

**SOUTHERN HILLS  
PLANTATION I  
COMMUNITY DEVELOPMENT  
DISTRICT**

**June 10, 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**

June 3, 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 June 10, 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 - June 2024
4. Continued Review/Discussion: Proposed Fiscal Year 2025 Budget
5. Acceptance of Unaudited Financial Statements as of April 30, 2024
  - Discussion: Amortization Schedule
6. Approval of May 13, 2024 Regular Meeting Minutes
7. Other Business
8. Staff Reports
  - A. District Counsel: *Kilinski | Van Wyk PLLC*
  - B. District Engineer: *Coastal Engineering Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - 488 Registered Voters in District as of April 15, 2024

**ATTENDEES:**

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

- NEXT MEETING DATE: July 8, 2024 at 10:00 AM
  - QUORUM CHECK

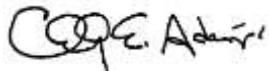
SEAT 1	JOHN MCCOSKRIE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RICHARD PAKAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	GEORGE OSTENSEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> 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

9. Supervisors' Requests

10. Adjournment

If you have any questions or comments, please contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL IN NUMBER: 1-888-354-0094  
PARTICIPANT PASSCODE: 229 774 8903**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**3A**



## Southern Hills Plantation I CDD Aquatics

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**Inspection Date:**

5/31/2024 11:40 AM

**Prepared by:**

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM  
813-836-7940

# Inspection Report

**SITE:** L-5GG

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

The surface algae noted on the surface has been treated and is actively decaying/breaking up. Technicians performed a boat treatment 5/24 to this pond where they are able to attack nuisance grasses and algae closer up than routine treatments. Nuisance vegetation on the shelf continues to recede with each treatment event.

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

**SITE:** L-8CC

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Surface algae is still present in a moderate amount on this pond. Our technicians have been proactively working to eradicate this growth. Stagnate water, high daytime temperatures, and lack of rainfall are all contributing factors to the algae growth. It is observed that it is only growing in shallow areas where the water heats up more quickly and nutrients fuel growth. Our technicians will re-treat for the algae in the upcoming visit.

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

# Inspection Report

**SITE:** L-5AA

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

Decaying surface algae lingers along parts of the ponds perimeter, but is breaking up. Beneficial rushes are present on the littoral shelf, and any nuisance grasses found growing between will be addressed by our techs.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamen ous	<input checked="" type="checkbox"/> Surface Filamen ous	
		Planktonic	Cyanobac eria	
<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-5EE

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

The pond water level is down on this pond, as with others, with only the lower portion of this pond retaining water. This is where the growth is concentrated. A highly variable mix, the technician is selectively targeting nuisance species present to encourage native/beneficial growth which will process greenspace runoff.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamen ous	Surface Filamen ous	
		Planktonic	Cyanobac eria	
<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:	



# Inspection Report

**SITE:** L-5HH

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is experiencing surface algae growth along parts of the shoreline. Nuisance grasses have been treated for. Our technician will continue to target the algae growth.

<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-9CC

Condition:    Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is in a mixed condition. A planktonic algae bloom is making the water appear green, indicating high dissolved nutrient levels, with no submersed weeds. That aside, this pond is being maintained well, and no nuisance grasses were present. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	Subsurface Filamentous	Surface Filamentous	
		<input checked="" type="checkbox"/> 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-911

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

The water level is low. This pond is in excellent condition otherwise. No algae was found to be present. Our technician will continue to monitor the condition of the pond and will address any new growth.

<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"/> Cyanobacteria
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Moderate	<input type="checkbox"/> Substantial
<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"/> Chara
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:	

**SITE:** L-10AA

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond has some decaying surface algae present. The water level is low on this pond. Nuisance grass growth is starting to decay on the littoral shelf. More headway to be made on this pond.

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

# Inspection Report

**SITE:** L-11AA

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is completely dry, though is in excellent condition. Nuisance species have been treated for. Our technician will continue to monitor the status of this pond and treat accordingly. The pond was recently mowed.

<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"/> Other:
		<input type="checkbox"/> Chara	

**SITE:** L-511

Condition: Excellent    Great    Good    Poor    Mixed Condition    Improving



**Comments:**

This pond is particularly effected by current conditions. Extremely shallow throughout, the entire pond heats up routinely during the day, resulting in explosive growth. The shelf is completely exposed from the low water level, though technicians have taken the opportunity to walk out and target grasses in the center. Our technicians will continue to combat the algae on this pond.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input checked="" 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"/> Other:
		<input type="checkbox"/> Chara	

## MANAGEMENT SUMMARY



As May comes to a close, the conditions affecting the ponds continue to favor growth. Humidity levels have rapidly spiked. Daytime temperatures continue to rise, having recently reached the mid 90's. Save for a few events, lack of rainfall has left pond waters stagnant, and many are experiencing lower water levels. And with no fresh water entering the stagnant waterbodies; these hot, nutrient-dense pools are producing algal activity at a much higher rate than typically observed.

Across the inspected areas, most ponds are in great or excellent condition. Shoreline grasses were either nonexistent or at a minimum, while algae activity, in those Sites that experienced it, manifested mostly through small amounts of subsurface filamentous algae along the pond perimeter, easily treatable through routine maintenance.

Treatments administered this week should abate or resolve growth that would have exploded until the next scheduled maintenance event. However, as we stand at the precipice of peak algae season, follow-up treatments are always necessary to maintain the aesthetics of the ponds.

## 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.

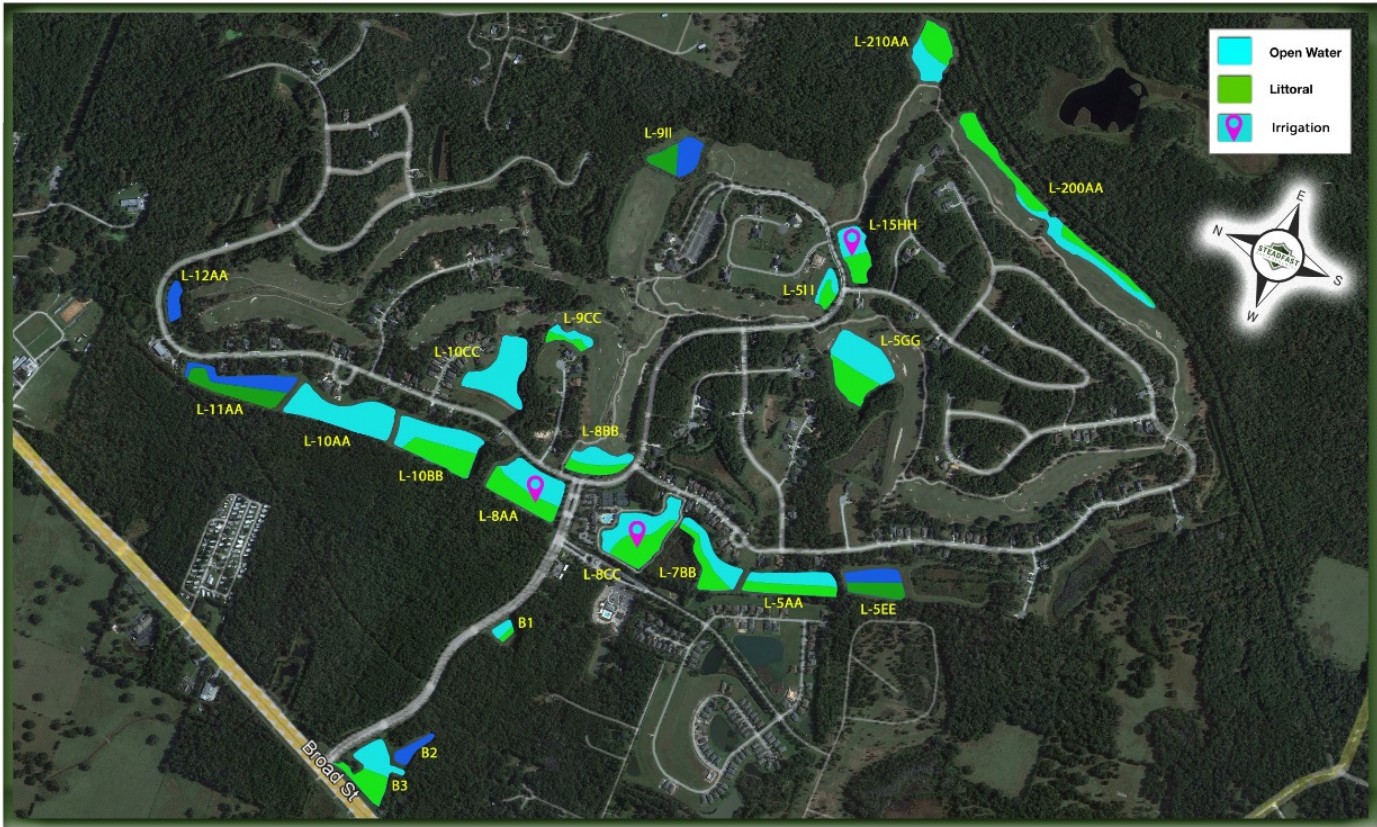
Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



# SOUTHERN HILLS PLANTATION I CDD

19850 Southern Hills Blvd, Brooksville



**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

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

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
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**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	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 255,503				\$ 265,622
Allowable discounts (4%)	(10,220)				(10,625)
Assessment levy: on-roll: net	245,283	\$ 254,142	\$ -	\$ 254,142	254,997
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>308,058</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
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	10,625
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>354,956</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	79,194	(84,498)	(5,304)	(46,898)
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>\$ 669,864</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 10,625  
 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 \$ 354,956

**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		
<b>REVENUES</b>					
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>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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>
<b>Other fees &amp; charges</b>					
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
11/01/2024	-		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
<b>Total</b>	<b>\$3,940,000.00</b>		<b>\$1,502,490.00</b>	<b>\$5,442,490.00</b>

# 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
<b>Total</b>	<b>\$3,170,000.00</b>		<b>\$1,210,460.00</b>	<b>\$4,380,460.00</b>

**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	
<b><u>Series 2011A-1 Bond Units</u></b>							
46	46	45	Single Family 50'	\$ 171.89	\$ 782.69	\$ 954.58	\$ 976.15
43	43	41	Single Family 65'	223.46	877.59	1,101.05	1,129.09
341	331	284	Single Family 80'	275.02	972.49	1,247.51	1,282.03
94	94	85	Single Family 100'	343.78	1,098.01	1,441.79	1,484.93
57	56	54	Single Family 120'	412.54	1,304.82	1,717.36	1,769.12
<b>581</b>	<b>570</b>	<b>509</b>					
<b><u>Series 2011A-2 Bond Units</u></b>							
50	50	5	Club Villa	154.70	923.75	1,078.45	1,097.86
103	103	24	Single Family 50'	171.89	1,026.39	1,198.28	1,219.85
157	157	94	Single Family 65'	223.46	1,150.84	1,374.30	1,402.34
59	59	49	Single Family 80'	275.02	1,275.30	1,550.32	1,584.84
38	38	35	Single Family 100'	343.78	1,439.89	1,783.67	1,826.81
23	23	23	Single Family 120'	412.54	1,711.11	2,123.65	2,175.41
6.87	6.87	0	Golf Course	343.78	-	343.78	386.92
<b>436.87</b>	<b>436.87</b>	<b>230</b>					
<b>1,018</b>	<b>1,007</b>	<b>739</b>					

**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	
<b><u>Series 2011A-2 Bond Units</u></b>							
45	0	45	Club Villa	\$ 142.33	\$ 849.85	\$ 992.18	\$ 849.85
79	0	79	Single Family 50'	158.14	944.28	1,102.42	944.28
58	0	58	Single Family 65'	205.58	1,058.77	1,264.35	1,058.77
10	0	10	Single Family 80'	253.02	1,173.28	1,426.30	1,173.28
6.87	0	0	Golf Course	316.28	-	316.28	386.92
<b>199</b>	<b>0</b>	<b>192</b>					
<b>1,217</b>	<b>1,007</b>	<b>931</b>					

**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**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2024**

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
APRIL 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Wells Fargo	\$ 790,032	\$ -	\$ 790,032
SBA	100	-	100
Undeposited funds	29,584	7,749	37,333
Investments			
Revenue - A1	-	446,745	446,745
Revenue - A2	-	415,146	415,146
Reserve - A1	-	499,641	499,641
Reserve - A2	-	83,970	83,970
Prepayment - A1	-	16,515	16,515
Prepayment - A2	-	766	766
Cost of Issuance	-	19,383	19,383
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	5,532	-	5,532
Deposits	2,789	-	2,789
Total assets	<u>\$ 828,037</u>	<u>\$ 2,629,380</u>	<u>\$ 3,457,417</u>
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Accounts payable	18,413	-	18,413
Due to Developer	37	-	37
Matured bonds payable A2	-	350,000	350,000
Total liabilities	<u>18,450</u>	<u>350,000</u>	<u>368,450</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	32,910	1,115,897	1,148,807
Total deferred inflows of resources	<u>32,910</u>	<u>1,115,897</u>	<u>1,148,807</u>
<b>Fund balances</b>			
Restricted for:			
Debt service	-	1,163,483	1,163,483
Unassigned	776,677	-	776,677
Total fund balances	<u>776,677</u>	<u>1,163,483</u>	<u>1,940,160</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 828,037</u>	<u>\$ 2,629,380</u>	<u>\$ 3,457,417</u>

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ 8,143	\$ 262,285	\$ 245,283	107%
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	9,295	17,648	31,431	56%
Interest & miscellaneous	-	904	250	362%
Total revenues	<u>17,438</u>	<u>327,995</u>	<u>336,945</u>	97%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Legislative				
Supervisor fees	1,000	7,000	5,400	130%
Financial & administrative				
Management	2,500	17,500	30,000	58%
Engineering	2,349	3,330	2,500	133%
Dissemination agent	208	1,458	2,500	58%
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	196	611	500	122%
Office supplies	-	-	500	0%
Legal counsel				
District counsel	-	1,836	15,000	12%
Total professional & administrative	<u>6,253</u>	<u>37,762</u>	<u>73,325</u>	51%

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations</b>				
Electric utility services				
Street lights	3,879	21,933	34,700	63%
Stormwater control				
Lake/pond bank maintenance	21,562	70,284	51,000	138%
Aquatic maintenance	-	250	32,500	1%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	1,100	19,200	2,500	768%
Other physical environment				
Insurance: property	-	12,408	9,800	127%
Entry & walls maintenance	-	4,553	6,400	71%
Landscape maintenance	7,354	51,078	86,500	59%
Holiday decorations	-	7,250	7,500	97%
Irrigation repairs & maintenance	860	15,160	10,000	152%
Landscape replacement	-	2,825	5,000	57%
Culvert inspection and cleaning	-	-	2,500	0%
Contingency				
Miscellaneous contingency	850	3,400	2,500	136%
Total field operations	<u>35,605</u>	<u>208,341</u>	<u>253,400</u>	82%
<b>Other fees and charges</b>				
Property appraiser	-	22,035	-	N/A
Tax collector	163	5,246	10,220	51%
Total other fees and charges	<u>163</u>	<u>27,281</u>	<u>10,220</u>	267%
Total expenditures	<u>42,021</u>	<u>273,384</u>	<u>336,945</u>	81%
Excess/(deficiency) of revenues over/(under) expenditures	(24,583)	54,611	-	
Fund balance - beginning	801,260	722,066	1,156,578	
Fund balance - ending	<u>\$ 776,677</u>	<u>\$ 776,677</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 APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessments: on-roll	\$ 21,865	\$ 704,308	\$ 770,686	91%
Special assessments: off-roll	-	14,934	185,983	8%
Interest	6,359	33,943	-	N/A
Total revenues	<u>28,224</u>	<u>753,185</u>	<u>956,669</u>	79%
<b>EXPENDITURES</b>				
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%
<b>Other fees and charges</b>				
Legal fees	-	1,358	4,632	29%
Property appraiser	-	-	16,056	0%
Tax collector	437	14,086	16,056	88%
Total other fees and charges	<u>437</u>	<u>15,444</u>	<u>36,744</u>	42%
Total expenditures	<u>437</u>	<u>261,219</u>	<u>925,224</u>	28%
Excess/(deficiency) of revenues over/(under) expenditures	27,787	491,966	31,445	
Fund balance - beginning	1,135,696	671,517	1,299,660	
Fund balance - ending	<u>\$ 1,163,483</u>	<u>\$ 1,163,483</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 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



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

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

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

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

61

62 **THIRD ORDER OF BUSINESS**

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

63

64

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

70 **A. Waterway Inspection Report - May 2024**

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

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

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

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

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

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

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

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

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

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

103 The Board and Staff discussed treatment of Lake 8AA.

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

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

107 **B. Phosphorous Lab Testing Results**

108 • **December 2023**

109 • **March 2024**

110 • **April 2024**

111 This item was not discussed.

112 **C. Further Review with SePro Representative**

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

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

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

120 **D. Southern Hills Outflow Structure Inspection Report**

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

123 The Board and Staff discussed the following Steadfast proposals:

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

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

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

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

139 Mr. McCoskrie discussed several additional project proposals:

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

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

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

147

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

151

152

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

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

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

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

163 Discussion ensued regarding the transfer of properties to the CDD.

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

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169 **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**

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178 Mr. McCoskrie stated that he asked Mr. Adams to develop the proposed Fiscal Year  
179 2025 budget with a specific goal in mind. He noted budget shortfalls in the “Lake/pond bank  
180 maintenance” and “Lake/pond repair” line items. He discussed the goal of reducing excess  
181 cash in order to reduce assessments and asked Mr. Adams to provide another iteration of the  
182 budget, based on \$275,000 rather than \$250,000 in excess cash.

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

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

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**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.**

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▪ **Old Business**

199 **This item was an addition to the agenda.**

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

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

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210 **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**

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**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.**

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224 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of March 31, 2024**

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227 • **Discussion: Amortization Schedule**

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

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

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

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

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

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

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

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

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

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

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

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

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**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.**



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Secretary/Assistant Secretary

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Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**



# Shirley Anderson

*Hernando County Supervisor of Elections*

16264 Spring Hill Drive  
Brooksville, FL 34604  
P: 352.754.4125 • F: 352.754.4425

April 15, 2024

Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

RE: Southern Hills Plantation I & III  
Community Development District

Dear Ms. Gillyard:

As of April 15, 2024 there are 488 registered voters within the Southern Hills Plantation I Community Development District. There are no registered voters in Southern Hills Plantation III Community Development District.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Claudia Billotte  
Candidate Specialist/Voter Services  
Hernando County Supervisor of Elections  
16264 Spring Hill Drive Brooksville, FL 34604

Enclosure

**SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

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

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

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

**\*Exception**

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