

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

October 7, 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 30, 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 October 7, 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. Daily Logs List – September 2024
4. Consideration of Illuminations Holiday Lighting Proposal for Holiday Lighting and Decoration of Southern Hills CDD Entrance
5. Acceptance of Unaudited Financial Statements as of August 31, 2024
 - Discussion: Amortization Schedule
6. Approval of September 9, 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*
 - NEXT MEETING DATE: November 4, 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



Printed: Oct 1, 2024

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Sep 4, 2024

Job: SE1215 Southern Hills RAM**Title:****Added By:** Francisco De La Cruz**Log Notes:**

Pond L10AA treated for midge flies, L8CC for Duckweed & Follow up Hydrilla treatments on several ponds (reclaim system)

Weather Conditions:

Partly Cloudy with Light Rain

Wed, Sep 4, 2024, 8:16 AM

**92° F****76° F**

Wind: 7 mph

Humidity: 100%

Total Precip: 0.82"

Attachments: 1



Printed: Oct 1, 2024

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Sep 10, 2024

Job: SE1263 Southern Hills HOA**Title:****Added By:** Francisco De La Cruz**Log Notes:**

Ponds 5'2'4'2'1'

AND

Ponds L10AA 10BB L8AA L8CC L7BB L5AAL511'B1'B2'B3'

All treated for grasses and algae

Weather Conditions:

Mostly Cloudy with Scattered Storms

Tue, Sep 10, 2024, 1:18 PM

**88° F****77° F**

Wind: 12 mph

Humidity: 96%

Total Precip: 0.06"

Attachments: 6



Daily Logs List

Printed: Oct 1, 2024

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Sep 20, 2024

Job: SE1215 Southern Hills RAM**Title:****Added By:** Joshua Britto**Log Notes:**

L8aa, treated for minor azolla

L10bb, treated for algae and alligator weed

L10aa, treated for minor algae and mixed vegetation

L11aa, treated for heavy seasonal growth and sesbania

L8cc, treated for heavy algae

L7bb, treated for brown algae and mixed vegetation

L5gg, treated for heavy algae and primrose on shelf

Weather Conditions:

Partly Cloudy with Mist and Fog

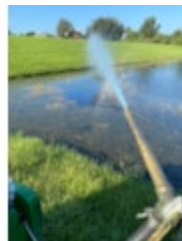
Fri, Sep 20, 2024, 10:02 AM

**89° F****70° F**

Wind: 7 mph

Humidity: 100%

Total Precip: 0.02"

Attachments: 15

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Southern Hills Plantation 1 CDD
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
attn: Chuck Adams

(239) 464-7114

JOB DESCRIPTION
Holiday Lighting and Decoration of Southern Hills CDD Entrance

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front Entrance - Center Median Install 4 lighted wreaths with bows on each side of entry monument sign Install clear, warm white C9 across railing of entrance sign	\$1,500.00
Front Entrance - Entrance / Exit Install clear, warm white C9's across top of entrance / exit wall and across railing Install 8 lighted wreaths with bows on large entrance monuments (four per side) Note: 4 wreaths per side - 1 each on left / right columns on either side of planter Install clear, warm white C9s across top railing to end	\$4,150.00
Oak Trees - Entrance, Exit, Center Median Install clear, warm white mini lights in first 3 oaks just past entrance trellis (1 each entrance, exit, center median)	\$1,850.00
OPTION Install 12 cool white, starburst from canopy of oak tree in center median	\$1,500.00
Oak Trees - Entrance and Exit	
OPTION Install clear, warm white mini lights on 3 oak trees on far right side of entrance	\$1,850.00
OPTION Install clear, warm white mini lights on 2 oak trees on far left side of entrance	\$1,225.00
NOTE: OPTIONS LISTED ABOVE ARE NOT INCLUDED IN TOTAL ESTIMATED JOB COST	
50% Deposit required	
TOTAL ESTIMATED JOB COST	\$7,500.00

* Price includes rental of materials, lift, labor, installation, service and removal.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.

* Assumes adequate power available. If additional power needed Southern Hills CDD responsible for providing.

* Remaining balance of project due upon receipt of invoice after installation.

* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay

PREPARED BY

9/16/2024

DATE

AUTHORIZED SIGNATURE FOR SOUTHERN HILLS CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Southern Hills CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Wells Fargo	\$ 179,520	\$ -	\$ 179,520
Bank United ICS	481,262	-	481,262
Bank United - 1546	50,000	-	50,000
SBA	102	-	102
Undeposited funds	7,752	-	7,752
Investments			
Revenue - A1	-	84,418	84,418
Revenue - A2	-	124,271	124,271
Reserve - A1	-	508,323	508,323
Reserve - A2	-	85,429	85,429
Prepayment - A1	-	24,349	24,349
Prepayment - A2	-	779	779
Cost of Issuance	-	19,720	19,720
Due from other funds			
General	-	5,521	5,521
Due from Developer	-	371,966	371,966
Assessments receivable - off-roll	-	743,932	743,932
Due from Southern Hills III	7,407	-	7,407
Deposits	2,789	-	2,789
Total assets	<u>\$ 728,832</u>	<u>\$ 1,968,708</u>	<u>\$ 2,697,540</u>
LIABILITIES			
Liabilities			
Due to other funds			
Debt service 2011 A1	\$ 3,529	\$ -	\$ 3,529
Debt service 2011 A2	1,992	-	1,992
Accounts payable	25,363	-	25,363
Due to Developer	37	-	37
Matured bonds payable A2	-	540,000	540,000
Total liabilities	<u>30,921</u>	<u>540,000</u>	<u>570,921</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	7,407	1,115,897	1,123,304
Total deferred inflows of resources	<u>7,407</u>	<u>1,115,897</u>	<u>1,123,304</u>
Fund balances			
Restricted for:			
Debt service	-	312,811	312,811
Unassigned	690,504	-	690,504
Total fund balances	<u>690,504</u>	<u>312,811</u>	<u>1,003,315</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 728,832</u>	<u>\$ 1,968,708</u>	<u>\$ 2,697,540</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 2,098	\$ 289,034	\$ 245,283	118%
Special assessments: off-roll	-	-	39,981	0%
Lot closings	-	7,158	-	N/A
CDD II shared costs payment	-	60,000	20,000	300%
CDD III shared costs payment	-	28,537	31,431	91%
Interest & miscellaneous	1,894	7,167	250	2867%
Total revenues	<u>3,992</u>	<u>391,896</u>	<u>336,945</u>	116%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,000	11,000	5,400	204%
Financial & administrative				
Management	2,500	27,500	30,000	92%
Engineering	683	7,012	2,500	280%
Dissemination agent	208	2,292	2,500	92%
Trustee	-	-	4,300	0%
Audit	-	3,750	3,250	115%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	5,775	6,200	93%
Legal advertising	179	319	750	43%
Bank fees	-	-	600	0%
Annual district filing fee	-	175	175	100%
Website	-	705	790	89%
ADA website compliance	210	210	210	100%
Postage	154	1,394	500	279%
Office supplies	-	261	500	52%
Legal counsel				
District counsel	7,133	29,527	15,000	197%
Total professional & administrative	<u>12,067</u>	<u>89,920</u>	<u>73,325</u>	123%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	2,910	33,430	34,700	96%
Stormwater control				
Lake/pond bank maintenance	14,674	123,472	51,000	242%
Aquatic maintenance	-	250	32,500	1%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	9,230	34,630	2,500	1385%
Other physical environment				
Insurance: property	-	12,408	9,800	127%
Entry & walls maintenance	269	5,764	6,400	90%
Landscape maintenance	13,508	78,999	86,500	91%
Holiday decorations	-	7,250	7,500	97%
Irrigation repairs & maintenance	960	17,828	10,000	178%
Landscape replacement	-	15,169	5,000	303%
Culvert inspection and cleaning	-	500	2,500	20%
Contingency				
Miscellaneous contingency	-	3,400	2,500	136%
Total field operations	<u>41,551</u>	<u>333,100</u>	<u>253,400</u>	<u>131%</u>
Other fees and charges				
Property appraiser	-	22,035	-	N/A
Tax collector	<u>42</u>	<u>5,781</u>	<u>10,220</u>	<u>57%</u>
Total other fees and charges	<u>42</u>	<u>27,816</u>	<u>10,220</u>	<u>272%</u>
Total expenditures	<u>53,660</u>	<u>450,836</u>	<u>336,945</u>	<u>134%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(49,668)	(58,940)	-	
Fund balance - beginning	<u>740,172</u>	<u>749,444</u>	<u>1,156,578</u>	
Fund balance - ending	<u>\$ 690,504</u>	<u>\$ 690,504</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 AUGUST 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 5,633	\$ 749,417	\$ 770,686	97%
Special assessments: off-roll	-	22,402	185,983	12%
Interest	3,695	50,778	-	N/A
Total revenues	<u>9,328</u>	<u>822,597</u>	<u>956,669</u>	86%
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	-	9,633	4,632	208%
Property appraiser	-	-	16,056	0%
Tax collector	112	15,523	16,056	97%
Total other fees and charges	<u>112</u>	<u>25,156</u>	<u>36,744</u>	68%
Total expenditures	<u>112</u>	<u>986,706</u>	<u>925,224</u>	107%
Excess/(deficiency) of revenues over/(under) expenditures	9,216	(164,109)	31,445	
Fund balance - beginning	303,595	476,920	1,299,660	
Fund balance - ending	<u>\$ 312,811</u>	<u>\$ 312,811</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 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-CC 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.

69 **Mr. Hamilton and Mr. Kurth left the meeting.**

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

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

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

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

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

77 The consensus was to engage Premier Lakes for Lake Management, effective October 1,
78 2024. Mr. Adams will inform Mr. Kurth of the Board's decision accordingly.

79
80 **On MOTION by Mr. McCoskrie and seconded by Mr. Tomahosky, with all in**
81 **favor, authorizing Staff to send a termination notice to Steadfast for treatment**
82 **of the wet ponds, effective October 1, 2024; and authorizing Staff to prepare a**
83 **contract with Premier Lakes for Lake Management, effective October 1, 2024,**
84 **was approved.**

85
86
87 **FOURTH ORDER OF BUSINESS**

Consideration of Kennedy Electric Estimate
16734 [Replacement of Landscape Lights at
Entrance]

88
89
90
91 Ms. Bloomquist stated that Kennedy Electric repaired nonfunctioning lights and
92 recommended elevating the landscape lights to prevent landscapers from damaging them.
93 Some of the damage included in this bill was by landscapers. She recommended informing the
94 landscapers of the need to be more careful.

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

96 Mr. McCoskrie recommended removing the landscape lights and boxes to eliminate the
97 need for maintenance, keeping the rope lights on and authorizing Mr. Ostensen to work with
98 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]

227

228

229

230

231

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

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