

**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 February 13, 2023 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	Chair
Brian McCaffrey	Vice Chair
Matt Romero	Assistant Secretary
Margaret Bloomquist	Assistant Secretary
Richard Pakan	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Lauren Gentry	KE Law Group PLLC
Chris Wallen	Steadfast Environmental, LLC (Steadfast)
Other Steadfast Representatives	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:13 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There were no public comments.

THIRD ORDER OF BUSINESS

Update: Settlement Discussions with CDD II

Ms. Kilinski presented the following terms of the Interlocal Agreement and recommended approval, in substantial form:

- Counsel for CDD II accepted all but one of the changes to the latest redlined version of the Interlocal Agreement. She agreed to a minor change about quorum requirements, in that two Committee Members would constitute a quorum in the event a Committee Member does not attend three consecutive meetings.
- CDD II agrees to pay CDD I \$40,000 by January 31, 2024 and \$20,000 per year for the next three fiscal years; after which, there can be an analysis of a change to the percentage that will be based on the final plat recorded on the number of units being reduced in that CDD.
- To consider any substantive changes to the Interlocal Agreement, the Committee will be required to submit recommendations to all three CDDs and all three CDDs must approve it. Certain criteria were built into the Agreement to address a stalemate.

Ms. Kilinski responded to questions, as follows:

- Regarding how cancellation of the prior Interlocal Agreement and cancellation of the lawsuit affects the Repayment Agreement with CDD III, the lawsuit pertains to public records, which has nothing to do with the Interlocal Agreement.

District Management confirmed that CDD III paid the amounts in arrears to CDD I within 60 days of executing the Agreement. Upon further confirmation that CDD III paid all the payments due to be paid through today, Ms. Kilinski will release the repayment Interlocal Agreement, on behalf of CDD I.

- Regarding if CDD I will need to initiate the Chapter 164 process if CDD II defaults on payments, the answer is yes; it is unavoidable.
- Regarding if accelerating the April payment to be due at the time the Agreement is executed was discussed, the answer is yes. CDD III's Fiscal Year 2022/2023 payment is due on or before April 1, 2023.
- The fully executed documents are expected by the end of the week.
- Regarding Section 7 related to the Mutual Release, the releases are being done before the \$40,000 payment is received because it was part of the negotiations. This was a compromised approach as CDD II was eager to have the public records lawsuit dismissed. CDD I is in a much stronger legal position to take action if payments are not made.

Discussion ensued regarding the possibility of default, tone of the CDD II meeting, assessing Phases I and II to make payments and tasking the Committee with meeting to review and approve three annual contracts.

FOURTH ORDER OF BUSINESS

Consideration of Interlocal Agreement between Southern Hills Plantation I, II and III CDDs (to be provided under separate cover)

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the 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, in substantial form, and authorizing Mr. McCoskrie to work with Staff to finalize the Agreement and execute the Agreement between meetings, was approved.

▪ **Steadfast Environmental, LLC Monthly Landscape/Aquatics Report**

This item was an addition to the agenda.

Mr. McCoskrie stated he invited Steadfast Representatives to attend the next few meetings.

Mr. McCaffrey commended the work on the entranceway.

Mr. Wallen discussed the completed landscape projects, which included herbicide treatments and addressing areas with ant infestations. Crews are continuing to beautify the grounds. He recommended having the large grape myrtles trimmed.

Mr. Wallen discussed pond maintenance and identified three ponds that were excluded and need to be added to the area maintenance map and contract.

Discussion ensued about the HOA mowing the three lake banks, the CDD’s responsibility for the water body and needing to add them and the Buckner area to the scope of work.

Mr. Wallen was asked to notify the Board if the HOA is not mowing these areas.

Mr. Adams identified them as Lakes 13AA, 13BB and 13CC. Ms. Bloomquist stated she and Mr. McCaffrey will inspect the ponds tomorrow, update the locations on the map and

email it to Mr. Adams. Regarding treatment, Mr. Adams stated they can proceed with a one-time treatment and draft an Addendum to the aquatics contract once all the locations are confirmed.

A Board Member noted that vegetation behind his residence has not been maintained for a while. In his opinion, it should be cut at least once a year. Ms. Bloomquist will ask Ellen to determine ownership.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2022

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

SIXTH ORDER OF BUSINESS

Approval of Minutes

Mr. Adams presented the following:

A. November 29, 2022 Joint Public Meeting

These minutes contain Ms. Gentry’s emailed edits to Mr. Adams’ office.

On MOTION by Mr. McCoskrie and seconded by Mr. Romero, with all in favor, the November 29, 2022 Joint Public Meeting Minutes, as amended, were approved.

B. January 9, 2023 Regular Meeting

On MOTION by Mr. Romero and seconded by Mr. McCaffrey, with all in favor, the January 9, 2023 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Other Business

The Board discussed the trespassing incident in which a resident contacted the Sheriff.

Mr. Adams discussed the process involved in engaging law enforcement and the ability to enforce such violations. He was asked to purchase five “No Trespassing” signs with appropriate verbiage.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

Ms. Kilinski stated that KE Law Group rebranded and is now Kilinski | Van Wyk. The CDD does not need to take any action regarding this change. Her email address changed.

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

There was no report.

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

- **NEXT MEETING DATE: March 13, 2023 at 10:00 a.m.**
 - **QUORUM CHECK**

The next meeting will be held on March 13, 2023.

NINTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. McCoskrie recalled asking for the bond amortization schedule and asked Mr. Adams to check on the status.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 11:15 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

CEP & AL
Secretary/Assistant Secretary

John McLaughlin
Chair/Vice Chair