

**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 12, 2024 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
George Ostensen	Assistant Secretary

Also present:

Chuck Adams	District Manager
Grace Kobitter	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items)

There were no public comments.

THIRD ORDER OF BUSINESS

**Update: Steadfast Environmental, LLC
Waterway Inspection Report - February
2024**

The Board and Staff discussed the Waterway Inspection Report and noted the following:

- A letter was received regarding 10-CC, which is the #3 Green. The grassy islands are growing larger and algae was observed. Mr. Hamilton is applying the treatments that were approved in January.

➤ Mr. Pakan and Mr. McCoskrie received letters about a concrete spillway at the south end of Pond 10-AA where water flows constantly from a 3" pipe.

Discussion ensued regarding the water source, water from sources higher than the pond, the map, pond locations, culverts, fill dirt and flow of water in the stormwater management system.

Mr. McCoskrie wants the District Engineer to reconfirm which ponds are connected. He believes reclaim water enters in one location, proceeds to another location and then to Lake 10. Mr. Adams stated he will try to obtain the construction plans and he will ask for the plans to be added as a map overlay.

Discussion ensued regarding a claim of a fish kill in Pond L10 88 over the summer.

It was noted that it would be difficult to verify whether a fish kill occurred if it was not reported until six months later. Mr. McCoskrie believes some of it might be rumors and stated the last fish kill he knows of was two years ago.

Based on the photos, Mr. McCoskrie voiced his belief that several lakes were misidentified.

Discussion ensued regarding the photos, lake numbers and various features.

The consensus was that Lake 15 HH might be L5 HH, on the 13 Fairway, on one page.

It was noted that one photo labeled L15 looks like L5.

Mr. McCoskrie stated Mr. Hamilton is working at 12 AA; a bill for \$4,800 is approved to pay. Mr. Adams stated he will ask for the proposal to be resubmitted as a bill.

Mr. McCoskrie stated, rather than clearing out the south side, which is too steep to access safely, the berm was cleared and, in his opinion, it looks very nice and it is in a state that can stay for a while. All the other dry ponds were cleared out by Southern Valley Loop; approximately \$25,000 total was approved and ponds are nearly done for the year, unless additional work is needed at L200 AA, by #11 and #12.

Discussion ensued regarding golf course clearing by Andrew and previous work by the CDD.

Mr. McCoskrie stated that chemical treatments at the ponds will continue; he believes the pond treatment program on selected ponds was for six months, from January to June, at a cost of \$18,000.

Mr. Adams presented the Illuminations Holiday Lighting proposal for year-round lighting. It was noted that \$7,500 is budgeted.

On MOTION by Mr. McCaffrey and seconded by Mr. Ostensen, with all in favor, the Illuminations Holiday Lighting Option 1 Proposal to Light the Entry Oak Trees Year Round, in the amount of \$3,500, was approved.

FIFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of December 31, 2023**

Mr. McCoskrie presented the Unaudited Financial Statements as of December 31, 2023.

It was noted that November and December remittances are coming in.

Discussion ensued regarding funds due from the Developer and the CDD's responsibility to collect and remit payments.

Mr. Adams will research the \$72,785 "Due from other funds, General" line item.

Mr. Adams stated the BankUnited investment account was opened in January.

Mr. Adams stated the \$9,250 "Lake/pond repair" expenditure is the start of the bushhogging program.

Mr. McCoskrie stated some comments were received regarding the irrigation pipes.

Mr. Ostensen stated, on two occasions, he spent half a day speaking with the supervisor and watching ongoing work. He opined that the pipes are haphazard and he would like a schematic. He noted that there are 14 boxes and he wants them to show what each box provides and the location it services. Mr. Pakan stated the map should be updated as repairs are made. Mr. Adams will contact Mr. Hamilton.

Discussion ensued regarding the map, damage to CDD pipes when work was done on reclaimed water to The Cascades by the City, and the location of ongoing work.

Mr. McCaffrey stated he will meet with Patrick this week.

Regarding agenda books, Mr. Adams stated he will advise Management to resume shipping the agenda to each Supervisor, via FedEx, one week in advance.

Mr. Adams was asked to find out when Southern Hills Plantation CDD II will repay the \$40,000 and/or send a reminder to them to pay it.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the Unaudited Financial Statements as of December 31, 2023, were accepted.

SIXTH ORDER OF BUSINESS

Approval of January 8, 2024 Regular Meeting Minutes

Mr. McCoskrie asked for an update regarding the meeting with Ms. Tanner. Ms. Bloomquist stated Ms. Tanner had a discussion before the meeting started. She advised that the City has a new Director of Public Works who will inspect construction sites. She was advised about the ponds and asked for water reports and advised about the growing potholes on the Boulevard. Ms. Bloomquist stated she will follow up with the Director of Public Works and noted that the culvert still has not yet been repaired.

Mr. McCoskrie discussed the leak by the entryway, by the flags. He stated a pothole is beginning to undermine the base.

Discussion ensued regarding irrigation issues, the ongoing search for an irrigation leak, the need to install a master valve and the possibility that rebuilding the irrigation system might be the best solution in light of the ongoing expenditures and issues.

Mr. McCaffrey stated he is unsure of the best solution but he will find out. Mr. McCoskrie noted that the complaints about the system have persisted for several years.

Mr. Adams stated he will have Mr. Szymonowicz email the working file that will back up the adjusted Amortization Schedule to the Board Members so they can see how the years were recalculated.

Mr. McCoskrie recalled that a letter was sent to the Trustee in November and asked Ms. Kobitter to ask if a response was received from the Trustee. Asked if the lien log and other information was sent to the Trustee, Ms. Kobitter replied affirmatively and stated her office has been working with District Management in this regard.

Regarding Mr. Calamari's statements about his inspection of the cross pipe, Mr. McCaffrey directed Mr. Adams to ask Mr. Calamari to have the backhoe clean both ends of the culvert again.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the January 8, 2024 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. McCoskrie recalled that the HOA passed Amendment 11 several months ago, which cleaned up Amendment 10, which stated that consolidated lots can still be consolidated once sold to a third party. It restated verbiage from the Declaration stating that, owners of a house on a pond are required to mow down to the pond's bank. The CDD questioned that portion of Amendment 11 at a past meeting and discussed what we should do since the CDD has been mowing the entire bank. In December an email was sent to ask Cherie if the CDD should have the homeowners mow their own banks and the response was that she will inquire with her lawyer. The lawyer responded that the parties should meet but they have not contacted the CDD.

Mr. McCoskrie suggested the CDD continue mowing the banks since, either way, homeowners will be paying for it, regardless of whether the HOA or the CDD does it. He noted that the HOA is working on it and might approach the CDD in the future.

Mr. McCaffrey voiced his opinion that the CDD should not pay for something that it is not required to pay for. Mr. McCoskrie stated the only reason the CDD pays for it is because, in his opinion, it is cumbersome to follow the Documents because if some lots have houses on them and those are required to mow to the pond's bank, the CDD must mow the lots without houses on them. He thinks the difference can cause maintenance and aesthetic issues.

Mr. Pakan noted that homeowners will pay either way and opined that, for consistency, he favors having one entity do it.

Ms. Bloomquist suggested continuing to pursue this with the HOA. The Board Members were in agreement.

Mr. McCoskrie read a request from a homeowner who complained about a dead deer in the road, by the guardhouse, where the speed limit is 35 miles per hour; the homeowner asked for signs warning about the presence of deer.

Ms. Bloomquist discussed speeding and stated the deer was moved off the road but it was still visible. She asked who removes deer from the roadways. Mr. McCoskrie stated that the Florida Wildlife Commission (FWC) will respond within three or four days.

The consensus was to ask Cherie to remind homeowners about speeding and the presence of deer and include the telephone number for the FWC and advise that the FWC should be called for wildlife removal.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski|Van Wyk PLLC

- **Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**

The Board and Staff discussed the Memo regarding the required ethics training, which includes a link to the training courses offered by the Florida Commission on Ethics.

Mr. Adams stated the Commission on Ethics will email Supervisors to complete a short registration process in order to receive the digital Form 1 later in the year; filing will be done electronically, going forward.

B. District Engineer: Coastal Engineering Associates, Inc.

There was no report.

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

- **NEXT MEETING DATE: March 11, 2024 at 10:00 AM**
 - **QUORUM CHECK**

NINTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Bloomquist stated she received an inquiry from Mr. Cliff Williams, who stated his understanding that the CDD owns the preserve behind his home. Mr. Williams expressed concern about a dead tree behind his home at 4861 Majestic Hills Loop. She will check the area and advise.

Discussion ensued regarding trees removed due to a beetle infestation.

Mr. Adams stated the CDD should be informed of any trees in danger of falling on a home. Those trees are taken down into the preserve, where they become wildlife habitat.

Mr. Pakan noted that the Declaration of Covenants states that the CDD is required to maintain preservation and conservation areas and stated he is unsure of their locations. Mr. Adams stated those areas are visible on the property appraiser's website; he will provide a map overlay. Ms. Bloomquist asked for large maps to be printed when the overlay is complete.

Mr. McCaffrey will request a quote for pine straw installation on the Boulevard.

Landscaping in the medians and at the guard gate was discussed.

Mr. Ostensen stated, on February 1, 2024, a hole measuring 18” by 4’ across developed on Southern Valley Loop, adjacent to a sanitary sewer manhole cover. CBS Underground inspected and found nothing. The next day, the City inspected every pipe with a camera and no leaks or cracks were found; it was determined that it was not the sewer that caused the collapse. He purchased cones for the HOA and placed them in the area. It is difficult finding a contractor willing to repair a small hole. Proposals will be requested and the HOA will pay for the repairs. The CBS Underground experts inspected drainage structures and found 4’ of water in catch basins north of the hole on Southern Valley Loop, up Shelter Hill. They followed it all the way to where the outlet was thought to be but the end of the pipe has not been found. CBS Underground advised that a camera cannot be put in a pipe full of water; the water must be pumped out before using the camera to find where the pipe collapsed. Mr. Ostensen asked if the CDD is involved if an outlet pipe into the pond is involved.

Mr. McCoskrie asked if the CDD should let the HOA fix the hole. It was noted that Mr. Calamari inspected the area and an email was forwarded to Ms. Kobitter in which Mr. Calamari stated he wants more scoping.

Mr. Adams suggested letting the HOA perform the road repairs and stated he will try to obtain the construction plans and email them to the Board and Staff.

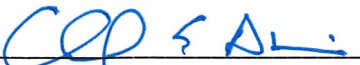
Mr. McCoskrie will keep this item on his open items list.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 11:00 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair