

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

May 13, 2024

**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

May 6, 2024

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 May 13, 2024 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/Discussion/Consideration: Steadfast Environmental, LLC Items
 - A. Waterway Inspection Report - May 2024
 - B. Phosphorous Lab Testing Results
 - December 2023
 - March 2024
 - April 2024
 - C. Further Review with SePro Representative
 - D. Southern Hills Outflow Structure Inspection Report
4. Consideration of Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
6. Acceptance of Unaudited Financial Statements as of March 31, 2024
 - Discussion: Amortization Schedule

ATTENDEES:

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

- 7. Approval of April 8, 2024 Regular Meeting Minutes
- 8. Other Business
- 9. 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: June 10, 2024 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	GEORGE OSTENSEN	<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

- 10. Supervisors' Requests
- 11. 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**

3A



Southern Hills Plantation | CDD Aquatics

Inspection Date:

5/2/2024 2:15 PM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: B1

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The water level within this pond is low. Since the water level is low the littoral shelf is exposed with no water. When rain becomes more apparent the water level will resume to normal. Minor amounts of scattered algae are present within the pond. Our technician will target during the upcoming treatment.

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

SITE: L-5GG

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The beneficial plants on the littoral shelf are in a healthy state. The water level here is also lowered. Surface filamentous is present around the littoral shelf and parts of the shoreline. Nuisance grasses have been treated for and were not observed. Our technician will treat for the surface algae in the upcoming treatment as well as any other growth that may arise.

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

Inspection Report

SITE: L-7BB

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is experiencing scattered algae throughout the pond. Most of the algae that is present is decaying and on its way out based on its white/brown coloration. Our technician will continue with additional algae treatments with the goal of destroying the algae.

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

SITE: L-8AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is clear of most nuisance grass growth. The littoral shelf will continue to be treated for any nuisance grass growth that may arise within the beneficial plants. Minor amounts of scattered algae forming around the littoral shelf. Our technician will continue to target the nuisance grass and algae growth on this pond.

<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	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: L-8BB

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in near excellent condition. Minor amounts of torpedo grass regrowth occurring along parts of the pond's perimeter. No algae growth was observed. Our technician will continue to monitor the condition of this pond and will treat accordingly.

<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	<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-8CC

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is experiencing a moderate algae bloom. Higher daytime temperatures, non-frequent rain, and stagnant waters are all contributing factors to this algae growth. During the upcoming visit our technician will hit the algae hard.

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

Inspection Report

SITE: L-10BB

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in near excellent condition. Minor amounts of nuisance grass growth observed. Most of which already appeared to be decaying from prior treatments. Our technician will treat in the upcoming treatment.

<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	<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-10CC

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is experiencing a mild algae bloom around the shorelines and the littoral shelf. Most of the algae appears to be decaying from prior treatments but more headway is to be made.

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

Inspection Report

SITE: L-200AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Nuisance grasses have been contained. No algae was found within the parts of the pond with water. Our technician will continue to monitor the status of this pond and will treat accordingly.

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

SITE: L-210AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is also in excellent condition. Nuisance grasses on the littoral shelf have been treated for and are actively decaying. No algae was found to be present. 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>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
		<input type="checkbox"/> Substantial	
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input 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
		<input type="checkbox"/> Other:	

MANAGEMENT SUMMARY



Spring continues to heat up, and May brings with it a perfect storm for algae growth. Temperature and humidity are both increasing. Extended daylight means more growing time, leading to increased growth of both algae and nuisance grasses. The lack of rainfall to flush nutrients out of the pond compounds the issue; since the shallow, stagnant water conditions are perfect for algal growth. Upkeep in the ponds will increase during this time, as residents will notice an increase in the growth of all vegetative and algal matter.

It is important to note that we have entered into one of the worst times of the year for pond aesthetics. The 35-day forecast shows not a single drop of rain; and daily highs will be exceeding the mid 90s relatively soon. Seasonal algal blooms are upon us, and growth can flare up on a single day given the right conditions.

Technicians on-site are currently providing both reactive and proactive treatment to the growth. If any algal activity is found to be actively growing around the shoreline and shallow areas it is immediately targeted with algaecides. Ponds which historically (in our experience) produce algal activity are pre-treated with algaecides even if none are present in an effort to get ahead of the growth.

At the time of this report, most ponds were in good or great condition. Most of the ponds featured some form of algal matter. Which is consistent with current conditions. Proceeding treatments will continue to combat any new growth that pops up between visits, as the growing season is upon us.

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 over treating ponds, to prevent fish kills or toxic blooms.

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

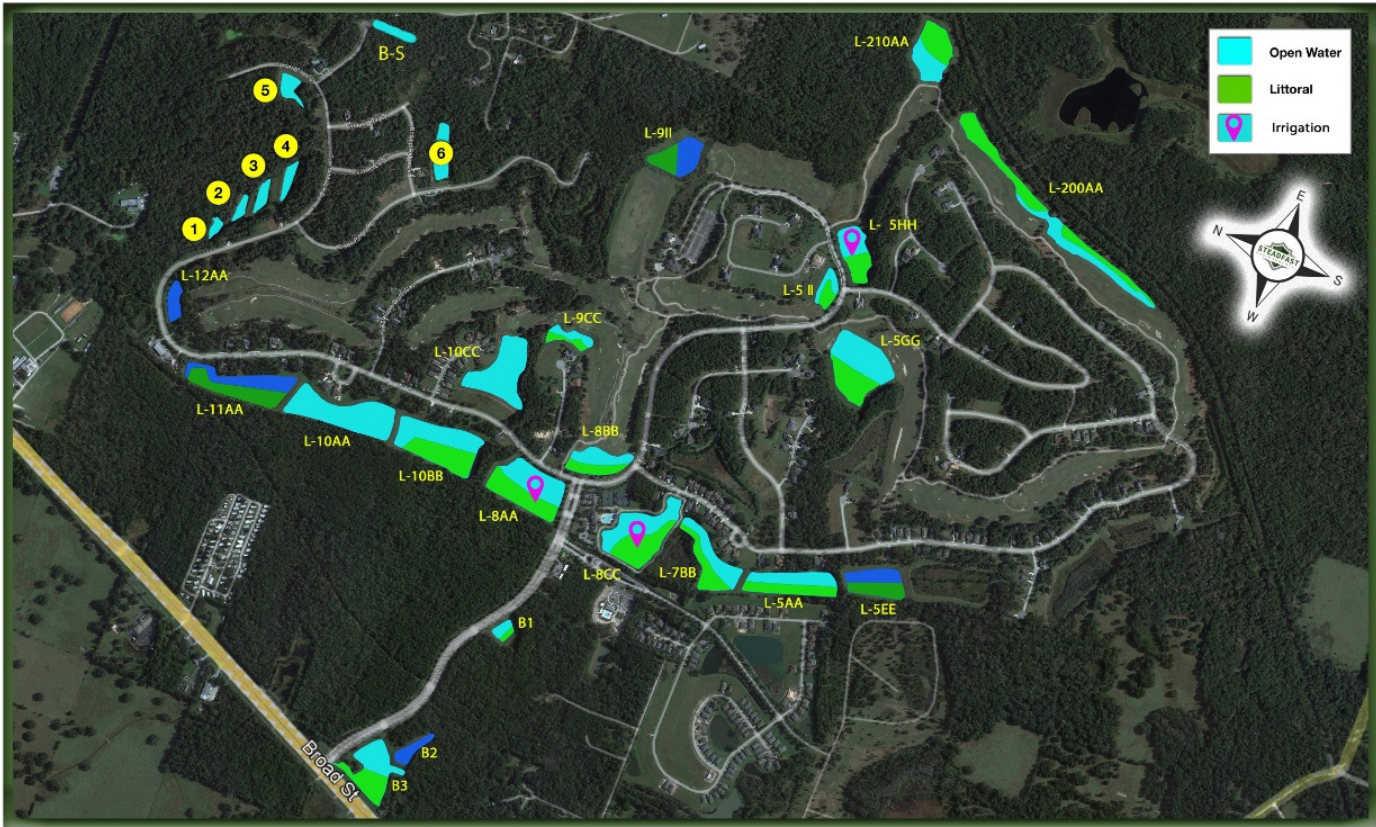
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



SOUTHERN HILLS PLANTATION I CDD

19850 Southern Hills Blvd, Brooksville





STEADFAST ENVIRONMENTAL

From the Steadfast Water, Algae and Trash (SWAT) Rapid Response Team



An example of the difference between conditions with frequent rain (algae free); and the current dry conditions (algae city)

SPRING CONDITION REPORT

Sporadic algae blooms and explosive growth during dry spring conditions.

With Spring in full swing, and as we approach Summer, increasingly warm temperatures are on the way. Most daily high temperatures this week were in the high 80's. Meanwhile, rainfall has been minimal to none which contributes to decreased water levels and increased water temperatures. Residents may notice sporadic algae blooms and explosive growth during this time. This is a direct result of lack of rain and increased ambient temperatures. A stark contrast to the relatively stable conditions of the previous rainy months.

Contributions to algal activity include excess nutrients from fertilizers & grass clippings, stormwater runoff, and lack of water movement between rainfall events. These nutrients, in addition to the abundant Florida sunshine, increased humidity, and high daytime temperatures, allow algae to rapidly take over suitable water bodies.

Blooms may take the form of water tinted green with cloudy planktonic algae, rough patches of surface filamentous algae, or paint-like cyanobacterial slicks on the water's surface.

Algal blooms are unique to each pond and are dependent on several factors. Aspects such as a pond's dimensions, the volume of flow entering the pond, and the proximity of adjacent wetlands for water to drain into. All these factors affect a pond's nutrient density; the fuel for algal blooms.

Full spectrum Copper Sulfate treatments are in effect in response to these seasonal algal blooms. Under normal conditions, most species of algae decompose fully in 7-10 days following a treatment date. However, in drier conditions (like those we are experiencing now) with no wind or rain to assist in breakup

of the algae as it dissolves, decay times will be extended.

Across the majority of ponds, we are seeing signs of having intercepted blooms, curtailing them before they get out of hand. In other ponds whose construction lends to high nutrient retention, this will be a cyclical battle against the algal growth until fresh rains once again bring relief, or until we see a reduction in growth rates during the onset of Fall, where many nutrients will have time to settle and get locked away.

While regular follow up treatments are administered to combat fresh growth, it can be difficult to prevent algae from flaring up between visits. Routine treatments will continue to dispel them as they establish.

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

3B

From: [Chuck Adams](#)
To: [Gianna Denofrio](#); [Daphne Gillyard](#)
Subject: FW: Phosphorus Lab Testing Results March 2024 vs. December 2023
Date: Tuesday, March 26, 2024 12:29:34 PM
Attachments: [SRX20112.pdf](#)
[SRX19590.pdf](#)
[image002.png](#)

Good afternoon

Please forward this email and attachments to the Southern Hills Plantation 1 BOS as an fyi and include in the April agenda for review with Steadfast reps.

Thanks

Best Regards,

Chesley 'Chuck' Adams

Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Joseph Hamilton <jhamilton@steadfastalliance.com>
Sent: Monday, March 25, 2024 2:44 PM
To: johnmccoskrie@tampabay.rr.com; Peg Bloomquist <pbloomquist1@tampabay.rr.com>; btmbuckeye@verizon.net
Cc: Chuck Adams <adamsc@whhassociates.com>; Kevin Riemensperger <kevinr@steadfastalliance.com>
Subject: Phosphorus Lab Testing Results March 2024 vs. December 2023

Good afternoon all,

SePro sent back the results from samples we pulled this month from our problem ponds 15HH, 5GG, 5II, 8CC, 8AA. According to results from the lab, we are seeing reduction in phosphorus levels within 3 of the 5 ponds treated in the program. As a refresher, phosphorus is the primary analyte of algae production & is available in excess via reclaim water and fertilizer runoff. With these two sources being introduced on a routine basis, I will say that we are pleased with the reduction in ug/L (micrograms per liter) of phosphorus in the water column.

Please look at the last page of the report, there is a scale for reference that correlates pond water quality and algae growth. The higher the ug/l of Total Phosphorus (TP), the more algae will grow. Ponds that measure greater than 96 ug/L are considered Hypereutrophic. 4 out of

the 5 ponds in the program are considered Hypereutrophic after 3 months of reduction, Pond 5II is 4 times the level of base hypereutrophic, Pond 15HH is over 3 times the level of base hypereutrophic. **Hypereutrophic** lakes are very nutrient-rich lakes characterized by frequent and severe nuisance algal blooms and low transparency by definition.

In layman's terms, we have put a significant dent in the food source available for algae, however we have a long way to go. With this in mind, I'd like to discuss the future of the phosphorus reduction program, or lack thereof with everyone at the next Board meeting. Currently, the community is in month 3 of 6 of the agreed upon program length.

-
-

<u>Pond #</u>	<u>December 23' ug/L Total Phosphorus</u>	<u>March 24' ug/L Total Phosphorus</u>	
15HH	336.7	335.9	(No tangible Change)
5GG	214	136.8	(Awesome!)
5II	134.6	423.8	(Yikes....)
8CC	164.8	72.5	(Awesome!)
8AA	315.7	101.6	(Awesome!)

Please feel free to reach out with any questions you may have, thanks!

Best,

Joe Hamilton | Environmental Division Mgr. , Co-Owner

Steadfast Environmental, LLC

Cell: (813)-610-3927

Office: (844) 347-0702

30349 Commerce Drive | San Antonio, FL | 33576

<http://www.steadfastenv.com/>





16013 Watson Seed Farm Road, Whitakers, NC 27891

Chain of Custody: COC18197 **LABORATORY REPORT**

Customer Company Customer Contact

Company Name: Steadfast Environmental	Contact Person: Kevin Riemensperger
Address: 30349 Commerce Drive, San Antonio, FL 33576	E-mail Address: kevinr@steadfastalliance.com
	Phone: 813-610-3927

Waterbody Information

Waterbody:	Southern Hills Plantation - FL
Waterbody size:	
Depth Average:	6

Sample ID	Sample Location	Test	Method	Results	Sampling Date / Time
CTM50070-1	5GG	Total Phosphorus (ug/L)	EPA 365.3	214	12/14/2023
		Total Kjeldahl Nitrogen (mg/L)	EPA 351.2	1.46	
CTM50071-1	5HH	Total Phosphorus (ug/L)	EPA 365.3	134.6	12/14/2023
		Total Kjeldahl Nitrogen (mg/L)	EPA 351.2	0.81	
CTM50072-1	15HH	Total Phosphorus (ug/L)	EPA 365.3	336.7	12/14/2023
		Total Kjeldahl Nitrogen (mg/L)	EPA 351.2	0.79	
CTM50073-1	8CC	Total Phosphorus (ug/L)	EPA 365.3	164.8	12/14/2023
		Total Kjeldahl Nitrogen (mg/L)	EPA 351.2	0.5	
CTM50074-1	8AA	Total Phosphorus (ug/L)	EPA 365.3	315.7	12/14/2023
		Total Kjeldahl Nitrogen (mg/L)	EPA 351.2	0.94	

ANALYSIS STATEMENTS:

SAMPLE RECEIPT /HOLDING TIMES: All samples arrived in an acceptable condition and were analyzed within prescribed holding times in accordance with the SRTC Laboratory Sample Receipt Policy unless otherwise noted in the report.

PRESERVATION: Samples requiring preservation were verified prior to sample analysis and any qualifiers will be noted in the report.

QA/QC CRITERIA: All analyses met method criteria, except as noted in the report with data qualifiers.

COMMENTS: No significant observations were made unless noted in the report.

MEASUREMENT UNCERTAINTY: Uncertainty of measurement has been determined and is available upon request.

Laboratory Information

Date / Time Received: 12/15/23 11:00 AM

Date Results Sent: Wednesday, December 20, 2023

Disclaimer: The results listed within this Laboratory Report relate only to the samples tested in the laboratory. The analyses contained in this report were performed in accordance with the applicable certifications as noted. All soil samples are reported on a dry weight basis unless otherwise noted in the report. This Laboratory Report is confidential and is intended for the exclusive use of SRTC Laboratory and its client. This report shall not be reproduced, except in full, without written permission from SRTC Laboratory. The Chain of Custody is included and is an essential component of this report.

This entire report was reviewed and approved for release.



Reviewed By: Laboratory Supervisor

CONFIDENTIALITY NOTICE: This electronic transmission (including any files attached hereto) may contain information that is privileged, confidential and protected from disclosure. The information is intended only for the use of the individual or entity named above and is subject to any confidentiality agreements with such party. If the reader of this message is not the intended recipient or any employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any disclosure, dissemination, copying, distribution, or the taking of any action in reliance on the contents of this confidential information is strictly prohibited. If you have received this communication in error, please destroy it immediately and notify the sender by telephone. Thank you.

Water Quality Analysis Explanation


These water quality parameters are essential to document the condition of a water body and design custom treatment prescriptions to achieve desired management objective

pH: Measure of how acidic or basic the water is (pH 7 is considered neutral).

<6 notably acidic

6 - 9 standard for typical freshwaters

>9 notably basic



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14

Hardness: Measure of the concentration of divalent cations, primarily consisting of calcium and magnesium in typical freshwaters. *0-60 mg/L as CaCO₃ soft; 61-120 moderately hard; 121-180 hard; > 181 very hard*

Alkalinity- Measure of the buffering capacity of water, primarily consisting of carbonate, bicarbonate and hydroxide in typical freshwaters. Waters with lower levels are more susceptible to pH shifts.

<= 50 mg/L as CaCO₃ low buffered; 51-100 moderately buffered; 101-200 buffered; > 200 high buffered

Conductivity- Measure of the waters ability to transfer an electrical current, increases with more dissolved ions.

< 50 uS/cm relatively low concentration may not provide sufficient dissolved ions for ecosystem health; 50-1500 typical freshwaters; > 1500 may be stressful to some freshwater organisms, though not uncommon in many areas

Phosphorus: Essential nutrient often correlating to growth of algae in freshwaters.

Total Phosphorus (TP) is the measure of all phosphorus in a sample as measured by persulfate strong digestion and includes: inorganic, oxidizable organic and polyphosphates. This includes what is readily available, potential to become available and stable forms. *<12 µg/L oligotrophic; 12-24 µg/L mesotrophic; 25-96 µg/L eutrophic; > 96 µg/L hypereutrophic*

Free Reactive Phosphorus (FRP) is the measure of inorganic dissolved reactive phosphorus (PO₄-3, HPO₄-2, etc). This form is readily available in the water column for algae growth.

Nitrogen: Essential nutrient that can enhance growth of algae.

Total N is all nitrogen in the sample (organic N+ and Ammonia) determined by the sum of the measurements for Total Kjeldahl Nitrogen (TKN) and ionic forms.

Nitrites and Nitrates are the sum of total oxidized nitrogen, often readily free for algae uptake.

< 1 mg/L typical freshwater; 1-10 potentially harmful; >10 possible toxicity, above many regulated guidelines

Chlorophyll a: primary light-harvesting pigment found in algae and a measure of the algal productivity and water quality in a system.

0-2.6µg/L oligotrophic; 2.7-20 µg/L mesotrophic; 21-56 µg/L eutrophic; > 56 µg/L hypereutrophic

Turbidity- Measurement of water clarity. Suspended particulates (algae, clay, silt, dead organic matter) are the common constituents impacting turbidity.

< 10 NTU drinking water standards and typical trout waters; 10-50 NTU moderate; > 50 NTU potential impact to aquatic life.

**SePRO Lab**

Water Diagnostics for Lakes & Ponds

SeSCRIPT*

16013 Watson Seed Farm Road, Whitakers, NC 27891

LABORATORY REPORT

Chain of Custody: COC18571

Customer Contact Information

Company Name: Steadfast Environmental	Contact Person: Kevin Riemensperger
Address: 30349 Commerce Drive, San Antonio, FL 33576	E-mail Address: kevinr@steadfastalliance.com
	Phone: 813-610-3927

Waterbody Information

Waterbody:	
Waterbody size:	
Depth Average:	

Sample ID	Sample Location	Test	Method	Results	Sampling Date / Time
CTM51027-1	8CC-P & 8CC-N	Turbidity (NTU)	EPA 180.1	4.5	03/18/2024
		Conductivity (µS/cm)	EPA 120.1	577.3	
		Free Reactive Phosphorus (µg/L)	EPA 365.3	14.6	
		Total Phosphorus (µg/L)	EPA 365.3	72.5	
		Alkalinity (mg/L as CaCO ₃)	EPA 310.2	128.6	
		Total Hardness (mg/L as CaCO ₃)	EPA 130.2	124.7	
		pH	EPA 150.1	8.4	
CTM51028-1	8AA-P & 8AA-N	Turbidity (NTU)	EPA 180.1	5.2	03/18/2024
		Conductivity (µS/cm)	EPA 120.1	683.4	
		Free Reactive Phosphorus (µg/L)	EPA 365.3	11.3	
		Total Phosphorus (µg/L)	EPA 365.3	101.6	
		Alkalinity (mg/L as CaCO ₃)	EPA 310.2	168.3	
		Total Hardness (mg/L as CaCO ₃)	EPA 130.2	165.4	
		pH	EPA 150.1	8.2	
CTM51029-1	5GG-P & 5GG-N	Turbidity (NTU)	EPA 180.1	3.4	03/18/2024
		Conductivity (µS/cm)	EPA 120.1	245.7	
		Free Reactive Phosphorus (µg/L)	EPA 365.3	63.8	
		Total Phosphorus (µg/L)	EPA 365.3	136.8	
		Alkalinity (mg/L as CaCO ₃)	EPA 310.2	92.4	
		Total Hardness (mg/L as CaCO ₃)	EPA 130.2	87.9	
		pH	EPA 150.1	8.2	
CTM51030-1	5II-P & 5II-N	Turbidity (NTU)	EPA 180.1	7.5	03/18/2024
		Conductivity (µS/cm)	EPA 120.1	232.2	
		Free Reactive Phosphorus (µg/L)	EPA 365.3	268.6	
		Total Phosphorus (µg/L)	EPA 365.3	423.8	
		Alkalinity (mg/L as CaCO ₃)	EPA 310.2	88.7	
		Total Hardness (mg/L as CaCO ₃)	EPA 130.2	85.2	
		pH	EPA 150.1	8	
CTM51031-1	15HH-P & 15HH-N	Turbidity (NTU)	EPA 180.1	5.2	03/18/2024
		Conductivity (µS/cm)	EPA 120.1	538.1	

Free Reactive Phosphorus (µg/L)	EPA 365.3	250.2
Total Phosphorus (µg/L)	EPA 365.3	335.9
Alkalinity (mg/L as CaCO ₃)	EPA 310.2	143.8
Total Hardness (mg/L as CaCO ₃)	EPA 130.2	144.8
pH	EPA 150.1	8.1

ANALYSIS STATEMENTS:

SAMPLE RECEIPT /HOLDING TIMES: All samples arrived in an acceptable condition and were analyzed within prescribed holding times in accordance with the SRTC Laboratory Sample Receipt Policy unless otherwise noted in the report.

PRESERVATION: Samples requiring preservation were verified prior to sample analysis and any qualifiers will be noted in the report.

QA/QC CRITERIA: All analyses met method criteria, except as noted in the report with data qualifiers.

COMMENTS: No significant observations were made unless noted in the report.

MEASUREMENT UNCERTAINTY: Uncertainty of measurement has been determined and is available upon request.

Laboratory Information

Date / Time Received: 03/20/24 11:00 AM

Date Results Sent: Monday, March 25, 2024

Disclaimer: The results listed within this Laboratory Report relate only to the samples tested in the laboratory. The analyses contained in this report were performed in accordance with the applicable certifications as noted. All soil samples are reported on a dry weight basis unless otherwise noted in the report. This Laboratory Report is confidential and is intended for the exclusive use of SRTC Laboratory and its client. This report shall not be reproduced, except in full, without written permission from SRTC Laboratory. The Chain of Custody is included and is an essential component of this report.

This entire report was reviewed and approved for release.



Reviewed By: Laboratory Supervisor

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SePRO Lab

Water Diagnostics for Lakes & Ponds

Water Quality Analysis Explanation

These water quality parameters are essential to document the condition of a water body and design custom treatment prescriptions to achieve the desired management objective.

pH: Measure of how acidic or basic the water is (pH 7 is considered neutral).

<6 Notably Acidic

6 - 9 Standard for Typical Freshwaters

>9 Notably Basic



1 2 3 4 5 6 7 8 9 10 11 12 13 14

Hardness: Measure of the concentration of divalent cations, primarily consisting of calcium and magnesium in typical freshwaters.

0-60 mg/L as CaCO₃ soft; 61-120 mg/L as CaCO₃ moderately hard; 121-180 mg/L as CaCO₃ hard; > 181 mg/L as CaCO₃ very hard

Alkalinity: Measure of the buffering capacity of water, primarily consisting of carbonate, bicarbonate, and hydroxide in typical freshwaters. Waters with lower levels are more susceptible to pH shifts.

< 50 mg/L as CaCO₃ low buffered; 51-100 mg/L as CaCO₃ moderately buffered; 101-200 mg/L as CaCO₃ buffered; > 200 mg/L as CaCO₃ high buffered

Conductivity: Measure of the waters ability to transfer an electrical current, increases with more dissolved ions.

< 50 μ S/cm relatively low concentration may not provide sufficient dissolved ions for ecosystem health; 50-1500 μ S/cm typical freshwaters; > 1500 μ S/cm may be stressful to some freshwater organisms, though not uncommon in many areas

Phosphorus: Essential nutrient often correlating to growth of algae in freshwaters.

Total Phosphorus (TP): is the measure of all phosphorus in a sample as measured by persulfate strong digestion and includes: inorganic, oxidizable organic and polyphosphates. This includes what is readily available, potential to become available and stable forms. *<12 μ g/L oligotrophic; 12-24 μ g/L mesotrophic; 25-96 μ g/L eutrophic; > 96 μ g/L hypereutrophic*

Free Reactive Phosphorus (FRP): is the measure of inorganic dissolved reactive phosphorus (PO₄-3, HPO₄-2, etc). This form is readily available in the water column for algae growth.

Nitrogen: Essential nutrient that can enhance growth of algae.

Total N is all nitrogen in the sample (organic N+ and Ammonia) determined by the sum of the measurements for Total Kjeldahl Nitrogen (TKN) and ionic forms.

Nitrites and Nitrates are the sum of total oxidized nitrogen, often readily free for algae uptake.

< 1 mg/L typical freshwater; 1-10 mg/L potentially harmful; >10 mg/L possible toxicity, above many regulated guidelines

Chlorophyll a: primary light-harvesting pigment found in algae and a measure of the algal productivity and water quality in a system.

0-2.6 μ g/L oligotrophic; 2.7-20 μ g/L mesotrophic; 21-56 μ g/L eutrophic; > 56 μ g/L hypereutrophic

Turbidity: Measurement of water clarity. Suspended particulates (algae, clay, silt, dead organic matter) are the common constituents impacting turbidity.

< 10 NTU drinking water standards and typical trout waters; 10-50 NTU moderate; > 50 NTU potential impact to aquatic life.

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

3D



Southern Hills Outflow Structure Inspection

Inspection Date:

4/15/2024 8:28 AM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: L-8BB

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Flexible box around the structure is bent in a little, however this box is still intact and is not hindering the outflow structures efficiency. This may need to be replaced/repared in the future.

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

SITE: L-8CC

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

One of the three carp barriers installed on the control structure needs to be replaced, which we will be actively working to schedule. No structural damage observed on the outflow structure.

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

Inspection Report

SITE: L-9CC

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Could not locate the outflow structure on this pond. This pond is in great condition. Minor amounts of trash observed and some decaying algae was present.

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

SITE: L-911

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The flexible box around the structure is bent in a little, which did not appear to be hindering the outflow structures efficiency. A proposal can be made to clear out a 6 foot swath around the structure.

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

Inspection Report

SITE: L-10AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor amounts of vegetation growth observed within the structure. The growth did not appear to be hindering the outflow structures efficiency. No structural damage observed.

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

SITE: L-10BB

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The flexible box on one side of the structure is caving in. It has become detached from one of the box walls. This will need to be replaced or repaired in order for the outflow structure to be fully effective.

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

Inspection Report

SITE: L-10CC

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This outflow structure is in great condition. Far section of the flexible box is caving in a bit. The outflow structure is still fully effective with this curvature in it.

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

SITE: L-11AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Could not locate the outflow structure on this pond. This pond has little to no water in it. Our technician has been treating this area to not allow nuisance species and grasses to expand from this area or to get too tall.

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

Inspection Report

SITE: L-200AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Also was not able to locate the outflow structure on this pond. However, this pond is in excellent condition. No nuisance grasses or algae was observed.

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

SITE: L-210AA

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

No structural damage observed.

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

MANAGEMENT SUMMARY



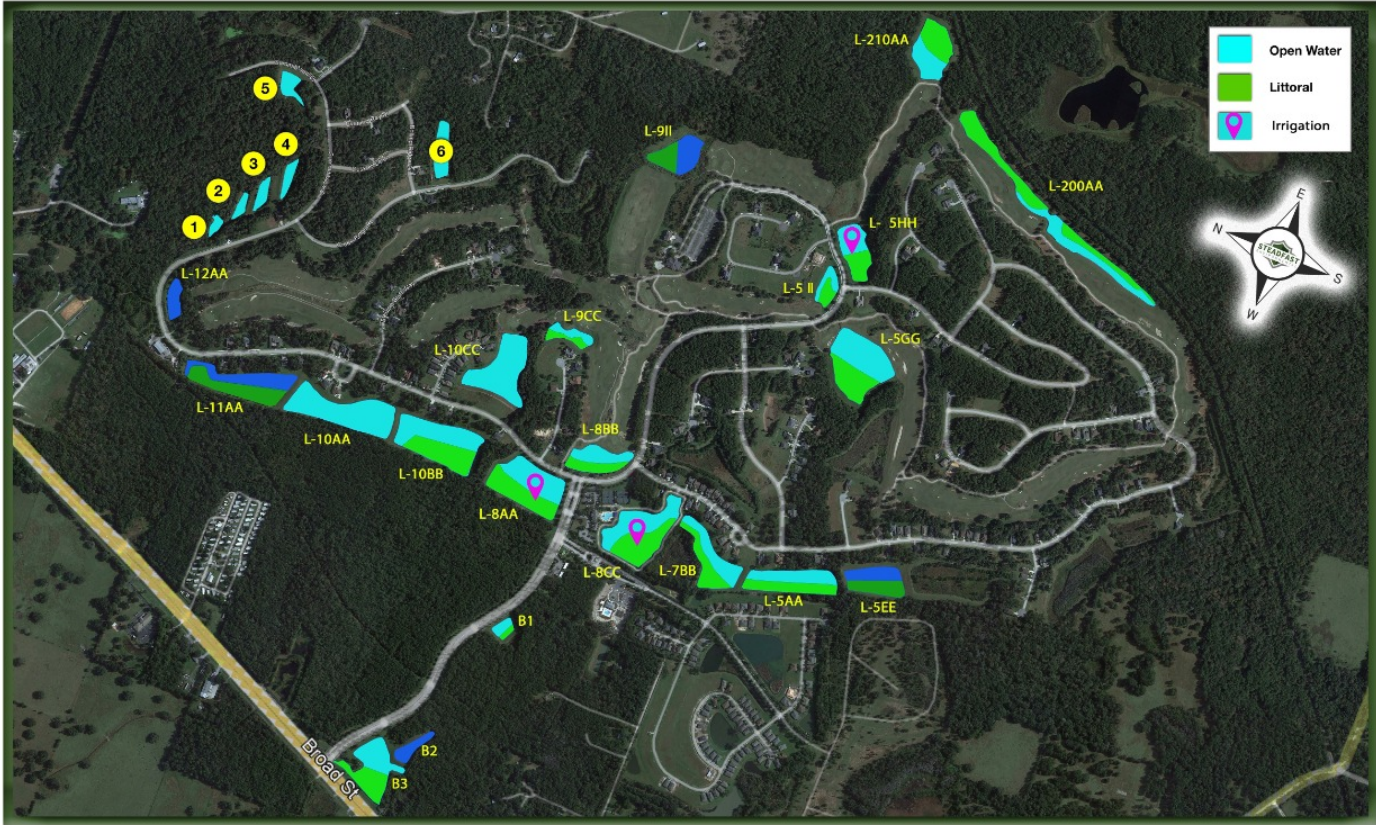
RECOMMENDATIONS

MAINTENANCE AREA



SOUTHERN HILLS PLANTATION I CDD

19850 Southern Hills Blvd, Brooksville



**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Hills Plantation I Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2024

HOUR: 10:00 a.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Brooksville and Hernando County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF MAY 2024.

ATTEST:

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2025

Exhibit A: Proposed Budget for Fiscal Year 2025

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2011	5
Bond Amortization Tables	6 - 7
Assessment Summary	8

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 255,503				\$ 241,453
Allowable discounts (4%)	(10,220)				(9,658)
Assessment levy: on-roll: net	245,283	\$ 254,142	\$ -	\$ 254,142	231,795
Assessment levy: off-roll	39,981	-	39,981	39,981	-
Lot closings	-	7,158	-	7,158	-
CDD II shared costs payment	20,000	40,000	20,000	60,000	20,000
CDD III shared costs payment	31,431	8,353	23,078	31,431	32,811
Interest and miscellaneous	250	904	5,000	5,904	250
Total revenues	<u>336,945</u>	<u>310,557</u>	<u>88,059</u>	<u>398,616</u>	<u>284,856</u>
EXPENDITURES					
Professional & administrative					
Legislative					
Supervisor	5,400	6,000	6,000	12,000	9,300
Financial & Administrative					
District management	30,000	15,000	15,000	30,000	30,000
District engineer	2,500	981	1,500	2,481	2,500
Dissemination agent	2,500	1,250	1,250	2,500	2,500
Trustee	4,300	-	4,300	4,300	4,300
Tax collector	10,220	5,083	5,137	10,220	9,658
Property appraiser	-	22,035	-	22,035	22,035
Auditing services	3,250	-	3,250	3,250	3,250
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	6,200	5,775	-	5,775	6,350
Legal advertising	750	77	673	750	750
Bank fees	600	-	300	300	600
Dues, licenses & fees	175	175	-	175	175
Website	790	-	790	790	790
ADA website compliance	210	-	210	210	210
Postage	500	415	250	665	500
Office supplies	500	-	200	200	500
Legal counsel					
District counsel	15,000	1,836	3,000	4,836	15,000
Electric utility services					
Street lights	34,700	18,054	18,100	36,154	37,000
Stormwater control					
Aquatic maintenance	32,500	250	23,100	23,350	35,000
Lake/pond bank maintenance	51,000	48,722	25,000	73,722	20,000
Aquatic plant replacement/weeding	2,500	-	2,500	2,500	2,500
Lake/pond repair	2,500	18,100	3,000	21,100	2,500

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
Other physical environment					
Property insurance	9,800	12,408	-	12,408	14,021
Entry & walls maintenance	6,400	4,553	1,847	6,400	6,400
Landscape maintenance	86,500	43,724	44,000	87,724	90,000
Irrigation repairs & maintenance	10,000	14,300	5,000	19,300	10,000
Landscape replacement plants, shrubs, trees	5,000	2,825	2,500	5,325	5,000
Annual mulching	-	-	-	-	10,000
Culvert inspection and cleaning	2,500	-	2,500	2,500	2,500
Holiday decorations	7,500	7,250	-	7,250	7,500
Miscellaneous contingency	2,500	2,550	2,500	5,050	2,500
Total expenditures	<u>336,945</u>	<u>231,363</u>	<u>172,557</u>	<u>403,920</u>	<u>353,989</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	79,194	(84,498)	(5,304)	(69,133)
Fund balance - beginning (unaudited)	1,156,578	722,066	801,260	722,066	716,762
Fund balance - ending (projected)	<u>\$ 1,156,578</u>	<u>\$ 801,260</u>	<u>\$ 716,762</u>	<u>\$ 716,762</u>	<u>\$ 647,629</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Legislative

Supervisor \$ 9,300
 Statutorily set at \$200 per Supervisor (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.

Financial & Administrative

District management 30,000
 Wrathell, Hunt and Associates, LLC, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.

District engineer 2,500
 Provides engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Dissemination agent 2,500
 The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Service included under Management.

Trustee 4,300
 Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.

Tax collector 9,658
 Covers the cost of utilizing the Tax Collector services in placing the District's assessments on the property tax bill each year. The fee is 2% of the amount collected on the tax roll.

Property appraiser 22,035
 Covers the cost of utilizing the Property Appraiser services in placing the District's assessments on the property tax bill each year. The fee is 2% of the amount collected on the tax roll.

Auditing services 3,250
 Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.

Arbitrage rebate calculation 650
 To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Public officials liability insurance 6,350

Legal advertising 750
 The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Bank fees 600

Dues, licenses & fees 175
 Includes the annual fee paid to the Department of Economic Opportunity.

Website 790
 Mailing of agenda packages, overnight deliveries, correspondence, etc.

ADA website compliance 210

Postage 500

Office supplies 500

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

District counsel 15,000
 Provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.

Electric utility services

Street lights 37,000
 Intended to cover the costs of electricity for all street lighting within the District.

Stormwater control

Aquatic maintenance 35,000
 The District contracts with a qualified and licensed contractor for the maintenance of its storm water lakes.

Lake/pond bank maintenance 20,000
 Intended to address lake and pond bank erosion remediation on an as needed basis.

Aquatic plant replacement/weeding 2,500
 Intended to supplement the existing beneficial aquatic plant program.

Lake/pond repair 2,500
 Covers periodic repairs to pond banks, culverts or other associated structures.

Other physical environment

Property insurance 14,021
 Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..

Entry & walls maintenance 6,400
 Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.

EXPENDITURES (continued)

Landscape maintenance 90,000
 The District contracts with a qualified and licensed landscape maintenance contractor for the maintenance of its landscaping

Irrigation repairs & maintenance 10,000
 Intended to cover the irrigation repairs within the District's landscape areas.

Landscape replacement plants, shrubs, trees 5,000
 Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.

Annual mulching 10,000
 Intended to cover the cost of 2 mulching the landscape beds within the District's landscape areas.

Culvert inspection and cleaning 2,500
 Intended to cover 4 rotations of flowers each year within the District's landscape areas.

Holiday decorations 7,500
 Intended to cover the cost of installation, monitoring/repairing and removal of holiday lighting.

Contingency

Miscellaneous contingency 2,500
 Automated AP routing and other miscellaneous items

Total expenditures \$ 353,989

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2011
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
REVENUES					
Special assessment - on-roll - A1	\$513,126				\$511,181
Special assessment - on-roll - A2	289,672				289,672
Allowable discounts (4%)	(32,112)				(32,034)
Assessment levy: net	770,686	\$ 682,443	\$ 88,243	\$ 770,686	768,819
Special assessment - off-roll - A-2	185,983	14,934	171,049	185,983	185,983
Interest	-	27,584	-	27,584	-
Total revenues	<u>956,669</u>	<u>724,961</u>	<u>259,292</u>	<u>984,253</u>	<u>954,802</u>
EXPENDITURES					
Debt service					
Principal - A1	250,000	-	250,000	250,000	265,000
Principal - A2	200,000	-	200,000	200,000	210,000
Interest - A1	243,020	132,385	110,635	243,020	228,520
Interest - A2	195,460	113,390	82,070	195,460	183,860
Legal fees	4,632	1,358	3,274	4,632	4,632
Total debt service	<u>893,112</u>	<u>247,133</u>	<u>645,979</u>	<u>893,112</u>	<u>892,012</u>
Other fees & charges					
Property appraiser	16,056	-	16,056	16,056	16,017
Tax collector	16,056	13,649	2,407	16,056	16,017
Total other fees & charges	<u>32,112</u>	<u>13,649</u>	<u>18,463</u>	<u>32,112</u>	<u>32,034</u>
Total expenditures	<u>925,224</u>	<u>260,782</u>	<u>664,442</u>	<u>925,224</u>	<u>924,046</u>
Fund balance:					
Net increase/(decrease) in fund balance	31,445	464,179	(405,150)	59,029	30,756
Beginning fund balance (unaudited)	1,299,660	671,517	1,135,696	671,517	730,546
Ending fund balance (projected)	<u>\$1,331,105</u>	<u>\$1,135,696</u>	<u>\$ 730,546</u>	<u>\$ 730,546</u>	<u>761,302</u>
Use of fund balance:					
Debt service reserve account balance (required) - A1					(486,215)
Debt service reserve account balance (required) - A2					(78,539)
Interest expense - November 1, 2025 (A1)					(106,575)
Interest expense - November 1, 2025 (A2)					(85,840)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 4,133</u>

SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-1

\$12,505,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	-		128,325.00	128,325.00
05/01/2023	235,000.00	5.800%	128,325.00	363,325.00
11/01/2023	-		121,510.00	121,510.00
05/01/2024	250,000.00	5.800%	121,510.00	371,510.00
11/01/2024	-		114,260.00	114,260.00
05/01/2025	265,000.00	5.800%	114,260.00	379,260.00
11/01/2025	-		106,575.00	106,575.00
05/01/2026	280,000.00	5.800%	106,575.00	386,575.00
11/01/2026	-		98,455.00	98,455.00
05/01/2027	295,000.00	5.800%	98,455.00	393,455.00
11/01/2027	-		89,900.00	89,900.00
05/01/2028	315,000.00	5.800%	89,900.00	404,900.00
11/01/2028	-		80,765.00	80,765.00
05/01/2029	330,000.00	5.800%	80,765.00	410,765.00
11/01/2029	-		71,195.00	71,195.00
05/01/2030	350,000.00	5.800%	71,195.00	421,195.00
11/01/2030	-		61,045.00	61,045.00
05/01/2031	375,000.00	5.800%	61,045.00	436,045.00
11/01/2031	-		50,170.00	50,170.00
05/01/2032	395,000.00	5.800%	50,170.00	445,170.00
11/01/2032	-		38,715.00	38,715.00
05/01/2033	420,000.00	5.800%	38,715.00	458,715.00
11/01/2033	-		26,535.00	26,535.00
05/01/2034	445,000.00	5.800%	26,535.00	471,535.00
11/01/2034	-		13,630.00	13,630.00
05/01/2035	470,000.00	5.800%	13,630.00	483,630.00
Total	\$3,940,000.00		\$1,502,490.00	\$5,442,490.00

SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-2

\$13,860,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-		91,930.00	91,930.00
05/01/2025	210,000.00	5.800%	91,930.00	301,930.00
11/01/2025	-		85,840.00	85,840.00
05/01/2026	225,000.00	5.800%	85,840.00	310,840.00
11/01/2026	-		79,315.00	79,315.00
05/01/2027	240,000.00	5.800%	79,315.00	319,315.00
11/01/2027	-		72,355.00	72,355.00
05/01/2028	250,000.00	5.800%	72,355.00	322,355.00
11/01/2028	-		65,105.00	65,105.00
05/01/2029	265,000.00	5.800%	65,105.00	330,105.00
11/01/2029	-		57,420.00	57,420.00
05/01/2030	285,000.00	5.800%	57,420.00	342,420.00
11/01/2030	-		49,155.00	49,155.00
05/01/2031	300,000.00	5.800%	49,155.00	349,155.00
11/01/2031	-		40,455.00	40,455.00
05/01/2032	320,000.00	5.800%	40,455.00	360,455.00
11/01/2032	-		31,175.00	31,175.00
05/01/2033	335,000.00	5.800%	31,175.00	366,175.00
11/01/2033	-		21,460.00	21,460.00
05/01/2034	360,000.00	5.800%	21,460.00	381,460.00
11/01/2034	-		11,020.00	11,020.00
05/01/2035	380,000.00	5.800%	11,020.00	391,020.00
Total	\$3,170,000.00		\$1,210,460.00	\$4,380,460.00

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2025**

*** Preliminary and may change based on Hernando County roll information ***

Platted Units and Unplatted Units On-Roll

Number of Units	Number of Units Paying GF	Number of Units Paying DSF	Unit Type	Projected Fiscal Year 2025			FY 24 Assessment
				GF	DSF	GF & DSF	
<u>Series 2011A-1 Bond Units</u>							
46	46	45	Single Family 50'	\$ 156.25	\$ 782.69	\$ 938.94	\$ 976.15
43	43	41	Single Family 65'	203.13	877.59	1,080.72	1,129.09
341	331	284	Single Family 80'	250.00	972.49	1,222.49	1,282.03
94	94	85	Single Family 100'	312.50	1,098.01	1,410.51	1,484.93
57	56	54	Single Family 120'	375.00	1,304.82	1,679.82	1,769.12
581	570	509					
<u>Series 2011A-2 Bond Units</u>							
50	50	5	Club Villa	140.63	923.75	1,064.38	1,097.86
103	103	24	Single Family 50'	156.25	1,026.39	1,182.64	1,219.85
157	157	94	Single Family 65'	203.13	1,150.84	1,353.97	1,402.34
59	59	49	Single Family 80'	250.00	1,275.30	1,525.30	1,584.84
38	38	35	Single Family 100'	312.50	1,439.89	1,752.39	1,826.81
23	23	23	Single Family 120'	375.00	1,711.11	2,086.11	2,175.41
6.87	6.87	0	Golf Course	312.50	-	312.50	386.92
436.87	436.87	230					
1,018	1,007	739					

Unplatted Units Off-Roll

Number of Units	Number of Units Paying GF	Number of Units Paying DSF	Unit Type	Projected Fiscal Year 2025			FY 24 Assessment
				GF	DSF	GF & DSF	
<u>Series 2011A-2 Bond Units</u>							
45	0	45	Club Villa	\$ 129.38	\$ 849.85	\$ 979.23	\$ 849.85
79	0	79	Single Family 50'	143.75	944.28	1,088.03	944.28
58	0	58	Single Family 65'	186.88	1,058.77	1,245.65	1,058.77
10	0	10	Single Family 80'	230.00	1,173.28	1,403.28	1,173.28
6.87	0	0	Golf Course	287.50	-	287.50	386.92
199	0	192					
1,217	1,007	931					

Note: Based on assumption that all parcels that were subject to Hernando County exemptions will be able to be billed for GF and DS on-roll

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2024-04

**A RESOLUTION OF THE SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES,
TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD
OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Southern Hills Plantation I Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hernando County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Hernando County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 13th day of May, 2024.

Attest:

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2024*	Regular Meeting	10:00 AM**
November 4, 2024*	Regular Meeting	10:00 AM**
December 9, 2024	Regular Meeting	10:00 AM**
January 13, 2025	Regular Meeting	10:00 AM**
February 10, 2025	Regular Meeting	10:00 AM**
March 10, 2025	Regular Meeting	10:00 AM**
April 14, 2025	Regular Meeting	10:00 AM**
May 12, 2025	Regular Meeting	10:00 AM**
June 9, 2025	Regular Meeting	10:00 AM**
July 14, 2025	Regular Meeting	10:00 AM**
August 11, 2025	Regular Meeting	10:00 AM**
September 8, 2025	Regular Meeting	10:00 AM**
<i>**Meetings will convene immediately following the adjournment of the Southern Hills Plantation III CDD meetings, scheduled to commence at 10:00 AM</i>		

***Exception**

The October and November meeting dates are one (1) week earlier to accommodate the Columbus Day and Veterans Day holidays.

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2024**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 825,610	\$ -	\$ 825,610
SBA	100	-	100
Undeposited funds	176	7,749	7,925
Investments			
Revenue - A1	-	431,175	431,175
Revenue - A2	-	405,643	405,643
Reserve - A1	-	497,455	497,455
Reserve - A2	-	83,603	83,603
Prepayment - A1	-	16,442	16,442
Prepayment - A2	-	763	763
Cost of Issuance	-	19,298	19,298
Due from Developer	-	371,966	371,966
Assessments receivable - on-roll	-	43,135	43,135
Assessments receivable - off-roll	-	743,931	743,931
Allowance for uncollectable receivable	-	(19,567)	(19,567)
Due from Southern Hills III	11,949	-	11,949
Deposits	2,789	-	2,789
Total assets	\$ 840,624	\$ 2,601,593	\$ 3,442,217
LIABILITIES			
Liabilities			
Due to Developer	37	-	37
Matured bonds payable A2	-	350,000	350,000
Total liabilities	37	350,000	350,037
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	47,680	1,115,897	1,163,577
Total deferred inflows of resources	47,680	1,115,897	1,163,577
Fund balances			
Restricted for:			
Debt service	-	1,135,696	1,135,696
Unassigned	792,907	-	792,907
Total fund balances	792,907	1,135,696	1,928,603
Total liabilities, deferred inflows of resources and fund balances	\$ 840,624	\$ 2,601,593	\$ 3,442,217

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 6,752	\$ 254,142	\$ 245,283	104%
Special assessments: off-roll	-	-	39,981	0%
Lot closings	-	7,158	-	N/A
CDD II shared costs payment	-	40,000	20,000	200%
CDD III shared costs payment	-	-	31,431	0%
Interest & miscellaneous	900	904	250	362%
Total revenues	<u>7,652</u>	<u>302,204</u>	<u>336,945</u>	90%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	2,000	6,000	5,400	111%
Financial & administrative				
Management	2,500	15,000	30,000	50%
Engineering	439	981	2,500	39%
Dissemination agent	208	1,250	2,500	50%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,775	6,200	93%
Legal advertising	-	77	750	10%
Bank fees	-	-	600	0%
Annual district filing fee	-	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	160	415	500	83%
Office supplies	-	-	500	0%
Legal counsel				
District counsel	-	1,836	15,000	12%
Total professional & administrative	<u>5,307</u>	<u>31,509</u>	<u>73,325</u>	43%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Field operations				
Electric utility services				
Street lights	2,943	18,054	34,700	52%
Stormwater control				
Lake/pond bank maintenance	8,037	48,722	51,000	96%
Aquatic maintenance	250	250	32,500	1%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	-	18,100	2,500	724%
Other physical environment				
Insurance: property	-	12,408	9,800	127%
Entry & walls maintenance	-	4,553	6,400	71%
Landscape maintenance	9,354	43,724	86,500	51%
Holiday decorations	-	7,250	7,500	97%
Irrigation repairs & maintenance	885	14,300	10,000	143%
Landscape replacement	1,620	2,825	5,000	57%
Culvert inspection and cleaning	-	-	2,500	0%
Contingency				
Miscellaneous contingency	300	2,550	2,500	102%
Total field operations	<u>23,389</u>	<u>172,736</u>	<u>253,400</u>	68%
Other fees and charges				
Property appraiser	-	22,035	-	N/A
Tax collector	135	5,083	10,220	50%
Total other fees and charges	<u>135</u>	<u>27,118</u>	<u>10,220</u>	265%
Total expenditures	<u>28,831</u>	<u>231,363</u>	<u>336,945</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	(21,179)	70,841	-	
Fund balance - beginning	814,086	722,066	1,156,578	
Fund balance - ending	<u>\$ 792,907</u>	<u>\$ 792,907</u>	<u>\$1,156,578</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 MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 18,131	\$ 682,443	\$ 770,686	89%
Special assessments: off-roll	-	14,934	185,983	8%
Interest	5,763	27,584	-	N/A
Total revenues	<u>23,894</u>	<u>724,961</u>	<u>956,669</u>	76%
EXPENDITURES				
Principal - A1	-	-	250,000	0%
Principal - A2	-	-	200,000	0%
Interest - A1	-	132,385	243,020	54%
Interest - A2	-	113,390	195,460	58%
Total expenditures	<u>-</u>	<u>245,775</u>	<u>888,480</u>	28%
Other fees and charges				
Legal fees	214	1,358	4,632	29%
Property appraiser	-	-	16,056	0%
Tax collector	363	13,649	16,056	85%
Total other fees and charges	<u>577</u>	<u>15,007</u>	<u>36,744</u>	41%
Total expenditures	<u>577</u>	<u>260,782</u>	<u>925,224</u>	28%
Excess/(deficiency) of revenues over/(under) expenditures	23,317	464,179	31,445	
Fund balance - beginning	<u>1,112,379</u>	<u>671,517</u>	<u>1,299,660</u>	
Fund balance - ending	<u>\$ 1,135,696</u>	<u>\$ 1,135,696</u>	<u>\$ 1,331,105</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 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

40 • **December 2023**

41 • **March 2024**

42 Mr. Hamilton suggested the team consider whether to continue the Phosphorus
43 Reduction Program; the six-month program is halfway complete. Based on the results from
44 March 2024, it looks like the majority of the ponds are responding to the copper products being
45 utilized, as was hoped. Algae will still be present in perimeters and littoral shelves between
46 treatments; the ponds have been checked weekly and treatment frequency has been helping to
47 improve results. He stated that a County employee informed one of Steadfast's technicians that
48 approximately 900,000 gallons of water is pumped into the pump station whenever levels reach
49 a certain predetermined level. The water moves from that pond over to 8CC and then to 15HH,
50 5II, 5GG and 8AA. Even with that infusion of nutrient-rich water, there has been a pretty good
51 reduction in algae with the current program. He asked for feedback from the Board and
52 residents regarding whether to continue the program.

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

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

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

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

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

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

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

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

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

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

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

87 Discussion ensued regarding the treatment programs and pond conditions.

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

89 This item was deferred.

90

91 **FOURTH ORDER OF BUSINESS**

Discussion: Subsidence in Area of L-5EE

92

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

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

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

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

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

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

107

108 **FIFTH ORDER OF BUSINESS**

Discussion: Pond Interconnect Map Layer

109

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

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

117

118 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of February 29, 2024**

119

120

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

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

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

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

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

136 The financials were accepted.

137 **Discussion: Amortization Schedules**

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

142

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

146

147

148 **SEVENTH ORDER OF BUSINESS**

Approval of March 11, 2024 Regular Meeting Minutes

149

150

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

152 The following changes were made:

153 Line 84: Change "McCaffrey" to "Calamari"

154 Line 85: Change "two" to "five"

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

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

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

162 Line 158: Change “or” to “being”

163 Lines 213 and 215: Change “McCoskrie” to “McCaffrey”

164 Line 234: Change “L-88” to “L-8A”

165

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

168

169

170 **EIGHTH ORDER OF BUSINESS**

Other Business

171

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

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

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

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

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

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

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

196

197 **NINTH ORDER OF BUSINESS**

Staff Reports

198

199 **A. District Counsel: Kilinski|Van Wyk PLLC**

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

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

202 There were no Staff reports.

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

- 205 ○ **QUORUM CHECK**

206

207 **TENTH ORDER OF BUSINESS**

Supervisors' Requests

208

209 There were no Supervisors' requests.

210

211 **ELEVENTH ORDER OF BUSINESS**

Adjournment

212

213

214 **On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in**
215 **favor, the meeting adjourned at 10:54 a.m.**

216

217

218

219

220

221

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

222
223
224
225
226

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 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2023*	Regular Meeting	10:00 AM**
November 13, 2023	Workshop	9:00 AM
<i>Town Hall, 19858 Southern Hills Boulevard, Brooksville, FL 34601</i>		
November 13, 2023	Regular Meeting	10:00 AM**
December 11, 2023	Regular Meeting	10:00 AM**
January 8, 2024	Regular Meeting	10:00 AM**
February 12, 2024	Regular Meeting	10:00 AM**
March 11, 2024	Regular Meeting	10:00 AM**
April 8, 2024	Regular Meeting	10:00 AM**
May 13, 2024	Regular Meeting	10:00 AM**
June 10, 2024	Regular Meeting	10:00 AM**
July 8, 2024	Regular Meeting	10:00 AM**
August 12, 2024	Regular Meeting	10:00 AM**
September 9, 2024	Regular Meeting	10:00 AM**

***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.