

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

November 4, 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

October 28, 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 November 4, 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: Premier Lakes, Inc. Items
 - A. Lake Maintenance Reports – October 2024
4. Consideration of Resolution 2025-01, Declaring a Vacancy in Seats 3 and 4 of the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; and Providing for Severability and an Effective Date
5. Acceptance of Unaudited Financial Statements as of September 30, 2024
6. Approval of October 7, 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: December 9, 2024 at 10:00 AM

ATTENDEES:

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

○ 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

Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	10/02/2024 -
TECH(S)	Alex Kurth, Bill Kurth
JOB #	1052687573

CUSTOMER
Southern Hills Plantation CDD Chuck Adams 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

SERVICE LOCATION
Southern Hills Plantation CDD Southern Hills Plantation 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

JOB DETAILS	Annual Lake Maintenance - 3x Month
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Lakes L5GG, L5H, L5HH, L5AA, L7BB, L8CC, B1, B2, L8BB, L9CC, L10CC, L8AA, and L10BB treated for algae and floating weeds. Lake L-9II and L-210AA will be treated for floating weeds with SONAR herbicide shortly. We need to wait for the water flow to stop. I anticipate it will be this month.
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Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	10/17/2024 -
TECH(S)	Alex Kurth
JOB #	1052213647

CUSTOMER
Southern Hills Plantation CDD Chuck Adams 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

SERVICE LOCATION
Southern Hills Plantation CDD Southern Hills Plantation 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

JOB DETAILS	Annual Lake Maintenance - 3x Month
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Inspected all lakes. After just one treatment, there is a significant reduction in algae and floating weeds. Treated lakes L-8CC, L-10BB, L-8BB, L-5AA, and L-5II for algae. The hydrilla treatment in L-5HH was highly successful as well.
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Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	10/21/2024 -
TECH(S)	Alex Kurth
JOB #	1052213668

CUSTOMER
Southern Hills Plantation CDD Chuck Adams 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

SERVICE LOCATION
Southern Hills Plantation CDD Southern Hills Plantation 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

JOB DETAILS	Annual Lake Maintenance - 3x Month
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	Treated Lakes L8AA, L10BB, L8CC, B1, L5AA, L5GG, and L5II for algae. Treated Lakes L9II and L210AA with SONAR herbicide for floating salvinia. Treated Lake L5AA, L7BB and L10BB for Slender Spikerush, Hydrilla, and Southern Naiad.
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEATS 3 AND 4 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Southern Hills Plantation I Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 5, 2024, two (2) members of the Board of Supervisors ("**Board**") are to be elected by the "**Qualified Electors**" of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for two (2) of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the remaining seat vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to each vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT:

1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS. The following seats are hereby declared vacant effective as of November 19, 2024:

Seat #3 (currently held by A. George Ostensen)

Seat #4 (currently held by Eugene Tomashosky)

1. INCUMBENT BOARD SUPERVISOR. Until such time as the Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor shall remain in office.

2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

3. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of November, 2024.

ATTEST:

**SOUTHERN HILLS PLANTATION I COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Wells Fargo	\$ 129,798	\$ -	\$ 129,798
Bank United ICS	483,031	-	483,031
Bank United - 1546	50,000	-	50,000
SBA	102	-	102
Undeposited funds	176	-	176
Investments			
Revenue - A1	-	88,315	88,315
Revenue - A2	-	126,806	126,806
Reserve - A1	-	510,542	510,542
Reserve - A2	-	85,802	85,802
Prepayment - A1	-	24,455	24,455
Prepayment - A2	-	783	783
Cost of Issuance	-	19,806	19,806
Due from other funds			
Debt service	16,056	-	16,056
Due from Developer	-	371,966	371,966
Assessments receivable - off-roll	-	743,932	743,932
Prepaid expenses	18,822	-	18,822
Due from Southern Hills III	7,236	-	7,236
Deposits	2,789	-	2,789
Total assets	<u>\$ 708,010</u>	<u>\$ 1,972,407</u>	<u>\$ 2,680,417</u>
LIABILITIES			
Liabilities			
Due to other funds			
General fund	-	16,056	16,056
Accounts payable	42,644	-	42,644
Due to Developer	37	-	37
Matured bonds payable A2	-	540,000	540,000
Total liabilities	<u>42,681</u>	<u>556,056</u>	<u>598,737</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	7,236	1,115,897	1,123,133
Total deferred inflows of resources	<u>7,236</u>	<u>1,115,897</u>	<u>1,123,133</u>
Fund balances			
Restricted for:			
Debt service	-	300,454	300,454
Unassigned	658,093	-	658,093
Total fund balances	<u>658,093</u>	<u>300,454</u>	<u>958,547</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 708,010</u>	<u>\$ 1,972,407</u>	<u>\$ 2,680,417</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ 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	3,271	31,808	31,431	101%
Interest & miscellaneous	1,770	8,938	250	3575%
Total revenues	<u>5,041</u>	<u>396,938</u>	<u>336,945</u>	118%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	-	11,000	5,400	204%
Financial & administrative				
Management	2,500	30,000	30,000	100%
Engineering	3,106	10,119	2,500	405%
Dissemination agent	208	2,500	2,500	100%
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	145	464	750	62%
Bank fees	-	-	600	0%
Annual district filing fee	-	175	175	100%
Website	-	705	790	89%
ADA website compliance	-	210	210	100%
Postage	171	1,565	500	313%
Office supplies	-	261	500	52%
Legal counsel				
District counsel	6,800	36,327	15,000	242%
Total professional & administrative	<u>12,930</u>	<u>102,851</u>	<u>73,325</u>	140%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	2,914	36,344	34,700	105%
Stormwater control				
Lake/pond bank maintenance	11,037	134,509	51,000	264%
Aquatic maintenance	4,000	4,250	32,500	13%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	-	34,630	2,500	1385%
Other physical environment				
Insurance: property	-	12,408	9,800	127%
Entry & walls maintenance	2,285	8,049	6,400	126%
Landscape maintenance	14,034	93,033	86,500	108%
Holiday decorations	-	7,250	7,500	97%
Irrigation repairs & maintenance	5,648	23,476	10,000	235%
Landscape replacement	660	15,829	5,000	317%
Culvert inspection and cleaning	-	500	2,500	20%
Contingency				
Miscellaneous contingency	-	3,400	2,500	136%
Total field operations	<u>40,578</u>	<u>373,678</u>	<u>253,400</u>	<u>147%</u>
Other fees and charges				
Property appraiser	-	5,979	-	N/A
Tax collector	-	5,781	10,220	57%
Total other fees and charges	<u>-</u>	<u>11,760</u>	<u>10,220</u>	<u>115%</u>
Total expenditures	<u>53,508</u>	<u>488,289</u>	<u>336,945</u>	<u>145%</u>
	\$0.00			
Excess/(deficiency) of revenues over/(under) expenditures	(48,467)	(91,351)	-	
Fund balance - beginning	<u>706,560</u>	<u>749,444</u>	<u>1,156,578</u>	
Fund balance - ending	<u>\$ 658,093</u>	<u>\$ 658,093</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 SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ 749,417	\$ 770,686	97%
Special assessments: off-roll	-	22,402	185,983	12%
Interest	3,699	54,477	-	N/A
Total revenues	<u>3,699</u>	<u>826,296</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	16,056	100%
Tax collector	-	15,523	16,056	97%
Total other fees and charges	<u>-</u>	<u>41,212</u>	<u>36,744</u>	112%
Total expenditures	<u>-</u>	<u>1,002,762</u>	<u>925,224</u>	108%
Excess/(deficiency) of revenues over/(under) expenditures	3,699	(176,466)	31,445	
Fund balance - beginning	296,755	476,920	1,299,660	
Fund balance - ending	<u>\$ 300,454</u>	<u>\$ 300,454</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 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	Chair
Richard Pakan	Vice Chair
George Ostensen	Assistant Secretary
Margaret Bloomquist	Assistant Secretary

Also present:

Chuck Adams (via telephone)	District Manager
Grace Kobitter (via telephone)	District Counsel
Joe Calamari	District Engineer
Alex Kurth	Premier Lakes
Pat _____	Steadfast Environmental, LLC (Steadfast)
Scott YoYo	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 "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 staff. 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 tops 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]

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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

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