

**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 April 8, 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
Joe Calamari	District Engineer
Jim Knierim (via telephone)	General Manager, The Club
Joe Hamilton	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. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items)

There were no public comments.

THIRD ORDER OF BUSINESS

**Update/Discussion/Consideration:
Steadfast Environmental, LLC Items**

A. Waterway Inspection Report - April 2024

This item was discussed in conjunction with Item 3B.

B. Phosphorous Lab Testing Results

- **December 2023**
- **March 2024**

Mr. Hamilton suggested the team consider whether to continue the Phosphorus Reduction Program; the six-month program is halfway complete. Based on the results from March 2024, it looks like the majority of the ponds are responding to the copper products being utilized, as was hoped. Algae will still be present in perimeters and littoral shelves between treatments; the ponds have been checked weekly and treatment frequency has been helping to improve results. He stated that a County employee informed one of Steadfast's technicians that approximately 900,000 gallons of water is pumped into the pump station whenever levels reach a certain predetermined level. The water moves from that pond over to 8AA and then to 15HH, 5II, 5GG and 8. Even with that infusion of nutrient-rich water, there has been a pretty good reduction in algae with the current program. He asked for feedback from the Board and residents regarding whether to continue the program.

Mr. McCaffrey stated he appreciates the information. He voiced his opinion that the least responsive ponds look good right now but the ponds with the best results look terrible. He stated his expectation was that the program would help the ponds look better and reduce algae blooms. Mr. Hamilton suggested Josh, from SePro, attend the next meeting.

Mr. McCaffrey asked if the program is guaranteed and stated his understanding that treatments would be applied at no charge if they did not work.

Mr. McCoskrie expressed agreement with Mr. McCaffrey and noted that the most problematic ponds have always been 5GG and 8AA. He would like those two ponds to be included on the monthly report, every month. He noted that the Board and Staff are at a loss, given the program's results three months into a six-month program. He suggested that Josh, from SePro, attend the next meeting so that the situation can be assessed. He wondered if the ponds will never be clear. He stated that the CDD will not spend \$18,000 every six months, if the goal of clear ponds is not attainable.

Discussion ensued regarding numerous treatments that have been applied, the issue of nutrient-rich reclaimed City water being pumped in and whether the Phosphorus Reduction Program is providing any additional benefit.

Mr. McCoskrie reiterated that the ponds with poor readings look good and vice versa.

Mr. Hamilton noted that algae will always be most prevalent in shallow areas. Algae starts growing in 80-degree temperatures and longer sunlight hours results in more algae. Rainfall would be beneficial in reducing the amount of water being pumped in. It was noted that the water use permit requires allowing the reclaim water to be pumped in.

Additional testing will be done and Josh, from SePro, will be asked to attend the next meeting.

Discussion ensued regarding water filtration, water quality requirements and whether the City is financially responsible for the impact on pond water quality.

Ms. Bloomquist stated she will invite the Director of Public Works to a future meeting.

Mr. McCaffrey suggested attempting to get the necessary people together, at the same time, to discuss the issue, possibly at the May or June meeting.

Mr. McCoskrie noted that Steadfast technicians are on site every week, although not every pond is not treated every week. Mr. Hamilton estimated that 90% of technician time is spent on those five problematic ponds. Mr. McCoskrie noted that the lack of results is not from lack of effort and thanked Mr. Hamilton for his team's efforts and stated he believes a decision about whether to return to the previous treatment program is needed. It was noted that eight to fifteen million gallons of reuse water is pumped in every month.

Discussion ensued regarding the treatment programs and pond conditions.

C. Proposal #1092 for Removal of Floating Tussock [L8AA Pond]

This item was deferred.

FOURTH ORDER OF BUSINESS

Discussion: Subsidence in Area of L-5EE

The Board and Staff discussed the subsidence in the south corner of L-5EE and another small one spotted on the side of the bank of Pond L-150BB.

Discussion ensued regarding the location of an area holding water on the berm in the southeast corner at L-5AA.

Mr. McCaffrey stated he will meet with Pat regarding cleaning out the area and some plants to be changed out.

Mr. McCoskrie noted that Mr. Calamari sent some emails regarding repair of the subsidence. Mr. Calamari stated the Southwest Florida Water Management District (SWFWMD) requires certain procedures for repair, comprised of rock, clay, sand and sod on top, in the event that there is a direct connection to the aquifer. Repairs are needed as soon as possible.

Mr. Adams stated he will ensure that it is properly addressed and documented. It was noted that all affected areas are in common areas.

Ms. Kobitter asked for the proposal so that an agreement can be drafted. Mr. Adams stated that there will be an engineering proposal and a contractor proposal.

FIFTH ORDER OF BUSINESS

Discussion: Pond Interconnect Map Layer

The Board and Staff discussed the various outstanding repair and landscaping proposals. It was noted that lighting is needed is needed to illuminate the flagpole and at the rock area at the south entrance.

Mr. McCoskrie thanked everyone who helped develop the Pond Interconnect Map Layer; he stated it is highly informative and suggested the Board and Staff study the maps so they can discuss them at a future meeting. He will ask Steadfast to develop a list of structures in the ponds.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 29, 2024

Mr. Adams estimated that the audit should be prepared in approximately two months. He stated that the transfer of another \$600,000 from the Operating Account to the BankUnited investment account, which is still at 4.75% interest, was just authorized.

Mr. McCoskrie presented the Unaudited Financial Statements as of February 29, 2024. He stated that the A2 principal payments are still three years behind; it is still unknown what will be done on May 1, 2024. He noted that the A2 account certainly has enough to pay the principal and interest but he believes that long-overdue principal payments must be paid first.

Mr. Adams believes that will require a cash infusion or a writedown because they have been incurring interest when they should have been making principal payments, and the amortization schedule is inaccurate.

Mr. McCoskrie noted that, year-to-date, no payments have been received from CDD III. Mr. Adams will look into the matter.

Mr. Adams discussed fees charged by the Property Appraiser and Tax Collector. He noted that some of the Tax Collector billings might be comingled with the Property Appraiser; he will double check the entries in relation to another discrepancy with the Debt Service.

The financials were accepted.

▪ **Discussion: Amortization Schedules**

Mr. Adams stated that Mr. Szymonowicz advised that he had not transmitted the updated A1 Amortization Schedule to the Trustee or the bondholders. Some questions will be generated when the Amortization Schedule is received; at that point, a conference call will be scheduled. Mr. Adams stated the Amortization Schedule will be transmitted this week.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of March 11, 2024 Regular Meeting Minutes

Mr. Adams presented the March 11, 2024 Regular Meeting Minutes.

The following changes were made:

Line 84: Change “McCaffrey” to “Calamari”

Line 85: Change “two” to “five”

Discussion ensued regarding the fish permit. Mr. Adams stated the permit was submitted; the barrier will be built while the permit is being pulled. A per acre limit on carp applies. It was noted that many carp were lost in a fish kill.

Discussion ensued regarding the map and locations of conservation areas. Mr. Calamari stated he has not looked at the numerous plats. Ms. Kobitter stated her office is performing

property due diligence, as requested at the last meeting; when complete, a comprehensive package can be sent to Mr. Adams to use in creating an ownership and maintenance map.

Line 158: Change “or” to “being”

Lines 213 and 215: Change “McCaskrie” to “McCaffrey”

Line 234: Change “L-88” to “L-8A”

On MOTION by Mr. McCaskrie and seconded by Mr. Pakan, with all in favor, the March 11, 2024 Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. McCaskrie presented a request that was forwarded by the Design Review Committee related to the proposed drain pipe along the perimeter of the homes on the north and south side of Southern Valley Loop. He believes the homes back up to one of the ponds, likely Pond L-5EE, and the drain pipe would eliminate standing water.

Mr. Calamari stated this type of drain pipe is common practice to alleviate standing water and eliminate the need to constantly replace sod. Mr. McCaffrey voiced his opinion that it is a win-win as long as it is paid for by the homeowners, on their lots, and done correctly.

Mr. McCaskrie stated there was some discussion regarding CDD II’s obligation to have a budget committee. He stated that Ms. Kobitter followed up with Mr. Adams with regard to CDD II’s obligation to pay \$20,000 this year and \$20,000 next year and then begin cost sharing, and Mr. Adams sent a budget to CDD II.

Mr. Adams stated that CDD II’s responses have been brief; a committee member has not been selected yet. However, upon reviewing the Agreement, it is not necessary this year. This item will remain on the calendar for next year.

Mr. McCaskrie advised that the HOA is discussing the street cleaning requirements. The Developer currently requires builders to make sure the streets are cleaned every Friday. It was a discussion-only topic with no decisions made; it was determined that Lennar does a pretty thorough job keeping its storm drains covered with the “socks”. He voiced his opinion that, at this point, the CDD is getting the best it can out of the HOA, in this respect. Regarding pond

banks, District Counsel will clarify the Amendment with the CDD being responsible for the ponds and the pond bank maintenance.

Mr. McCaffrey asked if there was any objection to requesting a proposal from another lake maintenance contractor, comparable to SePro. As there were no objections, Mr. McCaffrey will solicit proposals.

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 Staff reports.

- **NEXT MEETING DATE: May 13, 2024 at 10:00 AM [Fiscal Year 2024/2025 Budget Presentation]**
 - **QUORUM CHECK**

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. McCaffrey, with all in favor, the meeting adjourned at 10:54 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair