

**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 October 7, 2024 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601.

Present were:

John McCoskrie
Richard Pakan
George Ostensen
Margaret Bloomquist

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams (via telephone)
Grace Kobitter (via telephone)
Joe Calamari
Alex Kurth
Pat Powell
Scott YoYo

District Manager
District Counsel
District Engineer
Premier Lakes
Steadfast Environmental, LLC (Steadfast)
Steadfast Environmental, LLC (Steadfast)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:01 a.m.

Supervisors McCoskrie, Pakan, Bloomquist and Ostensen were present. Supervisor Tomashosky was not present.

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. Daily Logs List – September 2024

Mr. McCoskrie stated that, since receiving notice on September 9, 2024, Steadfast crews were on site on September 4, 10 and 20, 2024. He inspected and did not observe Steadfast impacting changes in the ponds over the last few months. He observed Premier Lakes' crews treating the ponds last week and received positive feedback from residents on pond L-7BB.

Mr. Alex Kurth, of Premier Lakes, reviewed actions taken last week treating algae, which has been 70% eradicated. Sonar® herbicide treatments will be scheduled to treat the duck weed and elfindea weeds in Lakes L-9II and L-210AA sometime this month, after the upcoming rain event.

Mr. Kurth thinks Steadfast did a good job reducing the amount of hydrilla in some of the lakes; they will continue monitoring the hydrilla and will coordinate potential Sonar® treatments with the Golf Course to ensure it adheres to certain constraints. The data for pond L—8AA that Mr. King provided while on site did not match the Report. He agreed with Steadfast's recommendation to install aerators to target nitrogen and phosphorous levels, which cause algae growth. Mr. McCoskrie asked Mr. Kurth to submit proposals.

Mr. Kurth reviewed the differences between aerators, which are helpful for water quality versus fountains. He recommended installing aerators in the ponds that receive reclaimed water. Mr. McCoskrie requested proposals for aerators in Ponds L-8AA, L-8CC, L-5HH, L5-GG and L5-II and suggested contacting Kennedy Electric to provide the power source.

Pat, of Steadfast, stated that all irrigation main line repairs were made. Several sidewalk panels need to be poured. Asked if the repairs were all joint related, Pat replied affirmatively. Four areas are not communicating with the pump that needs to be reprogrammed. The technician is on site today remapping the dual map, which will be transmitted to Mr. Calamari. Mr. McCoskrie advised them that they do not need to attend the November meeting and just attend the December meeting.

Discussion ensued regarding clarifying project scope.

FOURTH ORDER OF BUSINESS**Consideration of Illuminations Holiday Lighting Proposal for Holiday Lighting and Decoration of Southern Hills CDD Entrance**

Mr. Ostensen circulated and presented Mr. Butler's proposal for holiday lighting and decorations; the project scope and terms in this version are more than the proposal in the agenda.

The Board Members discussed both proposals and the project scope and decided to keep the existing vendor and possibly consider other vendors next year.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the Illuminations Holiday Lighting Base Proposal for Holiday Lighting and Decoration of Southern Hills CDD Entrance, in a not-to-exceed amount of \$7,500, was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2024

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

Mr. Pakan asked if the "CDD III shared costs payment" Year-to-Date budget line item adjustment can be reflected in the current month column. Mr. Adams was not sure if that is possible and stated that the adjustment was posted correctly.

Mr. McCoskrie stated that the Board decided the BankUnited ICS Account should have a \$100,000 cash balance starting in October 2024. Asked about the status of moving the \$50,000 in the money market account to the ICS account, Mr. Adams stated that the bank contact advised him that the CDD needs to be careful because a reduction to a certain threshold in the money market account influences the interest earnings on the ICS account. He is now trying to determine who the new contact is because his other contact person is no longer with the bank.

Mr. McCoskrie stated that he emailed Mr. Adams a directive to ensure CDD III is invoiced for the Boulevard in accordance with the Fiscal Year 2025 budget and Interlocal Agreement and a true-up mechanism for any overage or deficit will be addressed as needed. Mr. Adams stated that he will check to make sure the Accounting Department is following this process.

- **Discussion: Amortization Schedule**

Mr. McCoskrie stated that the Amortization Schedule Ms. Kobitter provided is the same version that the Bond Trustee is using, which is significantly different than the CDD's Amortization

Schedule. It appears the Bond Trustee is not making adjustments for the 48 escheated lots and will continue to bill the CDD based on the original Amortization Schedule. The CDD will continue to maintain the funds received when it sold the lots to the builders. For example, the A1 Bonds for May 2025 show \$290,000, where the CDD's new budgeted amount from the August 2024 meeting is \$265,000; the interest amounts will show minimal change. The CDD proposed paying off the 48 escheated lots to the Bond Trustee, if they removed them from the Amortization Schedule, but the Bond Trustee did not agree to that. With regard to Mr. McCoskrie's statement, Ms. Kobitter stated that the Bond Trustee has not provided any feedback to the CDD's proposal.

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

Mr. McCoskrie stated that Mr. Joe Hamilton, of Steadfast, expressed interest in working with the CDD and will present a proposal at the next meeting to bush hog the 12 wet/dry ponds. He and Mr. Hamilton toured some of the drainage structures, which have 25' trees growing out of them. Steadfast and Coastal will be on site identifying all the structures and all the ponds and will submit an estimate to clear a minimum 10' perimeter around the structures and the dry ponds.

Mr. McCoskrie stated that Ms. Kobitter and Mr. Calamari are working on identifying the CDD's conservation easements and culverts on a map. He noted certain lots, such as the Richard B.'s, the "Pizza Man's" residence at Southbridge, have broken grates and 12" drainage pipes sticking up out of the ground. He asked Mr. Calamari to inspect all CDD drainage pipes and identify them on the map.

Mr. McCoskrie stated his belief that the Board Members have not received compensation for meeting attendance.

Mr. McCoskrie listed each Board Members' responsibilities as follows: Mr. Ostensen is in charge of all things related to the Boulevard, Mr. Pakan is in charge of financial matters, Ms. Bloomquist is the liaison to the City related to discussion things like moratoriums on sewers and multi-family construction.

Ms. Bloomquist read the following portions of Mr. Richard Week's August, 2024 email indicating construction runoff is a Southern Hills Plantation CDD I issue, based on all the stormwater management debris:

"Construction runoff: To my understanding Southern Hills is responsible for stormwater management inside the Development. However, due to the number and severity of complaints regarding runoff, the City has intervened to assist in getting this situation under control. We have sent multiple warning letters and contacted several Developers to make sure they clean up and maintain their stormwater runoff using proper procedures such as silt fences and drainage socks. Tom Reading the City's Stormwater Manager can provide you with further documentation and more information if needed."

Ms. Bloomquist stated that she will speak to the City about the contractors and the maintenance issues so they know the Developers have no responsibility for this matter.

Regarding reclaimed water, it was noted that the City should be cognizant of how much water they are pumping and the wells can be turned on periodically for maintenance and testing to ensure they are operating properly.

Regarding sidewalk repairs, Ms. Bloomquist stated that the project was scheduled to commence in October; however, they decided to wait until the drainage repairs are completed, which might have been further delayed due to the recent storm. She will ask the contractor for the start date.

Mr. McCoskrie stated it appears that Lennar took it upon themselves to pull the socks off the Southern Valley Loop due to the impending storm. He asked who makes that decision. Mr. Ostensen stated that the construction people told him that, if there is the potential flooding of a resident controlled structure or lot, the socks are temporarily removed to hopefully avoid having homes flood.

Mr. Ostensen stated that there is one street light out and one is staying on during the day. Since the electrician was on site last week, he will confirm if the duplicate landscape light and box were removed.

SIXTH ORDER OF BUSINESS**Approval of September 9, 2024 Regular Meeting Minutes**

The following changes were made:

Line 42: Change "L-CC" to "L8-CC"

Line 96: Insert "duplicate" after "removing the"

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the September 9, 2024 Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS**Other Business**

There was no other business.

EIGHTH 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 District Engineer or District Management reports.

- **NEXT MEETING DATE: November 4, 2024 at 10:00 AM**
 - **QUORUM CHECK**

There were no reports from Staff.

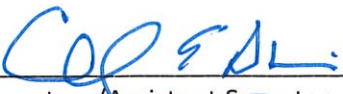
NINTH ORDER OF BUSINESS**Supervisors' Requests**

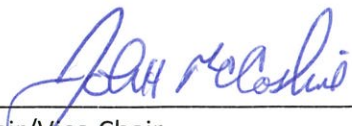
There were no Supervisors' requests.

TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the meeting adjourned at 11:15 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair