

**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 Public Hearing and Regular Meeting on August 14, 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
Margaret Bloomquist	Assistant Secretary
Richard Pakan	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Grace Kobitter	District Counsel
Joe Hamilton/Chris Wallen	Steadfast Environmental, LLC (Steadfast)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items)

There were no public comments.

THIRD ORDER OF BUSINESS

**Discussion: Steadfast Environmental, LLC
Waterway Inspection Report – August
2023**

The Steadfast Environmental, LLC Waterway Inspection Report dated August 4, 2023 was included for informational purposes.

Mr. McCoskrie asked Mr. Hamilton, of Steadfast, to discuss the three lakes treated with SePRO products. Mr. Hamilton stated that he is pleased with the first treatment of the northern half of the lakes; the second treatment, of the southern half of the lakes, was done last week.

Discussion ensued regarding the treatment process and the heavy rain needed to wash away and break down dead vegetation in Pond #17 and Site 5-11.

It was noted that the permit application to introduce carp into the lakes was submitted to the Florida Fish and Wildlife Conservation Commission (FWC); Steadfast I will incur the costs.

Board Members reported issues in Ponds L7-DB, L2-10, L200-AA and B-3.

Ms. Bloomquist distributed a handout of the Phase 3A areas that were deeded to the CDD and listed them as L5-AA, L5-EE, L150-BD, 160-AA, 161-AA, 180-DB, 200-AA, 210-AA, 12-AA and L-911. She questioned if 9-FF is an error and is actually 5-FF and noted that the County website identifies these as HOA areas, along with L5-11.

Regarding the Buckners property, Mr. Hamilton stated the fallen trees were reset several times and a copious amount of deer trampling of the fence was observed.

Mr. Adams will have the CDD’s map updated.

Discussion ensued about sodding to the pergola, the lights in front, plant selection, deferring planting to September/October, installing a pressure regulator to address irrigation mainline breaks, staining the caps similar to the existing color and a vehicle that damaged the flag pole and storm drain and, rather than pursuing insurance claim, ordering a new flag pole.

On MOTION by Mr. McCaffrey and seconded by Mr. McCoskrie, with all in favor, the Steadfast Environmental, LLC, Southern Hills Plantation I CDD Aquatics Waterway Inspection Report, dated August 4, 2023, was approved.

FOURTH ORDER OF BUSINESS

Public Hearing on the Adoption of the Fiscal Year 2023/2024 Budget

- A. Proof/Affidavit of Publication**
- B. Construction of Resolution of 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams stated the Fiscal Year 2024 budget includes the revisions discussed at the last meeting. Mr. McCoskrie wants the CDpD II proposed Fiscal Year 2025 budget to match the CDD I budget. He will give Mr. Adams his markups to the “Landscape replacement” and

“Holiday decorations” budget line items to incorporate and send to Mr. Lamb. He asked Mr. Adams for a copy of this year’s Holiday decoration proposal.

Discussion ensued regarding obtaining a quote from Mr. Gaines to install LED lights at the circle and having Kennedy Electric determine why the tree lights are not turning on.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the Public Hearing was opened.

There were no public comments.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the Public Hearing was closed.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, Resolution of 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. McCoskrie referred to the Unaudited Financial Statements and noted funds due to CDD I explains why the A-2 bond debt payments are three years in arrears. He distributed Mr. Szymonowicz’s backup information about the \$170,000 due to the General Fund and asked for copies of the bills for Ms. Kilinski so she can send a demand letter to the appropriate parties and to initiate penalties of 1% per month, as noted in Resolution 2023-07 Section 3B.

Regarding changing the Resolution to enable transferring off-roll collections to on-roll, Mr. Adams stated that can only be done for the Operations & Maintenance (O&M) assessments; it is a Bondholder decision whether to change the Debt Service off-roll collections.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, Resolution 2023-07, as amended, directing Staff to modify the Lien Roll to include all Operations and Maintenance Assessments to be collected On-roll, on the Property Tax Bill, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, authorizing District Counsel to prepare a Demand Letter requesting payment of the \$170,000 Off-Roll Due to the General Fund Assessment, within 15 days, and, in the event of non-payment, present other options including initiating assessing 1% interest per month, retroactively, as allowed in Resolution 2023-07, subject to identifying the property owners, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

Mr. McCoskrie referred to the Unaudited Financial Statements and voiced his opinion that the overall “Due from Southern Hills II” figure will be \$60,000, due April 1, 2024. There were three lot closings and there is only one escheated lot on Summitview left.

Regarding revenues due to the CDD, Mr. Adams will make sure the invoices were mailed to the appropriate parties.

The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of July 10, 2023 Meeting Minutes

The following changes were made:

Line 21: Change “Grace Kobitter” to “Lauren Gentry”

Line 177: Change “Richard” to “Brian”

Lines 178 and 205: Change “Ms. Kobitter” to “Ms. Gentry”

Mr. Pakan referred to his comment on Lines 122 and 123 and noted that the adjustments to the amortization schedule were not made.

Mr. McCoskrie referred to Line 178 and noted Ms. Kilinski was to have a discussion item on the next agenda for “Cancelled bond debt” relative to escheated lots and a mechanism to revise the amortization schedule. The Trustee’s response to CDD I’s position is also wanted.

Mr. McCoskrie stated CDD I received a letter from the Trustee, indicating the A-1 bonds are clear but the A-2 bonds are distressed. It was noted that, although the bond principal payments are three years in arrears, if owners make their payments, there will be no issue.

On MOTION by Mr. McCaffrey and seconded by Mr. McCoskrie, with all in favor, the July 10, 2023 Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

Ms. Bloomquist asked Mr. Adams to schedule CDD meetings in one of the fitness center rooms.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kilinski|Van Wyk PLLC**
- B. District Engineer: Coastal Engineering Associates, Inc.**
- C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no District Counsel, District Engineer or District Manager reports.

- **NEXT MEETING DATE: September 11, 2023 at 10:00 AM**
 - **QUORUM CHECK**

The next meeting will be held on September 11, 2023 at the Fitness Center.

TENTH ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisors’ requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 11:02 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair