

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

September 9, 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

September 2, 2024

Board of Supervisors

Southern Hills Plantation I Community Development District

Dear Board Members:

ATTENDEES:

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

NOTE: Meeting Location

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold a Regular Meeting on September 9, 2024 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 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 – September 2024
4. Consideration of Kennedy Electric Estimate 16734 [Replacement of Landscape Lights at Entrance]
5. Acceptance of Unaudited Financial Statements as of July 31, 2024
 - Discussion: Amortization Schedule
6. Approval of August 12, 2024 Public Hearing and 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*
 - NEXT MEETING DATE: October 7, 2024 at 10:00 AM

○ QUORUM CHECK

SEAT 1	JOHN MCCOSKRIE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	RICHARD PAKAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	GEORGE OSTENSEN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	EUGENE TOMASHOSKY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARGARET BLOOMQUIST	☐ IN PERSON	☐ PHONE	☐ 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 Aquatics

Inspection Date:

8/29/2024 12:46 PM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: B1

Condition: Excellent ✓Great Good Poor Mixed Condition ✓Improving



Comments:

Previously treated surface filamentous algae is in an advanced state of decay; breaking up and dissolving. Treated algae typically takes 7-10 days to dissipate. The shoreline is clean and free of weeds or debris.

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

SITE: B2

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

Routine maintenance & monitoring will continue here.

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

Inspection Report

SITE: B3

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

The main body of the pond is clear and free of algae, the shorelines are clean. The littoral areas of the pond host vegetation, which is filtering nutrients.

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

SITE: L-5AA

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

A relatively small amount of decaying algae is noted within the pond. This will clear within the next few days. Decaying there is evidence of treatment efforts within the littoral shelf, as nuisance vegetation here is in a state of decay. The technician is taking care not to disrupt beneficial vegetation here.

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

Inspection Report

SITE: L-5GG

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

There is a large swathe of decaying algae alongside the littoral shelf, as well as some fringing the perimeter of the pond. The white coloration and breakage of the mat show that it is advanced deterioration, it should resolve within the next 5-7 days.

<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-7BB

Condition: Excellent Great Good ✓Poor Mixed Condition ✓Improving



Comments:

Similar to other ponds on the property, the water hosts decaying algae, though to a much higher degree. The treated algae should resolve within 7-10 days, though regrowth is expected with the observed amount of surface coverage. Work on the littoral shelf here is evident, the technician seems to be focusing on cattails.

<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: Cattails	

Inspection Report

SITE: L-8BB

Condition: Excellent Great ✓Good Poor Mixed Condition ✓Improving



Comments:

Decaying algae is noted in front of the littoral shelf, and on the pond's perimeter, already treated for. This should clear within the next few days. Some grasses noted on the shelf, to be addressed by the technician on the next visitation.

<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:

Midway through the treatment cycle for Hydrilla, progress is readily apparent. The portion of the pond which has already received treatment is clear and in excellent shape, while the portion to be treated this week still hosts Hydrilla Growth.

Aside from this, there is a mild amount of surface algae in varying states of decay, and no nuisance grasses along the clean shoreline.

<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-10BB

Condition: Excellent ✓Great Good Poor Mixed Condition Improving



Comments:

A moderate amount of planktonic algae is noted within the water. The technician will disperse treatment here to reduce PA activity and keep the pond's water in good condition.

<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-10CC

Condition: ✓Excellent Great Good Poor Mixed Condition ✓Improving



Comments:

A few small patches of decaying algae were noted here, these should clear up within a few days. Some grasses on the woodland side are decaying from prior treatment as well.

<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



As we exit August, the rainy season continues. High temperatures and abundant Floridian sunshine cause any effluents washed into the ponds to cause rapid algae blooms in some ponds. Hopefully as the season shifts, we will see a change in the conditions that influence the ponds. The days will continue to shorten in length as the temperatures begin to cool, both working in favor of the pond's aesthetics, as these will result in decreased growth rates for surface algae. Additionally, the seasonal rain events that were commonplace will taper off as the month progresses, which will have the effect of lowering water levels across most ponds. Assuming temperatures decrease, and dissolved oxygen levels in the water lower due to decreased rainfall stagnating pond waters, it is possible that the changing conditions result in some fish kill events. It is important to be aware that these events are caused by the water quality of the ponds, and are not due to treatments targeted against nuisance algae and vegetation.

In most ponds observed, algae activity was present, but had already been administered treatment. All were in varying states of decay from the copper sulfate used to abate the growth which has bloomed during these warm summer months. We are still in the peak growing season, and progress against algae is made slow since regrowth rates are high. As conditions shift over the course of the month, eradication results will be sure to become more apparent. Nuisance grasses were not present along shorelines, and are being targeted on littoral shelves.

L8CC's Hydrilla treatment is going well. The portion of the pond which was treated already has cleared nicely and can be compared to the opposite side which is to receive treatment later this week.

RECOMMENDATIONS

Continue to treat ponds for algae, administer follow-ups to ponds experiencing extended decay times.

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.

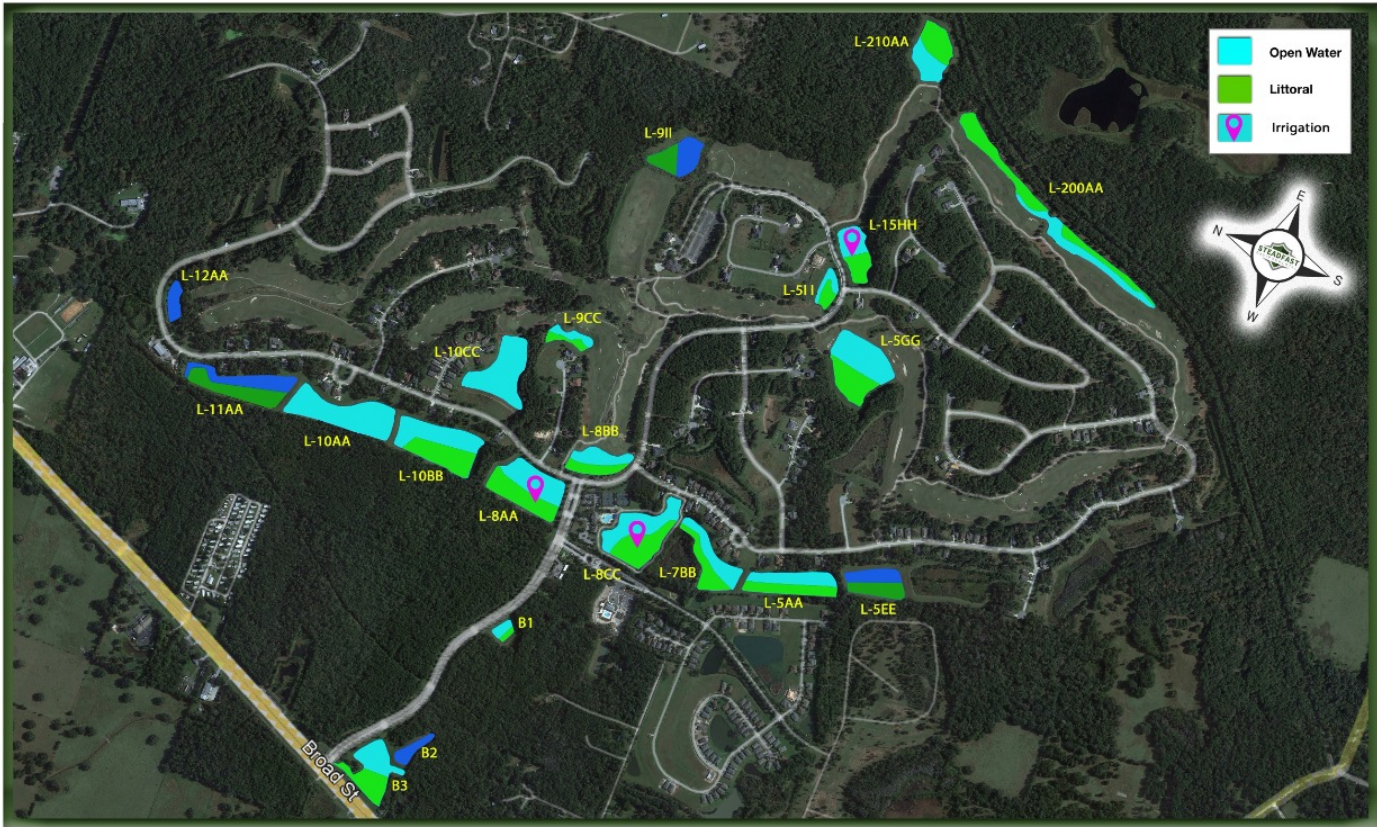
Administer the second in the series of treatments to combat L8CC's Hydrilla.

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**

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Kennedy Electric

License #: EC13011268
1160 Ponce De Leon Blvd
Brooksville, Florida 34601
(352)592-9866
www.kennedyelectricfl.com
office@kennedyelectricfl.com

Kennedy Electric
Estimate 16734

SENT

SOUTHERN HILLS PLANTATION CDD 1
(239) 464-7114

Job location: 19850 Southern Hills
Boulevard Brooksville, Florida 34601

Expiration Date: Sep 16, 2024
Status: Sent

Service Address:
19850 Southern Hills Boulevard
Brooksville, Florida 34601
Billing address:
2300 Glades Rd # 410 W
BOCA RATON, FL 33431

Option 1

REPLACE (6) DAMAGED, MISSING & NON-FUNCTIONING LANDSCAPE LIGHTS AT ENTRANCE. ADD SHORT CHASE NIPPLE FOR LIGHTS PLACED TOO LOW OR BELOW GRADE LEVEL. REPLACE (1) 6x6 JUNCTION BOX DAMAGED BY LANDSCAPERS AT FRONT WALL NEAR ELECTRICAL PANELS.

Item	Quantity	Amount
Thank you for your business!		
Subtotal		\$1,985.00
Total		\$1,985.00

Contract

Terms & Conditions

Kennedy Electric (K.E.) requires a 50% Deposit for all estimates over \$1,000 and services with the balance due upon completion. Deposits must be received prior to scheduling. Deposits are subject to a 50% Cancellation Fee. All electrical services performed by K.E. will be in compliance with current N.E.C. regulations. When required, permit must be displayed in plain view for the inspector and remain onsite until the inspection is complete. A one year manufacturer warranty is available on materials purchased by K.E. Estimates are only valid for 30 days from the date sent to the customer. By accepting this estimate, the Customer/Agent agrees to the following disclaimers: In the event K.E. is required to move customer belongings/personal property, household materials, appliances, furniture, etc. K.E. is not responsible for any damage to flooring, walls, furniture, personal belongings, etc. The Customer/Agent should provide clear access to the job site area and electrical source(s). Any attic access required to perform the agreed upon electrical work is at the Customer/Agent's risk; damage incurred is the Customer/Agent's responsibility to have repaired. If trenching or digging is necessary to perform the agreed upon electrical work, it is the Customer/Agent's responsibility to have all underground services such as pipes, sprinkler lines, cables and/or utilities marked before the project begins. If any damage is sustained to unmarked underground services by K.E., it is the Customer/Agent's responsibility to have repaired. K.E. cannot be held liable for drywall damage that may occur during the installation of service panels, receptacles, devices etc.; it is the Customer/Agent's responsibility to have repaired. All leftover materials are the property of K3 Technologies Inc. DBA Kennedy Electric (K.E).

ALL Payments must be made in full upon completion of services rendered. A surcharge of 3.5% will be imposed on payments made with a credit/debit card and/or ACH payment. Customer will be responsible for all legal fees and court cost incurred for collection of unpaid balances; unpaid balances are subject to annual interest rate of 18%.

Signature

Date

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Wells Fargo	\$ 202,418	\$ -	\$ 202,418
Bank United ICS	479,368	-	479,368
Bank United - 1546	50,000	-	50,000
SBA	102	-	102
Undeposited funds	5,532	-	5,532
Investments			
Revenue - A1	-	84,055	84,055
Revenue - A2	-	123,725	123,725
Reserve - A1	-	506,104	506,104
Reserve - A2	-	85,057	85,057
Prepayment - A1	-	24,242	24,242
Prepayment - A2	-	776	776
Cost of Issuance	-	19,634	19,634
Due from Developer	-	371,966	371,966
Assessments receivable - on-roll	-	46,287	46,287
Assessments receivable - off-roll	-	743,932	743,932
Allowance for uncollectable receivable	-	(19,567)	(19,567)
Due from Southern Hills III	3,271	-	3,271
Deposits	2,789	-	2,789
Total assets	<u>\$ 743,480</u>	<u>\$ 1,986,211</u>	<u>\$ 2,729,691</u>
LIABILITIES			
Liabilities			
Due to Developer	\$ 37	\$ -	\$ 37
Matured bonds payable A2	-	540,000	540,000
Total liabilities	<u>37</u>	<u>540,000</u>	<u>540,037</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	30,649	1,115,897	1,146,546
Total deferred inflows of resources	<u>30,649</u>	<u>1,115,897</u>	<u>1,146,546</u>
Fund balances			
Restricted for:			
Debt service	-	330,314	330,314
Unassigned	712,794	-	712,794
Total fund balances	<u>712,794</u>	<u>330,314</u>	<u>1,043,108</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 743,480</u>	<u>\$ 1,986,211</u>	<u>\$ 2,729,691</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 10,002	\$ 286,936	\$ 245,283	117%
Special assessments: off-roll	-	-	39,981	0%
Lot closings	-	7,158	-	N/A
CDD II shared costs payment	20,000	60,000	20,000	300%
CDD III shared costs payment	5,356	1,159	31,431	4%
Interest & miscellaneous	1,886	5,274	250	2110%
Total revenues	<u>37,244</u>	<u>360,527</u>	<u>336,945</u>	107%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,000	10,000	5,400	185%
Financial & administrative				
Management	2,500	25,000	30,000	83%
Engineering	195	6,330	2,500	253%
Dissemination agent	208	2,083	2,500	83%
Trustee	-	-	4,300	0%
Audit	3,750	3,750	3,250	115%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,775	6,200	93%
Legal advertising	63	140	750	19%
Bank fees	-	-	600	0%
Annual district filing fee	-	175	175	100%
Website	-	705	790	89%
ADA website compliance	-	-	210	0%
Postage	163	1,241	500	248%
Office supplies	-	261	500	52%
Legal counsel				
District counsel	20,557	22,394	15,000	149%
Total professional & administrative	<u>28,436</u>	<u>77,854</u>	<u>73,325</u>	106%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	2,751	30,520	34,700	88%
Stormwater control				
Lake/pond bank maintenance	8,417	108,798	51,000	213%
Aquatic maintenance	-	250	32,500	1%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	-	25,400	2,500	1016%
Other physical environment				
Insurance: property	-	12,408	9,800	127%
Entry & walls maintenance	-	5,495	6,400	86%
Landscape maintenance	7,354	65,491	86,500	76%
Holiday decorations	-	7,250	7,500	97%
Irrigation repairs & maintenance	1,228	16,868	10,000	169%
Landscape replacement	-	15,169	5,000	303%
Culvert inspection and cleaning	500	500	2,500	20%
Contingency				
Miscellaneous contingency	-	3,400	2,500	136%
Total field operations	<u>20,250</u>	<u>291,549</u>	<u>253,400</u>	<u>115%</u>
Other fees and charges				
Property appraiser	-	22,035	-	N/A
Tax collector	<u>200</u>	<u>5,739</u>	<u>10,220</u>	<u>56%</u>
Total other fees and charges	<u>200</u>	<u>27,774</u>	<u>10,220</u>	<u>272%</u>
Total expenditures	<u>48,886</u>	<u>397,177</u>	<u>336,945</u>	<u>118%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(11,642)	(36,650)	-	
Fund balance - beginning	<u>724,436</u>	<u>749,444</u>	<u>1,156,578</u>	
Fund balance - ending	<u>\$ 712,794</u>	<u>\$ 712,794</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 JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 26,859	\$ 770,503	\$ 770,686	100%
Special assessments: off-roll	-	22,401	185,983	12%
Interest	3,456	47,083	-	N/A
Total revenues	<u>30,315</u>	<u>839,987</u>	<u>956,669</u>	88%
EXPENDITURES				
Principal - A1	-	270,000	250,000	108%
Principal - A2	-	200,000	200,000	100%
Interest - A1	-	264,770	243,020	109%
Interest - A2	-	226,780	195,460	116%
Total expenditures	<u>-</u>	<u>961,550</u>	<u>888,480</u>	108%
Other fees and charges				
Legal fees	8,275	9,633	4,632	208%
Property appraiser	-	-	16,056	0%
Tax collector	537	15,410	16,056	96%
Total other fees and charges	<u>8,812</u>	<u>25,043</u>	<u>36,744</u>	68%
Total expenditures	<u>8,812</u>	<u>986,593</u>	<u>925,224</u>	107%
Excess/(deficiency) of revenues over/(under) expenditures	21,503	(146,606)	31,445	
Fund balance - beginning	<u>308,811</u>	<u>476,920</u>	<u>1,299,660</u>	
Fund balance - ending	<u>\$ 330,314</u>	<u>\$ 330,314</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 Public Hearing and Regular Meeting on August 12, 2024 at 10:00 a.m., at the Southern Hills Fitness Center, 19860 Southern Hills Boulevard, Brooksville, Florida 34601.

Present were:

John McCoskrie	Chair
Richard Pakan	Vice Chair
George Ostensen	Assistant Secretary
Margaret Bloomquist	Assistant Secretary
Eugene Tomashosky	Assistant Secretary

Also present:

Chuck Adams	District Manager
Grace Kobitter	District Counsel
Joe Calamari	District Engineer
Josh McGarry	SePro Corporation (SePro)
Joe Hamilton	Steadfast Environmental, LLC (Steadfast)
Jamie	Steadfast Environmental, LLC (Steadfast)
Alex Kurth	Premier Lakes

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:28 a.m. He stated the regular meeting location of Southern Hills Plantation Clubhouse, at 4200 Summit View Drive, Brooksville, Florida 34601 became available so the meeting is being held at the regular location. A sign was posted at the Fitness Center location advising potential attendees of the new location.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items)

There were no public comments.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2024-06,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-06. The following nominations were made:

John McCoskrie	Chair
Richard Pakan	Vice Chair
Margaret (Peg) Bloomquist	Assistant Secretary
George Ostensen	Assistant Secretary
Eugene Tomashosky	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Brian McCaffrey	Vice Chair
-----------------	------------

The following prior appointments by the Board remain unaffected by this Resolution:

Chesley "Chuck" Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, Resolution 2024-06, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines and Frank

This item was presented following the Seventh Order of Business.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023

This item was presented following the Seventh Order of Business.

SIXTH ORDER OF BUSINESS

Update/Discussion/Consideration: Steadfast Environmental, LLC Items

A. Waterway Inspection Report – August 2024

Mr. McCoskrie reviewed the Waterway Inspection Report. He stated that, due to the issue of recurring algae blooms in the ponds and the Board's decision to explore other methods, he invited Mr. Alex Kurth, of Premier Lakes, to inspect the ponds today and report his findings and recommendations.

It was announced that there would be presentations from contractors and, as a professional courtesy, each company representative will leave the room while the other is presenting.

Mr. Josh McGarry disclosed working with both companies.

Mr. Hamilton, of Steadfast, gave an overview of ongoing issues and actions taken to address the five ponds with various issues and changing the treatment program to perform Sonar® treatments once a month. He noted that monthly material and labor costs have decreased and sometimes exceeded profit margins.

Mr. McGarry, of SePro, stated that, since Steadfast initiated the six-month program of the basic dose to manage those five ponds, they found out the City is pumping a lot more nutrient rich water in the ponds. He recommended implementing a program where an injection pump system is installed to regulate the fertilizer flowing into the ponds, in the wet and dry seasons. This is costly but it enables the CDD to control phosphorate levels. In response to questions, he noted that hydrilla cannot be eradicated and must be managed and chemicals will leech into the ponds if sprayed around the edge; spraying in the middle of the ponds is necessary to treat grasses, vegetation, brush and submersed weed vegetation. Mr. McGarry confirmed that boats are being used to treat littoral shelves where needed and the gator is the primary vehicle.

The Board Members discussed pond conditions after the City pumps in reclaimed water and after a rain event. Mr. McGarry stated that SePro is adjusting its program where needed and is maintaining control over five ponds, which is resulting in expenses exceeding contract. He suggests bypassing irrigation and applying a 90-day heavy Sonar® treatment to one pond at a time to possibly see longer term results.

The following were discussed:

➤ A costly herbicide that was successful in treating hydrilla and is irrigation safe that the CDD can consider if it does not want to consider injection pumps or bypassing the irrigation system.

➤ The option of using a new Flora product that suppresses hydrilla growth after the initial 90-day heavy Sonar® treatment period, which requires applying specific low dosage late spring or January and is safe on turf under certain concentration.

➤ For long-term control, about 65,000 carp were stocked as a form of biological control, in Ponds L8-CC, L5-GG and L5-AH.

Mr. Calamari noted that it is possible to bypass the irrigation system to apply a 30-day or 60-day heavy Sonar® treatment at Pond L8-CC, as they can pump water using the groundwater well behind the Amenity Center, but will have to verify this. Ms. Bloomquist suggested posing this option to the City.

SEVENTH ORDER OF BUSINESS

Consideration of Premier Lakes Proposal for Lake Management

Mr. Kurth pointed out that, after inspecting the ponds days after the scheduled treatments, they showed no signs of recent treatment, which is outlined in the Management Summary at the end of his Report. He gave an overview of his company, staff and professional experience.

Mr. Kurth stated that, if Premier is awarded the contract, he will not make any recommendations today until he sees how his treatment of verticals affect the algae first, as they might not need to take more practice steps. He voiced his opinion that the submersed vegetation has been growing out of control for some time.

• One-Time Work Order Agreement

Mr. Kurth presented the One-Time Work Order Agreement and the project scope. He responded to questions regarding Premier's long-term approach to maintain the ponds, project scope and coordinating efforts with the Golf Course and the City.

If the Board approves the One-Time Work Order Agreement Mr. McCoskrie suggested revising it to treat the ponds that are causing the most issues. He thanked Mr. Kurth and stated he will be notified of the Board's decision.

Mr. McCoskrie distributed and presented a spreadsheet comparing the approach and costs of the two companies. He proposed using Steadfast for the dry ponds. Board Members pointed out differences between the two presentations and some attending a presentation to determine the effectiveness of nano-bubbler systems. The Board consensus was to wait 30 days to review the information and see if the conditions improve, before deciding to terminate the

current Steadfast contract and award the Aquatics Management Services contract to Premier Lakes.

▪ **Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines and Frank**

This item, previously the Fourth Order of Business, was presented out of order.

Mr. Adams stated that Mr. Gaines was unable to connect to the meeting via telephone.

Mr. Adams noted the pertinent information in the Audited Financial Report for the Fiscal Year Ended September 30, 2023. The CDD received a clean audit, which is the best rating that the CDD can obtain; there were no findings, recommendations, deficiencies on internal control or instances of non-compliance.

Mr. McCoskrie suggested having the Auditor change the “Due from Developer” classification as a current asset since this has not been collectible for some time.

Regarding the delinquent amount in the Debt Service Fund, Mr. Adams stated that the CDD’s sole responsibility is to collect funds and submit those funds to the Trustee; any other action will require the CDD to receive direction from the Trustee, who is receiving direction from the bondholders, who have not demanded any payment at this time.

Mr. McCoskrie recalled Mr. Burrs telling him of speaking with the bondholders and being fine without paying them as they are going to improve the property to sell the lots. Mr. Adams stated that Mr. Burrs has a relationship with the two primary bondholders.

Mr. Pakan noted errors in the first paragraph, on Page 25, Note C-Related Party Transactions and listing the findings mentioned in the last paragraph on Page 35 that “we did note the following findings”. Ms. Kobitter stated that she submitted additional edits to the District Management’s office last week to incorporate into the Report.

▪ **Consideration of Resolution 2024-05, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023**

This item, previously the Fifth Order of Business, was presented out of order.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, Resolution 2024-05, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, subject to incorporating Ms. Kobitter’s edits in the Report and other edits discussed today, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing on the Adoption of the
Fiscal Year 2024/2025 Budget

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and
Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending
September 30, 2025; Authorizing Budget Amendments; and Providing an Effective
Date

Mr. Adams stated that the proposed Fiscal Year 2025 budget is the same as the version
approved at the last meeting.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

**On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor,
Resolution 2024-07, Relating to the Annual Appropriations and Adopting the
Budget for the Fiscal Year Beginning October 1, 2024, and Ending September
30, 2025; Authorizing Budget Amendments; and Providing an Effective Date,
was adopted.**

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-08,
Making a Determination of Benefit and
Imposing Special Assessments for Fiscal
Year 2025; Providing for the Collection and
Enforcement of Special Assessments,
Including but Not Limited to Penalties and
Interest Thereon; Certifying an Assessment
Roll; Providing for Amendments to the
Assessment Roll; Providing a Severability
Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2024-08, known as the Assessment Levying Resolution.

Mr. McCoskrie stated that the Trustee has not responded to the request for a revised
amortization schedule or directed the CDD to re-levy the 48 escheated lots in the Debt Service
fund. In referring to Mr. McCoskrie's comment regarding "Direct Bill Assessments" in Section 3B
of the Resolution, Mr. Adams stated that the "Due from Developer" Debt Service Fund off-roll
assessments are direct billed because it is a requirement of the bond documents; foreclosing on
the property cannot occur until the lots are platted and built. Mr. McCoskrie indicated that

those funds do not belong to the CDD; he believes that the bondholders do not want to do anything or replace them and have to start all over with someone else.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, Resolution 2024-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of June 30, 2024**

- Discussion: Amortization Schedule**

This item was discussed during the Ninth Order of Business.

Mr. Adams pointed out that CDD I deposited CDD II's \$20,000 payment on July 7, 2024. He will have BankUnited shift \$45,000 from the money market account to the ICS account.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of July 8, 2024 Regular Meeting
Minutes**

The following changes were made:

After Line 19: Insert "Jennifer Kilinski" and Kilinski|Van Wyk PLLC"

Line 218: Change "73 Report" to "July 3, 2024 Community Status Report"

Regarding the comment on Line 89, Mr. McCoskrie stated that Ms. Kilinski does not need to send letters to the 48 escheated lot owners.

Line 224: Change "sandblasting" to "sidewalk concrete shaving"

Regarding the comment on Line 224, Mr. McCoskrie stated that he will forward the \$16,000 contract he and Trent obtained to shave all the sidewalks going down the Boulevard, to pass on to the City, since they own the roads and right-of-ways (ROW).

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

TWELFTH ORDER OF BUSINESS**Other Business**

Mr. McCoskrie asked if Lennar removing all the socks out of the storm drains so that the streets/houses would not flood was the correct thing to do and asked if they should they pay for debris cleanup. Mr. Calamari stated that he tends to agree with leaving them in; however, there may be some complications due to elevation levels. He also agrees with opening them up to allow the water to drain properly. He noted that the CDD is an ongoing construction site and should expect to have sedimentation, etc., in the streets, especially when a 25-year rainfall event occurs and until construction of the subdivision is completed. Lennar was cleaning up the debris in the streets last Monday but not debris in the ponds and pipes. He will check with the construction firm to see if they have a standard plan to install socks.

Discussion ensued regarding City crews blowing debris into the grates, the HOA enforcing the rules and considering a request to start taking funds from the builder's deposit to pay the cleanup expenses. A stop-order was placed on a builder due to the road conditions.

Mr. McCoskrie and another person inspected the depression areas in pond L5A-A and that person agreed with the recommendation of the Engineer who wrote the Report, which is to monitor the depression areas, as both areas show no evidence of increasing but reconsider that approach if conditions change. Mr. Calamari stated he will review the plans to determine if there are pipes in Pond L5A-A. Mr. McCoskrie asked Mr. Calamari to inspect the lake bank erosion adjacent to the structure between Ponds L10A-A and L10B-B.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski|Van Wyk PLLC**

- Memorandum: Goals and Objectives Reporting**

Ms. Kobitter presented the memorandum outlining the new state requirement for CDDs to establish and adopt goals and objectives each year by October 1. District Counsel collaborated with District Management to identify key categories, which primarily consist of what the CDD is already required to do, statutorily. Mr. Adams stated that this will require Mr. Hamilton periodically auditing the project and providing a memorandum of the results.

On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

Ms. Kobitter stated that she is working on the proper due diligence within the CDD regarding what the CDD owns and is required to maintain and identified a few tracts that were dedicated by plat but for which she does not have any conveyance documents. She is preparing them with Mr. Calamari and Mr. Adams' assistant to present soon. Mr. McCoskrie stated that it looks to be about ten conservation easements behind resident homes on Summit View Drive that the CDD is responsible for maintaining.

B. District Engineer: Coastal Engineering Associates, Inc.

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

There were no District Engineer or District Management reports.

- **NEXT MEETING DATE: September 9, 2024 at 10:00 AM**

- **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Bloomquist stated that she asked Joe to inspect Dr. Patel's property on Summit, as he reported water flowing into his garage; there might be an easement there.

Discussion ensued regarding ongoing drainage issues, an opinion that builders are building single-family lots below elevation and not constructing swales properly, the possible problems if a 100-year storm occurs, the clogged box culvert on Summit View that is clogged and needs to be cleaned out again and opinions that the outfall structure has a design issue.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 12:07 p.m.

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

Exceptions

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