

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

April 10, 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

April 3, 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 April 10, 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. Update: Settlement Discussions with CDD II
4. Discussion: Steadfast Environmental, LLC, Waterway Inspection Reports
 - A. March 2023
 - B. April 2023
5. Consideration of Steadfast Alliance Maintenance Division Proposals
 - A. #SM-E-1851 for Crape Myrtle Tree Trimming
 - B. #SM-E-1901 for Sod Installation
6. Consideration of Installation of Lifestyle Signage to Visually Promote Amenities
7. Acceptance of Unaudited Financial Statements as of February 28, 2023
8. Approval of February 13, 2023 Meeting Minutes
9. Other Business
10. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk PLLC*

ATTENDEES:

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

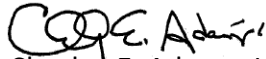
- B. District Engineer: *Coastal Engineering Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 8, 2023 at 10:00 AM [Presentation of Fiscal Year 2024 Budget]
 - QUORUM CHECK

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

- 11. Supervisors' Requests
- 12. 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**

4A



Southern Hills CDD Aquatics

Inspection Date:

3/1/2023 11:56 AM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: L-8BB

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

The littoral shelf hosts a mix of beneficial and nuisance vegetation. Technicians are currently targeting Torpedograss here. Minor amounts of surface and subsurface algae are noted around the perimeter. To be addressed during the next site visit. The pond's water level is very low.

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

SITE: L-5H

Condition: Excellent ✓Great Good Poor ✓Mixed Condition ✓Improving



Comments:

Water level in pond is low. The portion above the littoral shelf hosts a mixture of Torpedograss, Slender Spikerush grasses, and algae clinging to these. All of which the Technicians are in the process of eradicating. Some subsurface algae and decaying grasses present on the perimeter; indicative of successful treatment.

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

Inspection Report

SITE: L-15HH

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond's littoral is thick with Cattails and Carolina Willow. Treatments by boat are being made to manage the overgrowth here. As this is an irrigation pond, treatment efforts must be made with care. Aside from scattered patches of surface algae, the remainder appears to be in great condition.

<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
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	Hydrilla	Slender Spikerush	<input checked="" type="checkbox"/> Other: Cattails, Carolina Willow

SITE: L-9B

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The pond's littoral shelf is a monoculture of Cattails. The pond's interior waters are free of any undesired growth, save for some subsurface algae in non-significant amounts. Evidence of treatment is readily apparent, with nuisance vegetation on the perimeter decaying.

<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 type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	Hydrilla	Slender Spikerush	<input type="checkbox"/> Other:

Inspection Report

SITE: L-8CC

Condition: Excellent Great ✓Good Poor ✓Mixed Condition ✓Improving



Comments:

A significant amount of organic debris & algae tops the littoral area. Both having resulted from the initial treatments here. Technicians will continue to manage growth per visitation as we work towards a desirable condition. Subsurface vegetation was observed, technicians to dose treatment as necessary to avoid overtreating the pond.

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

SITE: L-7BB

Condition: Excellent ✓Great Good Poor ✓Mixed Condition ✓Improving



Comments:

Minor amounts of surface algae noted around the perimeter. The pond's littoral shelf is incredibly diverse, with Torpedograss, Pennywort, Spatterdock, Bulrushes, Cattails, Gulcoast Spikerush & others noted. Technicians are currently focused on reducing undesired growth here. Indeed, clear treatment efforts were observed among the vegetation on this pond with large tracts of Torpedograss decaying.

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

Inspection Report

SITE: L-5GG

Condition: Excellent Great Good ✓Poor ✓Mixed Condition ✓Improving



Comments:

Water level in pond is low. Substantial swathes of surface algae are noted on the backside of this pond, toward the overgrowth littoral shelf. Portions of the algae show signs of having received treatment (white color, odor). Shoreline grasses are present in minimal amounts. Technicians to follow up on treatment during their next visitation.

<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 Planktonic	<input checked="" type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate 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 type="checkbox"/> Ocher	

SITE: L-10BB

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Perimeter of pond hosts minor amounts of surface and subsurface algae, in addition to nuisance grasses which are slowly decaying from prior treatment. Subsurface Babytears noted here. The slight green tinge and turbidity of the pond's water reveals planktonic algae activity. To receive treatment on the next 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 Planktonic	<input checked="" type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input checked="" type="checkbox"/> Babytears	<input type="checkbox"/> Chara
<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Ocher	

Inspection Report

SITE: L-8AA

Condition: Excellent Great ✓Good Poor ✓Mixed Condition ✓Improving



Comments:

A substantial amount of surface algae is noted in the northwest corner of the pond, likely having bloomed from newly available nutrients via decaying material targeted on the shelf and current weather. Most of the algae is clearly decaying from treatment. A follow up treatment to occur on the next visit, though as this is an irrigation pond, select treatments will be made here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous Planktonic	<input checked="" type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate
<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 type="checkbox"/> Ocher	

SITE: B1

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Water level in pond is low. Moderate amounts of surface and subsurface algae around the perimeter. The Littoral shelf hosts Babytears and Torpedograss. Technicians are in the process of clearing these from between the Coastal Spikerush. No other issues observed.

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

MANAGEMENT SUMMARY



March has brought a significant change in the weather conditions, causing a rapid shift in the ponds. The cold weather has been broken, as increasingly warm temperatures become the norm. Rain events were exceedingly rare last month (and continue to be so), which has lowered water levels throughout the community. All these factors culminate in rapid algal growth scattered throughout the community, linked to the concentration of nutrients.

Copper sulfate treatments are currently underway in response to these seasonal algal blooms. In ponds whose construction lends to high nutrient retention, this will be a constant battle against the algal growth until fresh rains once again bring some relief. Additionally, the lack of significant wind or rain is causing algae to decay much longer after treatment. This is a direct result of stagnant water conditions and cooler nighttime temperatures. Once treated, algae typically turns brown, and eventually white, a sign of successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

Evidence of heavy treatment is apparent throughout the community. Technicians are currently focused on treating the heavily overgrown shelves that many of the ponds host (in accordance to regulations defined by the Florida Department of Agriculture and Consumer Services). However, treating too much of a pond's volume in too short a span of time risks anoxic zones, resulting in fish kills or toxic microcystic blooms.

At the time of this report, treatment attempts have yet to exceed 30 days. With only 3 treatments so far, initial stages of treatment are still underway. Progress will start out slow as technicians make headway on overgrown areas, but with each visit ground will be made, allowing technicians to visit more ponds per event. As technicians become more familiar with Southern Hills' ponds, treatment events will progress more smoothly, recurring issues will be identified, and the community's waterways will progress toward their ideal state.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Continue to apply treatment to the heavily overgrown littoral areas.

Administer treatments to any nuisance grasses growing along shorelines and within water.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

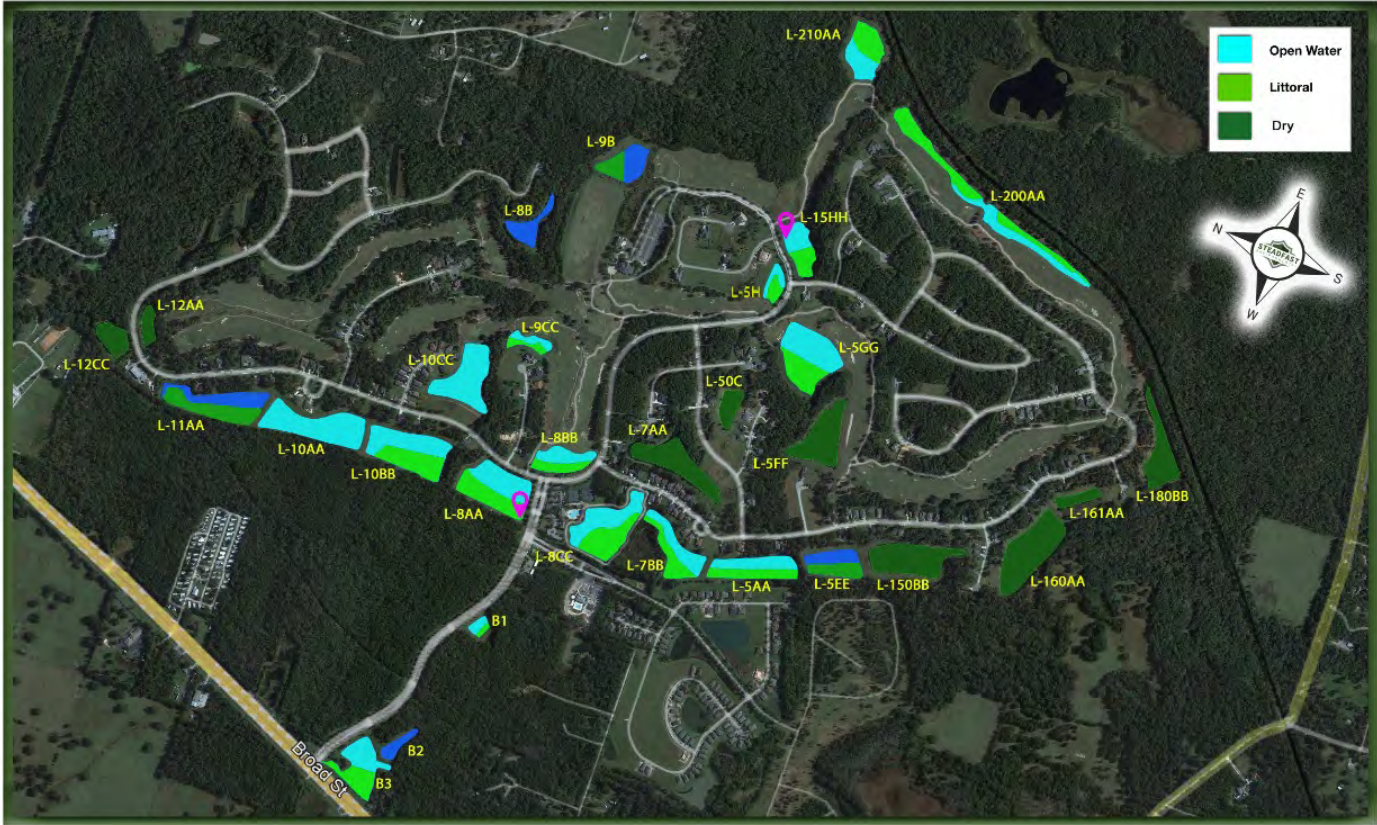
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



SOUTHERN HILLS PLANTATION I CDD

19850 Southern Hills Blvd, Brooksville



**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4B



Southern Hills Plantation CDD Aquatics

Inspection Date:

3/30/2023 12:36 PM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: B2

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Minor amounts of algae and shoreline grasses are present along the edge. Littoral shelf is being maintained and nuisance vegetation appears to be decaying. Routine maintenance and monitoring will occur here.

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

SITE: B3

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Very minor amounts of surface algae along the edge of this pond. Pond appears to be in excellent condition overall. Littoral shelf growth is being maintained and controlled by technician.

<u>WATER:</u>	<input type="checkbox"/> Clear	<input checked="" type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	N/A	<input type="checkbox"/> Subsurface Filamentous Planktonic	<input checked="" type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate 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 type="checkbox"/> Ocher	

Inspection Report

SITE: L-5AA

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Water level in pond is low. Perimeter of pond contains decaying surface and subsurface algae. There are also decaying shoreline grasses including Torpedo grass and gulf coast Spikerush. No major issues observed in pond. Littoral shelf consists of cattails, gulf coast spikerush, torpedo grass, and other various grasses. Technician is focused on reducing undesired growth on this shelf.

<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 Planktonic	<input checked="" type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate 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 type="checkbox"/> Other	

SITE: L-5EE

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Large sections of undesirable vegetation have been treated and are in a state of decay; mainly focused on the exterior buffer zone. Technician will continue to apply treatment to the area per visitation while we work towards a desirable state.

<u>WATER:</u>	<input type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	N/A	<input type="checkbox"/> Subsurface Filamentous Planktonic	<input type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	N/A	<input type="checkbox"/> Minimal	<input checked="" type="checkbox"/> Moderate 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 checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other	

Inspection Report

SITE: L-9CC

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Water level in pond is low. Pond has made great improvement since last report. Shoreline grasses along the perimeter are present but appear to be decaying. Minor amounts of surface and subsurface algae along the perimeter as well. Technician is going to target these nuisance species during next maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous Planktonic	<input checked="" type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate 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	<input type="checkbox"/> Ocher	

SITE: L-8AA

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Pond has made significant improvements since last report. Most of the surface algae that was present last time has cleared up. Algae is still present in minor amounts and technician will continue to treat accordingly.

<u>WATER:</u>	<input type="checkbox"/> Clear	<input checked="" type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous Planktonic	<input checked="" type="checkbox"/> Surface Filamentous Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate 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"/> Ocher	

Inspection Report

SITE: L-10CC

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Water level in pond is low. Minor amounts of decaying surface and subsurface algae along the perimeter. The water's green hue denotes mild planktonic algae activity. Not many shoreline grasses present, all that are present are decaying from recent treatment. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	Clear	<input checked="" type="checkbox"/> Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous Planktonic	<input checked="" type="checkbox"/> Surface Filamentous 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	Ocher	

SITE: L-10AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Perimeter of pond is surrounded by a thick barrier of vegetation that includes gulf coast Spikerush, pine trees, Primrose, cattails, and Torpedo grass. No major algae growth observed in pond, pond looks to be in healthy condition overall. Technician is focused on clearing up the vegetation around the perimeter of this pond, which can be observed from recent treatment evidence.

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

Inspection Report

SITE: L-11AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Similar to other dry areas, the technician continues to make progress towards the interior per visitation. Currently, sections of the exterior buffer which were overgrown can be observed decaying from previous treatment events. Technicians will continue this progress with each visit, targeting any nuisance vegetation and overgrowth.

<u>WATER:</u>	Clear	Turbid	Tannic	
<u>ALGAE:</u>	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	Ocher	Sesbania, johnsongrass,	

SITE: L-5GG

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Algae in this pond has cleared up some since last report. It has been treated recently and is decaying. Water level in pond is a little bit low which is leaving some of the shoreline plants exposed. Once rain returns, the water level in this pond will rise and the algae will clear out. Technician will continue to treat this pond accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> 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	Ocher		

MANAGEMENT SUMMARY



With the arrival of April, the changing weather has rapidly shifted the conditions affecting the Southern Hills ponds. The series of cold snaps has been broken, and warmer temperatures are now the norm. Rain events are still rare and erratic. Additionally, the lack of significant wind or rain has increased decay times for surface algae once treated. Residents may notice this algae that sticks around longer between treatment events, this is a direct result of stagnant water conditions and cold nighttime temperatures. Once treated, algae will turn brown, and eventually white as it decays, a sign of it's successful treatment. Maximum results from treatment will typically be evident within 7-10 days.

The battle against the algae will continue until we see some more frequent rain events. Once the rain returns, water levels will rise and algae will be cleared out much easier. Technicians will continue on with routine treatment and make as much headway as possible. Littoral shelves have been a main focus and are being closely monitored and maintained for nuisance vegetation growth.

Most ponds were in great condition on this most recent visit. Nuisance grasses were noted in some ponds and will continue to be treated accordingly (such as L-10AA & L-10CC). Due to low water levels, some sections of the beds and pond banks are exposed. It is here that technicians have made great progress on exposed subsurface growth. Algae is the main enemy at this time of year, with lowered water levels and sudden increase in temperature (L-5GG). This will be the main target moving forward for our technicians, as we move towards the warmer months.

With a little over a month of treatments in the books, we are proud to report that there are great improvements already being made in the Southern Hills Ponds. Technicians are becoming more familiarized with each waterway and are starting to identify the issues within each. So far, we have been successful in bringing these ponds to their ideal state. But there is still more progress to be made.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

Continue to apply treatment to heavily overgrown littoral areas.

Administer treatments to any nuisance grasses growing along shorelines and within water.

Avoid overtreating ponds, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the pond's shore.

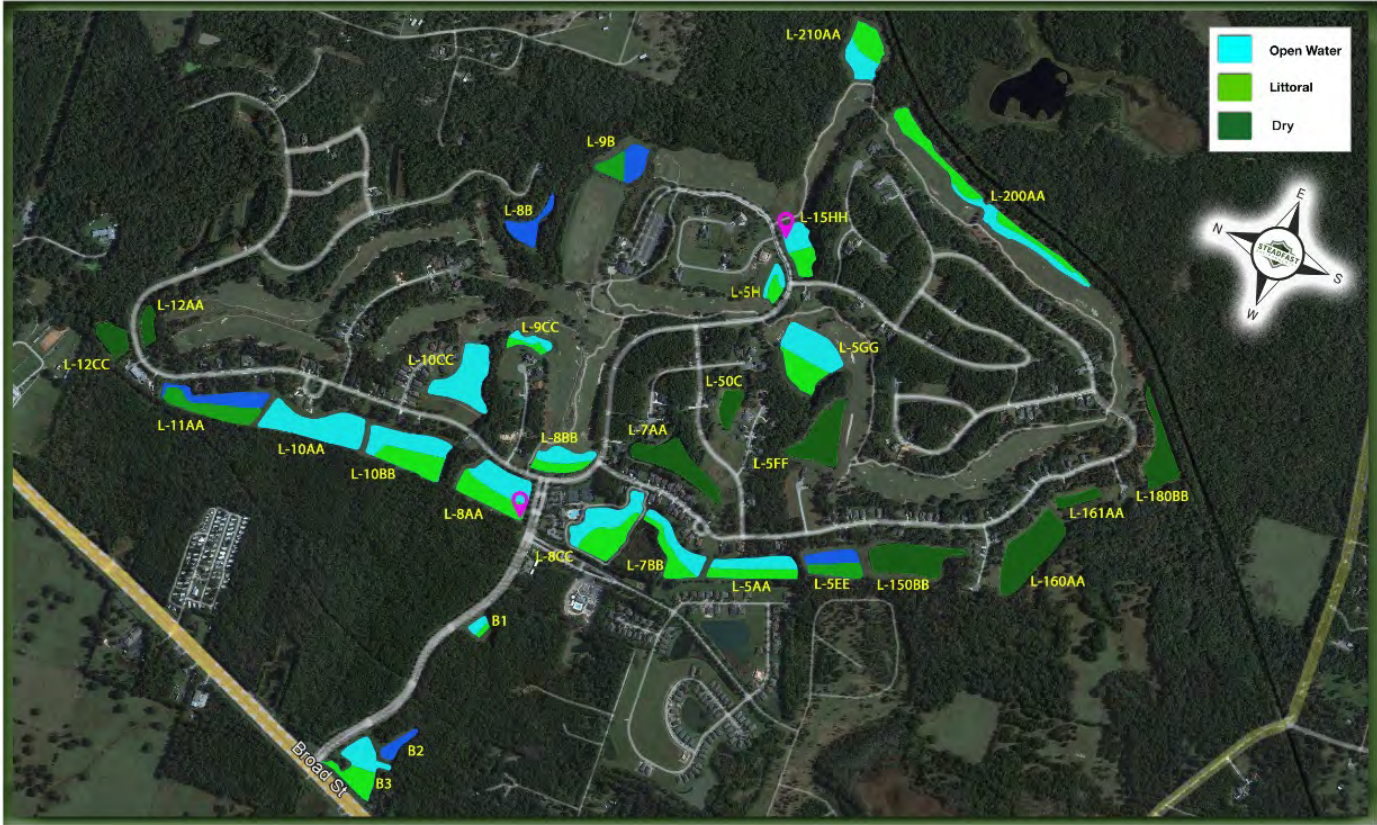
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



SOUTHERN HILLS PLANTATION I CDD

19850 Southern Hills Blvd, Brooksville



**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

5A



Steadfast Alliance Maintenance Division

Proposal

Date 2/20/2023 Proposal # SM-E-1851

Customer Information	Project Information
Southern Hills Plantation CDD Wrathell, Hunt and Associates, LLC 2300 Glades Rd, Suite 410 W Boca Raton, Fl 33431	SM1089 Southern Hill Plantation CDD 4200 Summit View Dr Brooksville FL 3460
Contact Phone E-mail adams@whassociates.com Account #	Proposal Prepared By: Pat Powell Type Of Work

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Unit Price	Amount
Landscape Labor - This is a proposal to Trim the Crape Myrtle's along Southern Hills BLVD. During assessment of the Crape Myrtle's, we realized that the maintenance on some of them had been deferred by the previous vendor. We based this decision on the amount of deadwood and cross branching. This has caused some of the Crape Myrtle's to advance beyond the scope of maintenance built into the contract. Our crew will remove cross branching, seedpods, and deadwood. They complete an inner thin out of the trees and remove all generated debris off site.		0.00	0.00
Tree Trimming - Crape Myrtles that fall into the scope of the maintenance contract	17	0.00	0.00
Tree Trimming - Servicing the Crape Myrtles that have advanced beyond the scope of the contract. (Size, Deadwood, Crossbranching)	24	150.00	3,600.00

30435 Commerce Drive Unit 102 | San Antonio, FL 33576
 Phone: 844-347-0702 | Fax: 813-501-1432
 office@SteadfastAlliance.com | SteadfastAlliance.com

Total	\$3,600.00
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

5B



Steadfast Alliance Maintenance Division

Proposal

Date 3/9/2023 Proposal # SM-E-1901

Customer Information	Project Information
Southern Hills Plantation CDD Wrathell, Hunt and Associates, LLC 2300 Glades Rd, Suite 410 W Boca Raton, Fl 33431	SM1089 Southern Hill Plantation CDD 4200 Summit View Dr Brooksville FL 3460
Contact Phone E-mail adams@whassociates.com Account #	Proposal Prepared By: Pat Powell Type Of Work

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Unit Price	Amount
This is a proposal to replace the Fakahatchee bed located behind the entrance lane wall with St Augustine sod. We will remove the existing Fakahatchee and grade the area to match the surrounding area. This will require soil to be added to the area. We will make the necessary adjustments to the existing irrigation system to allow proper water coverage for the newly installed sod. All generated debris will be hauled off and dumped offsite.		0.00	0.00
St. Augustine Sod Pallets installed	7.5	810.00	6,075.00
Removal/disposal of Fakahatchee and grading of area.		1,500.00	1,500.00
This is a not to exceed \$2000 for irrigation. We estimate the cost of irrigation parts and labor for this project will be \$850. Due to recent discoveries and encountered obstacles during installs and repairs, we recommend using a not to exceed amount for this project. We will provide a report of the irrigation cost with the invoice at completion of the project.		2,000.00	2,000.00

30435 Commerce Drive Unit 102 | San Antonio, FL 33576
 Phone: 844-347-0702 | Fax: 813-501-1432
 office@SteadfastAlliance.com | SteadfastAlliance.com

Total	\$9,575.00
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

6

Proposed Lifestyle Signage

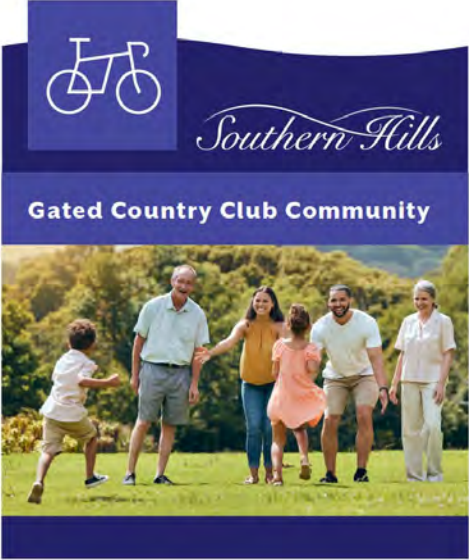
GreenPointe Developers is seeking CDD Board approval to place 8 lifestyle focused signs along the entry/right-hand side of Southern Hills Boulevard.

Purpose of request is to visually promote lifestyle amenities along the Boulevard for prospective buyers and enhance builder's sales efforts.

Sign placement takes into consideration existing trees and light posts

Each sign is 36" w x 43" h and will be mounted on white 4"x4" pvc posts, mounted 2' above ground.

Proposed Lifestyle Signage Designs



Gated Country Club Community



Aquatic Center



Championship Golf Course



Tennis Courts

Proposed Lifestyle Signage Design – continued



Fitness Center



Poolside Bar & Cafe



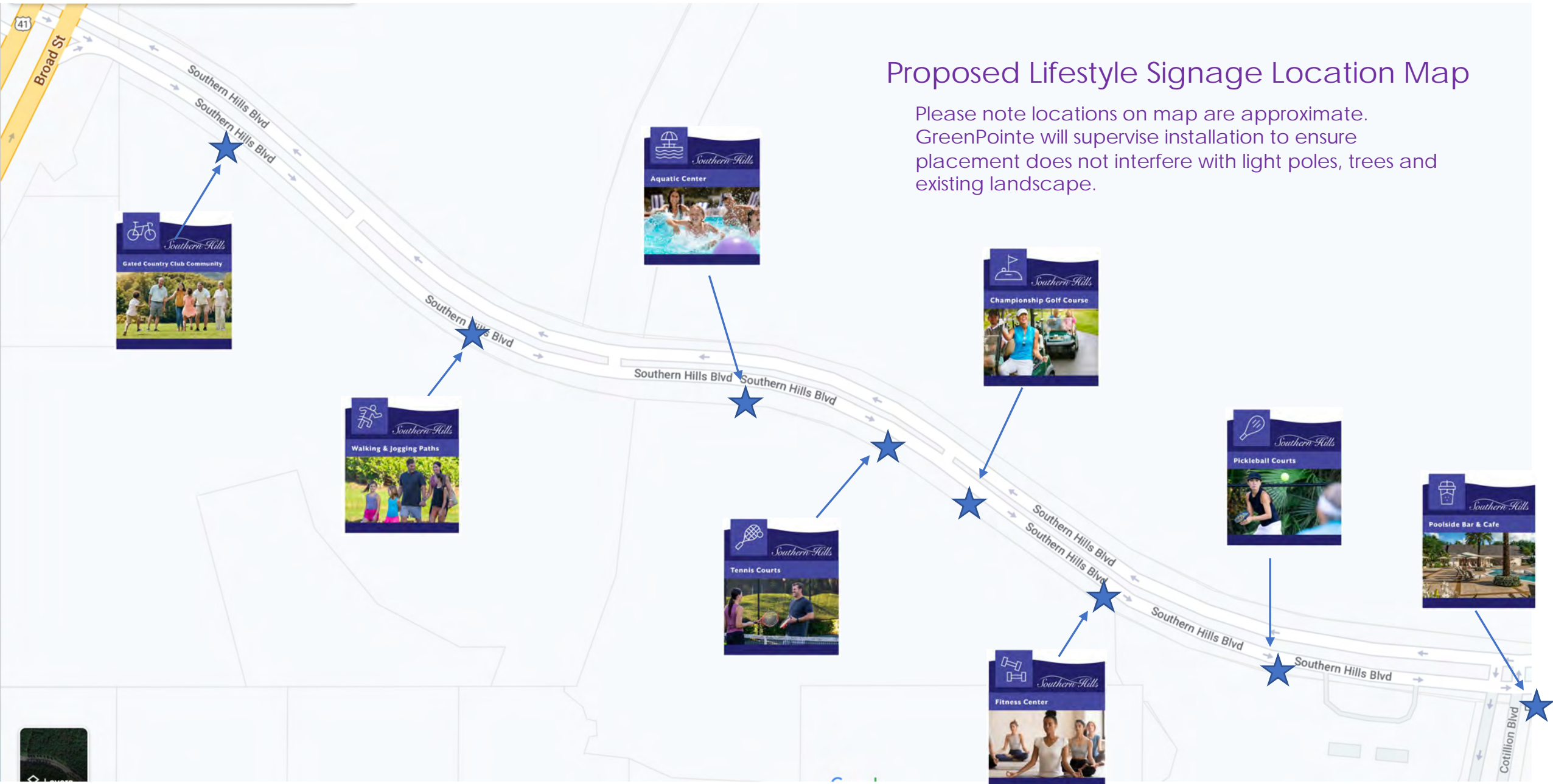
Pickleball Courts



Walking & Jogging Paths

Proposed Lifestyle Signage Location Map

Please note locations on map are approximate. GreenPointe will supervise installation to ensure placement does not interfere with light poles, trees and existing landscape.



Thank you for your
consideration

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2023**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 866,943	\$ -	\$ 866,943
SBA	94	-	94
Undeposited funds	9,328	7,749	17,077
Investments			
Revenue - A1	-	414,011	414,011
Revenue - A2	-	336,689	336,689
Reserve - A1	-	502,772	502,772
Reserve - A2	-	79,214	79,214
Interest - A1	-	12	12
Interest - A2	-	10	10
Prepayment - A1	-	6,358	6,358
Prepayment - A2	-	723	723
Cost of Issuance	-	18,285	18,285
Due from Developer	11,631	325,470	337,101
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	475,117	-	475,117
Due from Southern Hills III	19,350	-	19,350
Deposits	2,919	-	2,919
Total assets	<u>\$ 1,296,021</u>	<u>\$ 2,461,944</u>	<u>\$ 3,757,965</u>
LIABILITIES			
Liabilities			
Accounts payable	35,355	-	35,355
Due to Developer	37	-	37
Total liabilities	<u>35,392</u>	<u>-</u>	<u>35,392</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	35,290	1,069,401	1,104,691
Unearned revenue	758	-	758
Total deferred inflows of resources	<u>36,048</u>	<u>1,069,401</u>	<u>1,105,449</u>
Fund balances			
Restricted for:			
Debt service	-	1,392,543	1,392,543
Unassigned	1,224,581	-	1,224,581
Total fund balances	<u>1,224,581</u>	<u>1,392,543</u>	<u>2,617,124</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,296,021</u>	<u>\$ 2,461,944</u>	<u>\$ 3,757,965</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 4,340	\$ 261,844	\$ 304,010	86%
Special assessments: off-roll	758	25,536	49,556	52%
Lot closings	-	10,804	-	N/A
CDD II shared costs payment	-	-	70,016	0%
CDD III shared costs payment	-	-	45,529	0%
Interest & miscellaneous	-	1	250	0%
Total revenues	5,098	298,185	469,361	64%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,000	4,600	7,600	61%
Financial & administrative				
Management	2,500	12,500	30,000	42%
Engineering	-	1,293	7,500	17%
Dissemination agent	208	1,042	2,500	42%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,570	6,200	90%
Legal advertising	-	130	750	17%
Bank fees	-	-	600	0%
Annual district filing fee	-	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	198	541	500	108%
Office supplies	-	-	150	0%
Legal counsel				
District counsel	116	991	15,000	7%
Total professional & administrative	4,022	26,842	80,175	33%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Field operations				
Electric utility services				
Street lights	1,210	5,920	28,000	21%
Stormwater control				
Lake/pond bank maintenance	8,153	20,553	39,500	52%
Aquatic maintenance	-	11,045	39,000	28%
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	3,411	18,133	85,800	21%
Holiday decorations	-	5,544	15,000	37%
Irrigation repairs & maintenance	190	584	10,000	6%
Landscape replacement	-	-	50,000	0%
Culvert inspection and cleaning	-	-	10,000	0%
Contingency				
Miscellaneous contingency	-	693	75,016	1%
Total field operations	<u>12,964</u>	<u>71,471</u>	<u>376,516</u>	19%
Other fees and charges				
Tax collector	<u>87</u>	<u>11,571</u>	<u>12,667</u>	91%
Total other fees and charges	<u>87</u>	<u>11,571</u>	<u>12,667</u>	91%
Total expenditures	<u>17,073</u>	<u>109,884</u>	<u>469,358</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	(11,975)	188,301	3	
Fund balance - beginning	<u>1,236,556</u>	<u>1,036,280</u>	<u>880,591</u>	
Fund balance - ending	<u>\$1,224,581</u>	<u>\$ 1,224,581</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 FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 11,015	\$ 664,518	\$ 779,537	85%
Special assessments: off-roll	6,349	6,349	185,983	3%
Interest	3,542	13,581	-	N/A
Total revenues	<u>20,906</u>	<u>684,448</u>	<u>965,520</u>	71%
EXPENDITURES				
Principal - A1	-	240,000	235,000	102%
Principal - A2	-	-	190,000	0%
Interest - A1	-	146,882	256,650	57%
Interest - A2	-	113,390	206,480	55%
Legal fees	-	2,201	4,632	48%
Total expenditures	<u>-</u>	<u>502,473</u>	<u>892,762</u>	56%
Other fees and charges				
Property appraiser	-	-	16,240	0%
Tax collector	220	29,366	16,240	181%
Total other fees and charges	<u>220</u>	<u>29,366</u>	<u>32,480</u>	90%
Total expenditures	<u>220</u>	<u>531,839</u>	<u>925,242</u>	57%
Excess/(deficiency) of revenues over/(under) expenditures	20,686	152,609	40,278	
Fund balance - beginning	<u>1,371,857</u>	<u>1,239,934</u>	<u>1,159,345</u>	
Fund balance - ending	<u><u>\$ 1,392,543</u></u>	<u><u>\$ 1,392,543</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 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:

39 ➤ Counsel for CDD II accepted all but one of the changes to the latest redlined version of
40 the Interlocal Agreement. She agreed to a minor change about quorum requirements, in that
41 two Committee Members would constitute a quorum in the event a Committee Member does
42 not attend three consecutive meetings.

43 ➤ CDD II agrees to pay CDD I \$40,000 by January 31, 2024 and \$20,000 per year for the
44 next three fiscal years; after which, there can be an analysis of a change to the percentage that
45 will be based on the final plat recorded on the number of units being reduced in that CDD.

46 ➤ To consider any substantive changes to the Interlocal Agreement, the Committee will be
47 required to submit recommendations to all three CDDs and all three CDDs must approve it.
48 Certain criteria were built into the Agreement to address a stalemate.

49 Ms. Kilinski responded to questions, as follows:

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

53 District Management confirmed that CDD III paid the amounts in arrears to CDD I within
54 60 days of executing the Agreement. Upon further confirmation that CDD III paid all the
55 payments due to be paid through today, Ms. Kilinski will release the repayment Interlocal
56 Agreement, on behalf of CDD I.

57 ➤ Regarding if CDD I will need to initiate the Chapter 164 process if CDD II defaults on
58 payments, the answer is yes; it is unavoidable.

59 ➤ Regarding if accelerating the April payment to be due at the time the Agreement is
60 executed was discussed, the answer is yes. CDD III's Fiscal Year 2022/2023 payment is due on or
61 before April 1, 2023.

62 ➤ The fully executed documents are expected by the end of the week.

63 ➤ Regarding Section 7 related to the Mutual Release, the releases are being done before
64 the \$40,000 payment is received because it was part of the negotiations. This was a
65 compromised approach as CDD II was eager to have the public records lawsuit dismissed. CDD I
66 is in a much stronger legal position to take action if payments are not made.

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

70

71 **FOURTH ORDER OF BUSINESS**

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

72
73
74
75
76

**On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in
78 favor, the Interlocal Agreement between Southern Hills Plantation I
79 Community Development District, Southern Hills Plantation II Community
80 Development District and Southern Hills Plantation III Community
81 Development District, in substantial form, and authorizing Mr. McCoskrie to
82 work with Staff to finalize the Agreement and execute the Agreement between
83 meetings, was approved.**

84
85

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

87 **This item was an addition to the agenda.**

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

90 Mr. McCaffrey commended the work on the entranceway.

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

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

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

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

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

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

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

107

108 **FIFTH ORDER OF BUSINESS**

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

109

110

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

112 The financials were accepted.

113

114 **SIXTH ORDER OF BUSINESS**

Approval of Minutes

115

116 Mr. Adams presented the following:

117 **A. November 29, 2022 Joint Public Meeting**

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

119

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

123

124

125 **B. January 9, 2023 Regular Meeting**

126

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

129

130

131 **SEVENTH ORDER OF BUSINESS**

Other Business

132

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

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

137

138 **EIGHTH ORDER OF BUSINESS**

Staff Reports

139

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

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

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

144 There was no report.

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

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

- 147 ○ **QUORUM CHECK**

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

149

150 **NINTH ORDER OF BUSINESS**

Supervisors’ Requests

151

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

154

155 **TENTH ORDER OF BUSINESS**

Adjournment

156

157

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

160

161

162

163

164

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

165
166
167
168
169
170

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 CANCELED	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.*