

**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 May 13, 2024 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601.

Present 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
Joe Hamilton	Steadfast Environmental, LLC (Steadfast)
John Meeks	Waterway
Charlene Kuhn	City Manager
Richard Weeks	City Public Works
Devin Kingsberry	Utilities

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:16 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items)

Mr. Adams stated, while no members of the general public are present, several representatives of the City of Brooksville are present, at Ms. Bloomquist's request.

Ms. Bloomquist voiced her opinion that it would be helpful to include the City in discussions with CDD contractors because it is believed that some issues are related to the reclaimed water being pumped into the ponds. The CDD wants to include the City and the contractors and coordinate moving forward because a lot of money has been spent maintaining

the irrigation ponds. She stated that the main roadways were patched, in some areas, and some sections might need to be repaved. She suggested inspecting the sidewalks and noted that someone fell recently but she is unsure if the sidewalk was repaired. Mr. McCoskrie stated that the HOA engaged a vendor to grind the edges but the Boulevard has not been inspected.

Ms. Bloomquist asked if the City controls construction sites. Mr. Kingsberry stated, because Southern Hills' stormwater system is private, the City does not do the inspections. The biggest problem he sees is the need to install silt fences to trap debris, which can cause major problems for the stormwater system in the future. Mr. McCoskrie stated that, over the last year, the CDD is doing better in this regard by having silt fences and gutter socks installed. The CDD is in charge of cleanup but the HOA is responsible for enforcing the Rules; after extensive discussion Lennar installed silt fences along Southern Valley Loop.

Mr. McCoskrie discussed roadways and intersections where he believes ruts and potholes are developing due to dump truck traffic. In his opinion, roadway resurfacing will be necessary soon. Mr. Kingsberry agreed and stated that the new road assessment will be performed in Fiscal Year 2025. The District Engineer will prioritize areas to be done first and, depending on severity, road work might be performed in one or several years.

Mr. McCoskrie asked where the City stands with regard to the pavers. Mr. Kingsberry stated, from the Agreement he saw, the City owns from US-41 to the guard shack so, technically, the City owns the pavers. He stated that the City has a utility easement for water and sewer but the City does not own the stormwater system. The City also owns an easement for the sidewalk and curb; the cracked storm drain and sidewalks will be addressed.

THIRD ORDER OF BUSINESS

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

Mr. McCoskrie discussed ongoing issues with algae and weeds and stated that the CDD's goal is to have clear-looking ponds. Most of the ponds that do not receive reclaimed water are nice and clear. He introduced Mr. Joe Hamilton, of Steadfast, the contractor responsible for the ponds and for mowing pond banks and the Boulevard, and Mr. John Meeks, of Waterway, who has helped clean up floating littoral shelves.

A. Waterway Inspection Report - May 2024

Mr. Hamilton estimated that, in a heavy month, CDD ponds receive approximately 50 million gallons of reclaimed water. He discussed the CDD's efforts to reduce phosphorous levels and asked if the City can recommend a filtration system.

Mr. Kingsberry stated that the reuse water is filtered before it leaves the plant. He discussed the daily sampling and testing done to comply with the permit and stated that most municipalities maintain their reuse water ponds.

Discussion ensued regarding ongoing efforts to reduce phosphorous levels and the constant water use by the golf course due to lack of rain and excessive heat. It was noted that the CDD averages 730,000 gallons of water per day on the golf course.

Mr. Hamilton noted that, given it takes one pound of phosphorus in the water column to create up to 500 pounds of algae, if 730,000 gallons are pumped in per day, if even 5% of that water has phosphorus, it is a significant amount. He noted that dying algae also creates more algae, as it gives algae food to feed on.

Mr. McCoskrie thinks that, if the war on algae cannot be won, the CDD should stop spending so much money on the ponds. Mr. Kingsberry reiterated that reuse ponds require extensive maintenance.

Discussion ensued regarding the lack of an inline filter capable of handling the volume.

Mr. Meeks stated his company has been in business for seven years. He discussed lakes with reclaimed water that he manages and the benefits of planting and harvesting spikerush, which provides natural filtration. He believes spikerush needs to be planted to a certain depth; planting is a one-time project and harvesting occurs annually or every six months. While algae can be skimmed out, the results depend on how thick it is, and the results are unknown until an attempt is made. Based on previous discussions, he suggested the majority of the pond can be planted with spikerush, which will not look unsightly if it is properly maintained by a company such as Steadfast. He thinks that Steadfast does an excellent job and that plantings have a place. He suggested cleanup of dead material at one pond and then planting and monitoring.

Discussion ensued regarding Lake 8CC, which was cleaned out and receives reclaimed water from Lake 8AA. It was noted that some carp are present and they are beneficial for the area, as it is a living ecosystem.

Mr. McCoskrie thanked Ms. Kuhn, Mr. Weeks and Mr. Kingsberry for attending and stated he hopes the City will work with the CDD's vendors, as discussed today.

Ms. Kuhn, Mr. Weeks and Mr. Kingsberry left the meeting at 10:43 a.m.

The Board and Staff discussed treatment of Lake 8AA.

Mr. McCoskrie asked Mr. Hamilton and Mr. Meeks to inspect the area and submit separate or joint bids based on what was discussed today.

Mr. Meeks left the meeting at 10:47 a.m.

B. Phosphorous Lab Testing Results

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

This item was not discussed.

C. Further Review with SePro Representative

Mr. Hamilton stated that SePro agreed to send three months worth of chemicals at no cost to the CDD.

Mr. McCoskrie stated that the original proposal was \$38,400, for 12 months; the CDD chose six months of treatment for \$19,200 and now that cost will be reduced by half for a final cost of \$9,600.

Mr. Hamilton stated he will target the five reclaimed water ponds; he estimated that the new treatments discussed today will not be applied for several months.

D. Southern Hills Outflow Structure Inspection Report

Mr. McCoskrie stated that he and Mr. Hamilton inspected the dry ponds mowed in November; he suggested mowing these ponds again in the coming dry weeks.

The Board and Staff discussed the following Steadfast proposals:

- Steadfast Proposal 1164 totaling \$14,870 for mowing seven ponds in which grasses have grown to 3' tall.

- Steadfast Culvert Cleaning Proposal, in the amount of \$500.
- Steadfast Wax Myrtle L-210AA Proposal, in the amount of \$3,500, for cleaning the bank of a wet/dry pond area behind a retention area to be maintained by the CDD.
- Steadfast Proposal, in the amount of \$2,250, for L-210, which has a drainage structure that needs to be cleared, and 7-BB, which has Alligatorweed.

Mr. McCoskrie displayed a current and a 2007 photo showing the 16th Fairway showing how much the area has grown in 17 years. He suggested cleaning the areas to preserve the retention areas. It was noted that the areas should be mowed once or twice per year. A Board Member cautioned against cutting too often and setting an expectation that the areas will be manicured.

Mr. McCoskrie stated he realizes the difficulty providing a quote for those areas and stated the daily rate will be agreed upon; if a job requires more days than anticipated to complete, due to rough terrain, Mr. Hamilton will advise Staff and the proposal will be adjusted.

Mr. McCoskrie discussed several additional project proposals:

- Proposal for area behind the 11th Green to the Gold Tee Box on 12 to clean up the east bank, Wax Myrtle, Muhle grass, for \$2,860.
- Clean out overgrown area into which the #16 drainage inflow exits, for \$1,880.

Mr. McCoskrie stated the total proposal was \$25,860 and, less the deduction from SePro, the cost would be approximately \$17,000.

Discussion ensued regarding the deduction to the SePro bid for chemicals. Mr. Hamilton stated that the chemical cost is a major factor; the labor cost is approximately \$20 hourly.

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, Steadfast Environmental, LLC Proposal #1164, as discussed, was approved.

Mr. Hamilton stated that he will add the #16 drainage inflow to the spray program.

Mr. McCoskrie stated that he reviewed the June 2019 Meeting Minutes and developed a list of the 31 ponds for which the CDD is responsible. Two ponds have been abandoned; the list was given to Mr. Hamilton and Mr. Wallen, of Steadfast, and they will provide a spreadsheet

and a mowing schedule. The structures were surveyed before they received the map, so the information in the agenda will be updated.

Mr. McCoskrie circulated a photo of the Buckner property, which includes a dry retention area that was transferred to the CDD in 2013. The CDD will maintain the east bank and the grasses that are currently dry. He noted that numerous ponds were transferred from the Developer to the CDD.

Discussion ensued regarding the transfer of properties to the CDD.

Mr. Hamilton advised to approach Lake L-8AA with caution; while he agreed that removing the tussock will be beneficial, he is unsure if it will solve the problem. He is aware of budgetary constraints and recommended a cautious approach. Although he likes the idea, he is unsure that changing vegetation will be successful; he is cautiously optimistic.

FOURTH ORDER OF BUSINESS

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

Mr. McCoskrie stated that he asked Mr. Adams to develop the proposed Fiscal Year 2025 budget with a specific goal in mind. He noted budget shortfalls in the “Lake/pond bank maintenance” and “Lake/pond repair” line items. He discussed the goal of reducing excess cash in order to reduce assessments and asked Mr. Adams to provide another iteration of the budget, based on \$275.00 rather than \$250.00 in excess cash.

Mr. Adams stated the strategy is not to increase assessments; rather, it is to utilize fund balance to keep assessments flat or lower than in Fiscal Year 2024. He stated he will rework the proposed Fiscal Year 2025 budget and address a coding issue related to some “Aquatic maintenance” expenditures that are coded to the “Lake/pond bank maintenance” line item.

It was noted that further adjustments to the budget can be made at the next meeting.

On MOTION by Ms. Bloomquist and seconded by Mr. Pakan, with all in favor, Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 12, 2024 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

▪ **Old Business**

This item was an addition to the agenda.

• Mr. McCoskrie noted that an Agreement was executed with geotechnical engineers to inspect the L-5EE area and some residents reported that ground penetrating RADAR was utilized. Mr. Adams stated a report and a remediation plan will be provided.

• Mr. McCoskrie recalled that the HOA executed Amendments 10 and 11 related to mowing down to the pond bank. The HOA mentioned this to its attorney, who created a Pond Maintenance and Easement Agreement that was onerous and required the CDD to do everything. When sent to District Counsel, it was noted that the CDD already has cross-easements between the CDD and the HOA for anything the CDD must maintain, so the Agreement will not be signed, in favor of the existing cross easements.

FIFTH ORDER OF BUSINESS

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

On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, 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, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

- **Discussion: Amortization Schedule**

Mr. Adams stated that a call is scheduled for today, at 3:45 p.m., with all parties regarding the Amortization Schedule.

Mr. McCoskrie voiced his belief that a revised Amortization Schedule is needed.

Mr. Adams stated that the revised budget includes a revised Amortization Schedule, as discussed earlier in the year; however, there might be varying opinions regarding escheatment. He will provide a brief report following the meeting.

In response to Mr. McCoskrie's question, Ms. Kobitter stated that she is working on revised Defining Documents for the CDD Board; she is working through due diligence. Some tracts identified, that were conveyed by plat, will be prepared and presented to the Board.

Mr. McCoskrie stated that recent road resurfacing seems to be lifting at Summit View and Point Place. He thinks a lift was put on one side and not the other, as there is a seam down the middle. Mr. Calamari stated he will inspect the area.

Mr. McCoskrie asked if the \$20,000 was paid. Mr. Adams stated he is unsure, as that was due in April and the financials are as of March 31, 2024.

Mr. McCoskrie asked what was paid on May 1, 2024 for principal and interest payments. Mr. Adams stated he will research and advise.

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

Mr. McCoskrie stated that paperwork was submitted for funds to be transferred to US Bank.

Mr. Adams stated, as previously discussed, coding issues related to "Lake/pond repair" and "Lake/pond bank maintenance" will be addressed.

Mr. McCoskrie recalled that the fees charged by the Property Appraiser and Tax Collector might be miscoded.

On MOTION by Mr. Pakan and seconded by Mr. Ostensen, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of April 8, 2024 Regular Meeting Minutes

Mr. McCoskrie presented the April 8, 2024 Regular Meeting Minutes.

The following changes were made:

Line 60: Change "8CC" to "8AA"

Line 49: Change "8CC" to "8AA"

On MOTION by Mr. McCoskrie and seconded by Mr. McCaffrey, with all in favor, the April 8, 2024 Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

There was no other business.

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: June 10, 2024 at 10:00 AM**
 - **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. Ostensen, with all in favor, the meeting adjourned at 11:35 a.m.

COP SA.
Secretary/Assistant Secretary

John Macoski
Chair/Vice Chair