Report**

115

116

117 This item was addressed during the Fourth Order of Business.

118

119 **SEVENTH ORDER OF BUSINESS**

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

120

121

122 **A. Landscape Maintenance Pricing Proposal**

123 Mr. McCoskrie reviewed the Summary of Services totals of \$73,055.85 for landscape  
124 maintenance, \$10,582 for turf fertilization and \$3,162 for shrub fertilization and compared it to  
125 the current landscape maintenance budget of \$85,800. He stated the Boulevard has been  
126 significantly tidied by the Developer and the CDD and, in his opinion, the maintenance level  
127 should decrease because of all the cleanup work that was done. He asked if there is any room  
128 to reduce the number of cuts on the proposal.

129 Mr. Wallen responded to questions about reducing pricing, mowing frequency,  
130 condition of the turf on the south side of the entranceway, irrigation, wet checks and if the



131 contract stipulates that Steadfast must replace items that they break, including broken  
132 sprinklers or wiper seals.

133

134 **On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor,**  
135 **Items A, B and C on the Steadfast Summary of Services, consisting of landscape**  
136 **maintenance and turf and shrub fertilization, totaling \$86,799.85, was**  
137 **approved.**

138

139

140 Ms. Kobitter stated District Counsel will prepare the contract.

141 Mr. McCoskrie stated, going forward, the Board would like District Counsel to review all  
142 contracts totaling \$70,000 and above and include a 30-day cancellation clause before  
143 execution. Mr. Adams stated Staff typically uses the vendor's proposal as an exhibit.

144 The Board and Staff discussed the remaining items on the proposal, including mulch,  
145 pine straw, lake bank mowing, and identified specific lake banks to be mowed and/or bush-  
146 hogged and discussed the scope of work and the budget.

147 Mr. Wallen asked for an area map for the crew. Mr. Adams will email a digital map to  
148 Mr. Wallen.

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

150 This item was addressed during the Fourth Order of Business.

151

152 **EIGHTH ORDER OF BUSINESS**

**Discussion: 2023 CDD Planning and  
Initiatives**

153

154

155 Mr. McCoskrie stated his reason for wanting to be the Board Chair is to do things  
156 differently, including assigning each Board Member an area of responsibility.

157 Regarding the landscaping, Mr. McCoskrie stated the ASI contract needs to be  
158 terminated and replaced by SE. Asked about a start date for SE, Mr. Adams stated the start date  
159 will be February 1, 2023, to give ASI at least 30 days' termination notice. Mr. Hamilton will  
160 present a revised proposal at the January meeting and Ms. Kobitter will draft an agreement.

161 Mr. McCoskrie noted that, because of the Sunshine Law, Board Members cannot  
162 collaborate in between meetings and it is necessary for each Board Member to monitor and/or

163 oversee a specific item or area to report on at future meetings. The Board Members were  
164 assigned responsibilities, as follows:

- 165 ➤ Mr. McCaffrey: Oversee the Boulevard.
- 166 ➤ Mr. Pakan: Oversee the bonds.
- 167 ➤ Mr. Romero: Oversee and analyze the financials.
- 168 ➤ Ms. Bloomquist: Oversee the ponds and banks.
- 169 ➤ Mr. McCoskrie: Oversee SHP II situation.

170 Discussion ensued regarding issue of payments due to the CDD, balance sheet items on  
171 the financials, the bond amortization schedule, US Bank, A1 revenue and reserve accounts, SHP  
172 II, the Chapter 164 process and what occurred at the joint meeting of all three CDDs.

173 Mr. McCoskrie summarized that there are three main issues with the other CDDs,  
174 including a payment issue, a contract issue and a mediation issue and, if the other CDDs do not  
175 do what they are supposed to do, SHP I will re-instate the public records lawsuit that was  
176 abated, sue a few of the individual Board Members and commence litigation.

177

178 **NINTH ORDER OF BUSINESS**

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

179

180

181 Mr. Adams presented the Unaudited Financial Statements as of October 31, 2022. The  
182 financials were accepted.

183

184 **TENTH ORDER OF BUSINESS**

**Approval of November 14, 2022 Regular  
Meeting Minutes**

185

186

187 Mr. Adams presented the November 14, 2022 Regular Meeting Minutes. The following  
188 changes were made:

189 Line 22: Insert "Richard Pakan" and "Supervisor-Elect"

190 Line 29: Delete "not"

191 In response to a question regarding which entity is funding the work on the Boulevard,  
192 Mr. McCoskrie stated Mr. Bruce Noble, the GreenePointe Developer.

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**On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the November 14, 2022 Regular Meeting Minutes, as amended, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There was no other business.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

There was no report.

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

- **NEXT MEETING DATE: January 9, 2023 at 10:00 a.m.**

- **QUORUM CHECK**

The next meeting will be held on January 9, 2023.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. McCoskrie stated, for the record, that he does not want to be a dictator; he just wants the Board Members to work together.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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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* <b>CANCELED</b>	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.*