

**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 September 9, 2024 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601.

Present were:

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

Also present:

Chuck Adams	District Manager
Grace Kobitter	District Counsel
Joe Calamari	District Engineer
Alex Kurth	Premier Lakes
Joe Hamilton	Steadfast Environmental, LLC (Steadfast)
Will Butler	Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m.

Supervisors McCoskrie, Pakan, Ostensen and Tomahosky were present. Supervisor Bloomquist attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items)

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

A. Waterway Inspection Report – August 2024

Mr. Kurth stated, following the discussions last month, Steadfast took it upon themselves to do a test treatment of L-8CC and the results appear to be positive. As of last week, the results are approximately 70% clear, and 30% is still heavily affected by growth, as compared to 50% or more heavily affected last month. The balance of the ponds experienced new growth throughout the month and then clearing again; some appear to be weather-related and some seasonal. It is unclear how much of the improvement is because of additional treatments, how much is seasonal and how much is weather related. Generally, the ponds are in slightly better condition than they were one month ago; however, extreme amounts of rain were received over the past month, increasing the flow rate, which improves clarity.

Mr. McCoskrie stated that Mr. Hamilton submitted two additional proposals.

Mr. Adams distributed the proposals.

Mr. Hamilton stated the ponds have seasonal issues. He noted that the community is unique in that rainfall has the opposite effect; rather than filling and flushing out the ponds and improving the aesthetics, rainfall causes the ponds to have a lot of algae growth. Duckweed is back on L8-AA, for three months in a row. He consulted with SePro, an outside herbicide distributor.

Mr. Hamilton presented the following proposals and responded to questions:

- Steadfast Environmental Proposal #879 for Komeen Descend treatment.

The cost for L8-CC was \$5,500; L5GG was \$1,400 and L5HH was \$1,190, for a total of \$8,090 for two split treatments applied 14 days apart. Reapplication will be recommended in six to eight months.

- Steadfast Environmental Proposal 1272 for a six-month course of monthly “Sonar Infinity®” treatments at Ponds L-8AA, L-8CC, L5GG, L5HH and L5H.

The monthly cost of approximately \$640 totals \$3,840 for six months.

Discussion ensued regarding the Steadfast proposals presented today and the Premier Lakes proposals presented at the last meeting.

Ms. Bloomquist stated that Mr. David Kingsbury, the contact with the City, is willing to work with the CDD’s aquatics contractors.

Mr. Hamilton and Mr. Kurth left the meeting.

The Board Members discussed the pond conditions, treatments, costs and past results.

Mr. McCoskrie suggested asking the City of Brooksville to reduce the amount of phosphorus and nitrogen in the reclaimed water pumped in and expressed support for trying the Sonar Infinity® treatment offered by Steadfast.

Mr. Adams discussed his experience working with Premier Lakes in other CDDs.

Ms. Bloomquist reiterated the need for the aquatics contractors to work with the City.

It was noted that the Steadfast proposal only applies to the wet ponds.

The consensus was to engage Premier Lakes for Lake Management, effective October 1, 2024. Mr. Adams will inform Mr. Kurth of the Board's decision accordingly.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomahosky, with all in favor, authorizing Staff to send a termination notice to Steadfast for treatment of the wet ponds, effective October 1, 2024; and authorizing Staff to prepare a contract with Premier Lakes for Lake Management, effective October 1, 2024, was approved.

FOURTH ORDER OF BUSINESS**Consideration of Kennedy Electric Estimate 16734 [Replacement of Landscape Lights at Entrance]**

Ms. Bloomquist stated that Kennedy Electric repaired nonfunctioning lights and recommended elevating the landscape lights to prevent landscapers from damaging them. Some of the damage included in this bill was by landscapers. She recommended informing the landscapers of the need to be more careful.

Mr. Ostensen stated that some of the landscape lights are in the mulch bed.

Mr. McCoskrie recommended removing the duplicate landscape lights and boxes to eliminate the need for maintenance, keeping the rope lights on and authorizing Mr. Ostensen to work with Kennedy Electric in this regard.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, Kennedy Electric Estimate 16734, in the amount of \$1,985, and authorizing Mr. Ostensen to work with the contractor as discussed, was approved.

▪ **Discussion: Streetlights**

This item was an addition to the agenda.

Mr. Ostensen stated the first eleven streetlight poles on the right-hand side of the Boulevard are out. He described numerous calls to Duke Energy (Duke) and indicated that technicians determined that some underground work was needed. While the work was reported to be completed on August 28, 2024, when he checked the lights that evening, they were not functional. He submitted an online work order and was again advised that additional underground work was needed. In the meantime, he was able to reach a live person whose territory encompasses this side of the state. A third work order was put in.

Mr. Ostensen will inform Duke about lights that fail to turn off during the day.

Mr. McCoskrie noted that Mr. Ostensen assumed responsibility for The Boulevard.

▪ **Discussion: September 2024 Boulevard Review & Evaluation Report and Steadfast Proposals**

This item was an addition to the agenda.

Mr. Ostensen distributed and presented the September 2024 Boulevard Review & Evaluation Report and noted the following:

➤ Southern Hills Boulevard involves numerous areas of responsibility, some belonging to the CDD, some to the City and some to Duke Energy.

➤ The CDD has generally been reactive rather than proactive in addressing issues.

Mr. Ostensen presented Steadfast Proposal # SM-E-2733 for six irrigation main line repairs on the Boulevard. Repairs will take three days, during which time water will be shut off and excavation will be performed.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, Steadfast Proposal #SM-E-2733 for repairs of six irrigation main line repairs, in a not to exceed amount of \$3,800, and authorizing Mr. Ostensen to work with the contractor as discussed, was approved.

Mr. Ostensen presented Steadfast Proposal #SM-E-2669 to replace the existing irrigation controller with a more advanced, Next Generation controller with communication capabilities for remote access, at a cost of \$3,800.

Mr. Ostensen will request remote access.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, Steadfast Proposal #SM-E-2733 to replace the existing irrigation controller with a more advanced, Next Generation controller, in a not to exceed amount of \$3,800, and authorizing Mr. Ostensen to work with the contractor as discussed, was approved.

Discussion ensued regarding the Report, which was updated since it was last presented, and mapping the irrigation system.

Mr. Ostensen invited the Board Members to send their comments and suggestions to him.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2024

- **Discussion: Amortization Schedule**

Mr. Pakan presented the Unaudited Financial Statements as of July 31, 2024.

Discussion ensued regarding Southern Hills Plantation CDD II's \$20,000 payment, which was recorded as receivables last month but did not appear as revenue in these financials. Mr. Adams stated that more than \$20,000 was received as part of the Settlement Agreement; he will research it.

Mr. McCoskrie stated he believes there is a collections issue with Southern Hills Plantation CDD III, given that their shared costs payments are only at 4% for the year with two months remaining to collect \$31,431. Mr. Adams will research it.

Mr. McCoskrie suggested Mr. Adams move \$5,000 or \$10,000 from the ICS account to the BankUnited money market account. It was noted that revenues must manually be moved from the ICS account in November. Mr. Adams stated that Staff will take action in November.

Mr. McCoskrie noted District Counsel's fees at 149% of budget and stated that Staff is mapping out the CDD's conservation easements. Once all deeds and dedications are identified, Mr. Calamari will map them out; most large areas are known but there are numerous small areas behind lots, which are only mentioned when an issue exists. In his opinion, money will be well-spent identifying the areas.

The financials were accepted.

SIXTH ORDER OF BUSINESS

Approval of August 12, 2024 Public Hearing and Regular Meeting Minutes

The following changes were made:

Line 92: Change "decreased" to "increased"

Lines 93, 100 and 104: Change "McGarry" to "Hamilton"

Lines 93 and 104: Change "SePro" to "Steadfast"

Line 116: Change "L5-AH" to "L5-HH"

Line 271: Change "road" to "golf course"

Line 294: Change "proper" to "property"

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the August 12, 2024 Public Hearing and Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Will Butler introduced himself and stated that he will provide his contact information for pressure washing, interior cleaning and holiday lighting services.

A member of the public asked if meetings are always held at 10:00 a.m. Mr. Adams replied affirmatively and stated that meetings are typically held on the second Monday of the

month unless there is a conflict due to a holiday. The October and November meetings will be held one week earlier to accommodate the Columbus Day and Veterans Day holidays.

Asked about numerous canceled meetings, it was noted that CDDs II and III cancel frequently but CDD I meets fairly regularly.

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

Ms. Kobitter stated that Mr. Calamari has the copy of the property due diligence; he is compiling an estimate for mapping it. Referring to exhibits showing tracts, Mr. McCoskrie asked Mr. Calamari to exercise thought in determining which tracts to map, as the CDD wants to confirm its responsibility.

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: October 7, 2024 at 10:00 AM**
 - **QUORUM CHECK**

NINTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Ostensen and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 11:08 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COP EAL
Secretary/Assistant Secretary

John Macchini
Chair/Vice Chair