

**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 November 4, 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
Eugene Tomashosky	Assistant Secretary

Also present:

Chuck Adams (via telephone)	District Manager
Grace Kobitter (via telephone)	District Counsel
Joe Calamari	District Engineer
Alex Kurth	Premier Lakes

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:04 a.m. All Supervisors were 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. Lake Maintenance Reports – October 2024

Mr. Kurth presented the Lake Maintenance Reports. Kennedy Electric will be on site November 7, 2024 to review areas to connect to existing power or establish power for aerators. He hopes to present the aerator proposals at the next meeting.

Mr. Kurth stated that the Golf Course Superintendent indicated that he is no longer having issues with clogged irrigation heads.

FOURTH ORDER OF BUSINESS**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**

Mr. Adams presented Resolution 2025-01. Since no one qualified to run in the General Election for Seats 3 and 4, currently held by Supervisors A. George Ostensen and Eugene Tomashosky, respectively, those seats will be declared vacant after the November 2024 General Election. At the next meeting, the Board can nominate Qualified Electors or the incumbent Board Members to fill the vacant seats.

Ms. Bloomquist suggested posting the vacancies in the bulletin. She noted that the HOA is changing Property Management companies on December 1, 2024.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, 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, was adopted.

FIFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of September 30, 2024**

Mr. Pakan presented the Unaudited Financial Statements as of September 30, 2024. He reiterated last month's request for the Year-to-Date adjustments to be reflected in the current month they occur.

Mr. McCoskrie asked if the Bond Trustee will use reserve funds to pay the A1 Bonds interest payment due November 1, 2024. Mr. Adams stated he will inquire.

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

SIXTH ORDER OF BUSINESS

Approval of October 7, 2024 Regular Meeting Minutes

The following changes were made:

Line 22: Replace "_____" with "Powell"

Line 86: Delete "budget"

Discussion ensued regarding determining a balance amount to keep in the BankUnited ICS and Wells Fargo Accounts, amending the CDD II and CDD III budgets to include additional expenses not included in the original sample and Interlocal Agreements and establishing a Committee in April 2025 to work on the proposed CDD II and CDD III Fiscal Year 2026 budgets.

Line 106: Change "proposed" to "discussed"

Line 122 Change "the Pizza Man's" to "Richard's"

Mr. McCoskrie advised the new Board Members that District Counsel confirmed that the CDD is only obligated to cut down diseased trees in the conservation easement only if the CDD is informed that it is diseased. Regarding a tracking mechanism, Mr. Adams stated that the Steadfast Arborist will determine tree health and include it in his report.

Line 139: Change "staff" to "socks"

Regarding a comment on Line 147, Ms. Bloomquist stated she will confirm with the City that there is a three-year moratorium on new development for sewer/wastewater systems, which could impact the front entrance, and ask for the status of storm debris street cleanup.

Line 151: Change "tops" to "socks"

On MOTION by Mr. Ostensen and seconded by Mr. Pakan, with all in favor, the October 7, 2024 Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS**Other Business**

Mr. Ostensen asked if Steadfast's contractor completed pouring the sidewalk panels where the irrigation main line was repaired. He noted Steadfast is preparing a proposal to remove the palm stump at the front entrance and he is meeting with Tim to go over the holiday lighting. Asked if the CDD has storm insurance, Mr. Adams stated not for landscaping, as landscaping is not an insurable asset.

Mr. Ostensen presented and distributed a list of four candidates to replace the pier lights at the front entrance with LED censored lights. He recommends the first vendor. The Board consensus was to proceed.

Mr. Tomashosky stated he is waiting for Cloud Nine to determine the source of the berm collapse and to provide a repair quote.

Mr. McCoskrie stated that he hopes to present Steadfast proposals to clean the storm structures and for forestry work on the dry ponds at the next meeting.

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

Ms. Kobitter stated that certain residents engaged an Attorney to submit a demand to the HOA regarding alleged issues with the stormwater management system and some flooding on their property. As the Attorney requested the CDD be involved in the mediation with the HOA, her office is reviewing the documents that were submitted to determine whether it would be beneficial for the CDD to participate or if it is even in the CDD's best interest. Mr. McCoskrie believes he knows who some of the residents are and noted that Steadfast is cleaning out the blocked culvert in the conservation easement and spoke to some residents about elevation levels.

B. District Engineer: Coastal Engineering Associates, Inc.**C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no District Engineer or District Manager reports.

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

○ QUORUM CHECK

NINTH ORDER OF BUSINESS

Supervisors' Requests

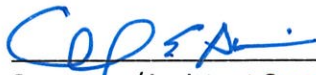
There were no Supervisors' requests.

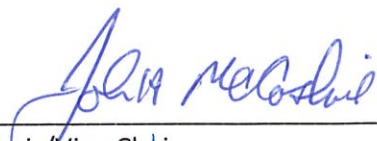
TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Pakan and seconded by Mr. Ostensen, with all in favor, the meeting adjourned at 10:57 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair