

**SOUTHERN HILLS  
PLANTATION I  
COMMUNITY DEVELOPMENT  
DISTRICT**

**September 11, 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

September 4, 2023

Board of Supervisors  
Southern Hills Plantation I Community Development District

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

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold a Regular Meeting on September 11, 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: Steadfast Environmental, LLC, Waterway Inspection Report – September 2023
4. Discussion: Homesite Erosion Entering Roadways and Drainage Inlets
5. Acceptance of Unaudited Financial Statements as of July 31, 2023
6. Approval of August 14, 2023 Public Hearing and Regular Meeting Minutes
7. Other Business
8. Staff Reports
  - A. District Counsel: *Kilinski | Van Wyk PLLC*
  - B. District Engineer: *Coastal Engineering Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: October 2, 2023 at 10:00 AM

○ QUORUM CHECK

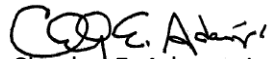
SEAT 1	JOHN MCCOSKRIE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RICHARD PAKAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MATT ROMERO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/>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

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**



## Southern Hills Plantation I CDD Aquatics

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**Inspection Date:**

9/1/2023 2:05 PM

**Prepared by:**

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

**SITE: B1**

Condition:    Excellent    Great     Good    Poor    Mixed Condition    Improving



**Comments:**

Scattered surface algae is present throughout this pond in moderate amounts. There is also Torpedo grass within the water in some areas. Our technician will target these nuisance species during the next maintenance event.

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

**SITE: L-5GG**

Condition:    Excellent     Great    Good    Poor    Mixed Condition     Improving



**Comments:**

This pond seems to be responding to the specialty treatments well. Algae is present in moderate amounts. It has cleared up some since last report and we will do a follow up treatment with the same stuff. A buffer is being maintained nicely around the littoral shelf, and it will continue to be monitored.

<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	Minimal	<input checked="" type="checkbox"/> Moderate    Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears    Chara
	Hydrilla	Slender Spikerush	Other:

# Inspection Report

**SITE:** L-7BB

Condition:    Excellent    Great     Good    Poor    Mixed Condition     Improving



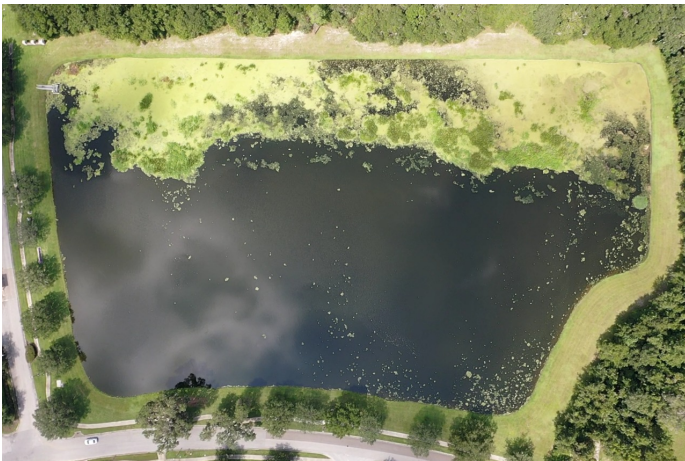
**Comments:**

Algae is present throughout this pond. Decaying nuisance grasses were observed along the perimeter and on the littoral shelf. Routine maintenance and monitoring will occur here.

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

**SITE:** L-8AA

Condition:    Excellent     Great    Good    Poor    Mixed Condition     Improving



**Comments:**

We will be addressing this pond for floating weeds on the next visit. Surface algae is also still present in minor amounts. Some nuisance grasses are still present, but the littoral shelf appears to be being maintained nicely.

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



# Inspection Report

**SITE:** L-8BB

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No major algae growth was observed in this pond. Torpedo grass was present within the water along the shoreline. The littoral shelf is being monitored and any nuisance vegetation growth that occurs is treated accordingly.

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

**SITE:** L-8CC

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond has responded very well to our specialty treatments and most of this algae has cleared up. There is still moderate amounts present along some areas of the perimeter. We will continue to closely monitor and treat accordingly.

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

# Inspection Report

**SITE:** L-10BB

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

No major algae growth was observed in this pond. Minor amounts of nuisance grasses were present around the perimeter. The Littoral shelf has some decaying nuisance grasses, and is being maintained nicely. Routine maintenance and monitoring will occur here.

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

**SITE:** L-10CC

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Minor amounts of surface algae was present in this pond. Torpedo grass was also present in some areas and within some of the beneficial vegetation. Our technician will target these nuisance species during the next visit.

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

# Inspection Report

**SITE:** L-200AA

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



**Comments:**

Minor amounts of surface algae was observed in some areas of this waterway. Nuisance grasses were present as well. Technician will target these areas.

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

**SITE:** L-210AA

Condition:    Excellent    ✓Great    Good    Poor    Mixed Condition    ✓Improving



**Comments:**

Some surface algae was observed along one area of this pond. The perimeter contains a mix of beneficial gulf coast spikerush and Torpedo grass. The littoral shelf is being maintained nicely and has several different nuisance species in a state of decay. Routine maintenance and monitoring will occur here.

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

## MANAGEMENT SUMMARY



As we enter September, the rainy season continues. High temperatures and abundant Floridian sunshine cause any effluents washed into the ponds to cause rapid algae blooms in some ponds. Hopefully as the season shifts, we will see a change in the conditions that influence the ponds. The days will continue to shorten in length as the temperatures begin to cool, both working in favor of the pond's aesthetics, as these will result in decreased growth rates for surface algae. Additionally, the seasonal rain events that were commonplace will taper off as the month progresses, which will have the effect of lowering water levels across most ponds.

Assuming temperatures decrease, and dissolved oxygen levels in the water lower due to decreased rainfall stagnating pond waters, it is possible that the changing conditions result in some fish kill events. It is important to be aware that these events are caused by the water quality of the ponds, and are not due to treatments targeted against nuisance algae and vegetation.

Considering the season, most ponds are in great condition. In terms of algal activity, there are still moderate amounts of decaying algae around the perimeters and throughout some ponds. As we are still in the peak growing season, progress against algae in some ponds (such as L-5GG & L-8AA) has been made slow since regrowth rates are high. Those ponds that still contain notable amounts of algae will be on our technician's radar for future visits. Nuisance grasses were still present in moderate amounts as well, and will be a main focus for our technician going forward. As conditions shift over the course of the month, eradication results will be sure to become more apparent.

## RECOMMENDATIONS

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

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

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

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

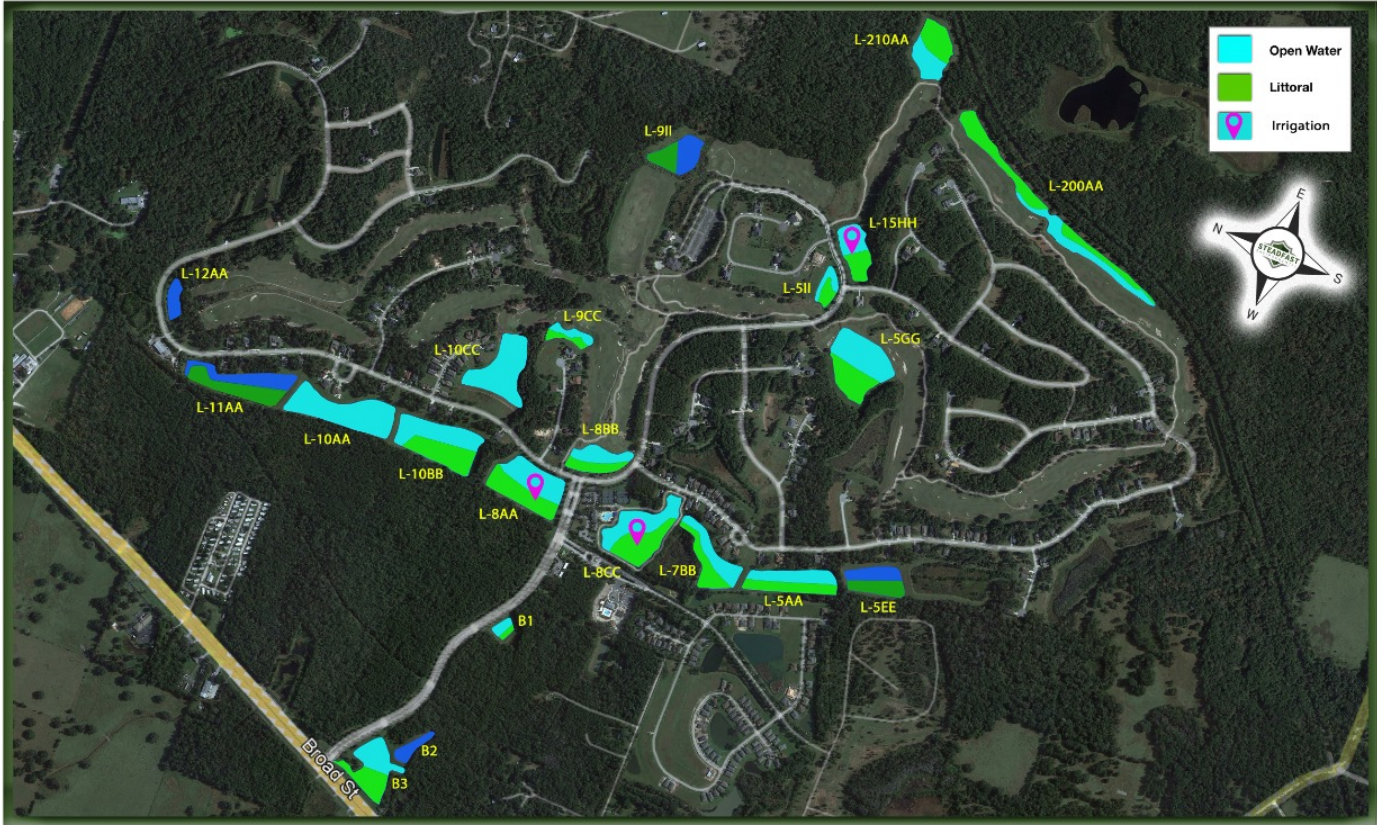
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



# SOUTHERN HILLS PLANTATION I CDD

19850 Southern Hills Blvd, Brooksville



**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JULY 31, 2023**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JULY 31, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Wells Fargo	\$ 840,438	\$ -	\$ 840,438
SBA	96	-	96
Undeposited funds	-	7,749	7,749
Investments			
Revenue - A1	-	66,544	66,544
Revenue - A2	-	302,246	302,246
Reserve - A1	-	512,572	512,572
Reserve - A2	-	80,757	80,757
Prepayment - A1	-	1,424	1,424
Prepayment - A2	-	737	737
Cost of Issuance	-	18,642	18,642
Due from Developer	-	371,966	371,966
Assessments receivable - on-roll	-	46,287	46,287
Assessments receivable - off-roll	-	743,931	743,931
Allowance for uncollectable receivable	-	(19,567)	(19,567)
Due from SHP Golf Club	3,936	-	3,936
Due from Southern Hills II	40,000	-	40,000
Due from Southern Hills III	10,455	-	10,455
Deposits	2,919	-	2,919
Total assets	<u>\$ 897,844</u>	<u>\$ 2,133,288</u>	<u>\$ 3,031,132</u>
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Due to Developer	38	-	38
Matured bonds payable A2	-	350,000	350,000
Total liabilities	<u>38</u>	<u>350,000</u>	<u>350,038</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	54,391	1,115,897	1,170,288
Total deferred inflows of resources	<u>54,391</u>	<u>1,115,897</u>	<u>1,170,288</u>
<b>Fund balances</b>			
Restricted for:			
Debt service	-	667,391	667,391
Unassigned	843,415	-	843,415
Total fund balances	<u>843,415</u>	<u>667,391</u>	<u>1,510,806</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 897,844</u>	<u>\$ 2,133,288</u>	<u>\$ 3,031,132</u>



**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ 19,815	\$ 308,317	\$ 304,010	101%
Special assessments: off-roll	-	31,432	49,556	63%
Lot closings	-	53,749	-	N/A
CDD II shared costs payment	-	20,000	70,016	29%
CDD III shared costs payment	49,366	49,366	45,529	108%
Interest & miscellaneous	-	4	250	2%
Total revenues	<u>69,181</u>	<u>462,868</u>	<u>469,361</u>	99%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Legislative				
Supervisor fees	1,000	7,400	7,600	97%
Financial & administrative				
Management	2,500	25,000	30,000	83%
Engineering	-	2,252	7,500	30%
Dissemination agent	208	2,083	2,500	83%
Trustee	-	-	4,300	0%
Audit	3,750	3,750	3,250	115%
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	-	705	790	89%
ADA website compliance	-	-	210	0%
Postage	163	1,015	500	203%
Office supplies	-	565	150	377%
Legal counsel				
District counsel	-	19,572	15,000	130%
Total professional & administrative	<u>7,621</u>	<u>68,217</u>	<u>80,175</u>	85%

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JULY 31, 2023**

	<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	9,409	22,450	28,000	80%
Stormwater control				
Lake/pond bank maintenance	8,037	56,666	39,500	143%
Aquatic maintenance	770	11,816	39,000	30%
Aquatic plant replacement	-	-	5,000	0%
Lake/pond repair	16,257	17,039	6,900	247%
Other physical environment				
Insurance: property	-	8,999	9,800	92%
Entry & walls maintenance	-	-	2,500	0%
Landscape maintenance	27,200	64,911	85,800	76%
Holiday decorations	3,332	8,876	15,000	59%
Irrigation repairs & maintenance	1,981	4,130	10,000	41%
Landscape replacement	143	600	50,000	1%
Culvert inspection and cleaning	-	550	10,000	6%
Contingency				
Miscellaneous contingency	1,333	2,024	75,016	3%
Total field operations	<u>68,462</u>	<u>198,061</u>	<u>376,516</u>	53%
<b>Other fees and charges</b>				
Tax collector	396	12,501	12,667	99%
Total other fees and charges	<u>396</u>	<u>12,501</u>	<u>12,667</u>	99%
Total expenditures	<u>76,479</u>	<u>278,779</u>	<u>469,358</u>	59%
Excess/(deficiency) of revenues over/(under) expenditures	(7,298)	184,089	3	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Settlement costs	-	(142,683)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(142,683)</u>	<u>-</u>	N/A
Net change in fund balance	(7,298)	41,406	3	
Fund balance - beginning	850,713	802,009	880,591	
Fund balance - ending	<u>\$ 843,415</u>	<u>\$ 843,415</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 JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ 50,285	\$ 782,459	\$ 779,537	100%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	-	6,349	-	N/A
Interest	3,741	36,162	-	N/A
Total revenues	<u>54,026</u>	<u>824,970</u>	<u>965,520</u>	85%
<b>EXPENDITURES</b>				
Principal - A1	-	255,000	235,000	109%
Principal - A2	-	-	190,000	0%
Interest - A1	-	286,807	256,650	112%
Interest - A2	-	226,780	206,480	110%
Principal prepayments	-	5,000	-	N/A
Total expenditures	<u>-</u>	<u>773,587</u>	<u>888,130</u>	87%
<b>Other fees and charges</b>				
Legal fees	-	2,201	4,632	48%
Property appraiser	-	-	16,240	0%
Tax collector	1,006	31,725	16,240	195%
Total other fees and charges	<u>1,006</u>	<u>33,926</u>	<u>37,112</u>	91%
Total expenditures	<u>1,006</u>	<u>807,513</u>	<u>925,242</u>	87%
Excess/(deficiency) of revenues over/(under) expenditures	53,020	17,457	40,278	
Fund balance - beginning	614,371	649,934	1,159,345	
Fund balance - ending	<u>\$ 667,391</u>	<u>\$ 667,391</u>	<u>\$ 1,199,623</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 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.

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

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

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

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

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

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

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

57

**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.**

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**FOURTH ORDER OF BUSINESS**

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

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**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**

70  
71 Mr. Adams stated the Fiscal Year 2024 budget includes the revisions discussed at the  
72 last meeting. Mr. McCoskrie wants the CDD II proposed Fiscal Year 2025 budget to match the  
73 CDD I budget. He will give Mr. Adams his markups to the “Landscape replacement” and

74 "Holiday decorations" budget line items to incorporate and send to Mr. Lamb. He asked Mr.  
75 Adams for a copy of this year's Holiday decoration proposal.

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

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

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83 There were no public comments.

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

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88 **On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor,**  
89 **Resolution of 2023-06, Relating to the Annual Appropriations and Adopting the**  
90 **Budget for the Fiscal Year Beginning October 1, 2023, and Ending September**  
91 **30, 2024; Authorizing Budget Amendments; and Providing an Effective Date,**  
92 **was adopted.**

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95 **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**

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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.

112 Regarding changing the Resolution to enable transferring off-roll collections to on-roll,  
113 Mr. Adams stated that can only be done for the Operations & Maintenance (O&M)  
114 assessments; it is a Bondholder decision whether to change the Debt Service off-roll collections.  
115

**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.**

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**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2023**

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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.

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

142 The financials were accepted.

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**SEVENTH ORDER OF BUSINESS**

**Approval of July 10, 2023 Meeting Minutes**

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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”



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

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

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

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

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**EIGHTH ORDER OF BUSINESS**

**Other Business**

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164 Ms. Bloomquist asked Mr. Adams to schedule CDD meetings in one of the fitness center  
165 rooms.  
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**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

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

- 173 • **NEXT MEETING DATE: September 11, 2023 at 10:00 AM**

- 174 ○ **QUORUM CHECK**

175 The next meeting will be held on September 11, 2023 at the Fitness Center.  
176

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**TENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

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179 There were no Supervisors’ requests.  
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**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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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 2023/2024 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 2, 2023*</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>November 13, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>December 11, 2023</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>January 8, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>February 12, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>March 11, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>April 8, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>May 13, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>June 10, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>July 8, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>August 12, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>
<b>September 9, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM**</b>

*\*\*Meetings will convene immediately following the adjournment of the Southern Hills Plantation III CDD meetings, scheduled to commence at 10:00 AM.*

**\*Exception**

*October meeting is one (1) week earlier to accommodate the Columbus Day holiday.*