

**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 December 9, 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
Margaret Bloomquist

Chair
Vice Chair
Assistant Secretary

Also present:

Chuck Adams
Grace Rinaldi
Joe Calamari
Alex Kurth
George Ostensen
Eugene Tomashosky

District Manager
District Counsel
District Engineer
Premier Lakes
Supervisor-Elect
Supervisor-Elect

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors McCoskrie, Pakan and Bloomquist were present at roll call. Supervisors Ostensen and Tomashosky arrived later.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items)

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment of Qualified Elector
to Fill Vacant Seat 3; Term Expires
November 2028**

Mr. Adams asked about filling Seat 3, which is vacant as no one qualified to run for the seat in the November 2024 General Election. Mr. McCoskrie nominated Mr. George Ostensen to fill Seat 3. No other nominations were made.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the appointment of Mr. George Ostensen to Seat 3, was approved.
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- **Consider Appointment of Qualified Elector to Fill Vacant Seat 4; Term Expires November 2028**

This item, previously the Fourth Order of Business, was presented out of order.

Mr. Adams stated, similarly, no one qualified to run for Seat 4 in the November 2024 General Election. Mr. McCoskrie nominated Mr. Eugene Tomashosky to fill Seat 4. No other nominations were made.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the appointment of Mr. Eugene Tomashosky to Seat 4, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided in a separate package)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of office to Mr. George Ostensen and Mr. Eugene Tomashosky. As experienced Board Members, Mr. Ostensen and Mr. Tomashosky are familiar with the following:

- A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. **Membership, Obligations and Responsibilities**
- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Vacant Seat 4; Term Expires November 2028

- **Administration of Oath of Office to Appointed Supervisor**

This item was addressed during the Third Order of Business.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Adams presented Resolution 2025-02. Mr. McCoskrie nominated the following slate:

John McCoskrie	Chair
Richard Pakan	Vice Chair
George Ostensen	Assistant Secretary
Eugene Tomashosky	Assistant Secretary
Margaret Bloomquist	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Chesley (Chuck) Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Update/Discussion/Consideration: Premier Lakes, Inc. Items

A. Lake Maintenance Reports – November 2024

Mr. Kurth presented the November 2024 Lake Maintenance Reports, which are included for informational purposes.

Mr. McCoskrie listed a few high-budget items that must be addressed later in the meeting, including the culverts under Summit View, a depression near Southern Valley Loop and a berm reconstruction near Summit View. He suggested delaying the entire electrical project and the bubblers, given that it is wintertime and the lakes are looking good, or only addressing the aeration systems in Lakes L-8AA and L-8CC in the front, as they are the most visible.

B. One Time Work Order Agreement for Aeration System Installation [Lakes L-8AA, L-8CC, L-5GG, L-5II, and L-5HH]

Discussion ensued regarding waiting a few months before proceeding with installing electrical and aeration systems in the lakes, potential price increases associated with deferring the project, project timing, permitting, completing only ponds L-8AA and L-8CC versus all the ponds and the total costs of the work orders.

I. Kennedy Electric Estimate 17710 for Lake Aeration System

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, Kennedy Electric Estimate 17710 for Aeration System Installation for Lakes L-8AA and L-8CC only, in the amount of \$2,620, was approved.

SEVENTH ORDER OF BUSINESS**Ratification Items**

Ms. Rinaldi presented the following:

A. Coastal Engineering Associates, Inc., Amended and Restated Continuing Professional Services Agreement

Ms. Rinaldi stated Staff recently updated the existing Agreement with Coastal Engineering to bring it up-to-date with statutory changes and to ensure that it is in compliance; the Engineers and scope of services remain the same.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the Amended and Restated Continuing Professional Services Agreement between the CDD and Coastal Engineering Associates, Inc., was approved.

B. Coastal Engineering Associates, Inc., Work Authorization No. 1 for Topographic Survey of Lot 2

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, Coastal Engineering Associates, Inc., Work Authorization No. 1 for Topographic Survey of Lot 2, in the of amount of \$8,800, was approved.

▪ Consideration of Steadfast Proposals and Proposals for additional repair proposals
This item was an addition to the agenda.

Referencing handouts, Mr. McCoskrie presented several Steadfast proposals and discussed how Steadfast identified and completed hurricane-related damage. Mr. McCoskrie stated he previously authorized a \$2,000 proposal for tree removal on Shelter Hill Drive, an \$11,950 invoice for bush hogging work around the perimeter and a \$9,650 invoice for vegetation removal, and motioned to approve Proposal SM-E-2884 in the amount of \$4,500 for tree removal near Hole #3 and debris cleanup in the dry retention areas.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, Steadfast Proposal SM-E-2884 for storm-related damage on the golf course, in the amount of \$4,500, was approved.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, Steadfast Invoice SE-25383 in the amount of \$11,950 for bush hogging the dry retention areas, was ratified.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, Steadfast Proposal SM-E-2864 in the amount of \$2,000 for tree removal and clearing in the conservation easements, was ratified.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, Steadfast Proposal 1408 for vegetation removal in 17 drainage structures, in the amount of \$9,650, was ratified.

Discussion ensued regarding the size of the culvert under Summit View Drive, the amount of material needed to clean the culvert, mobilization costs, a berm repair proposal, a recent geotechnical report, depression repair options, whether to engage LRE to fill the depression and the Water Management District.

Mr. McCoskrie will pursue the culvert issue and obtain additional bids.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, authorizing a not-to-exceed amount of \$105,310 for culvert cleaning, and authorizing the Chair to execute the proposal in between meetings, after obtaining additional bids, was approved.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, proceeding with a bid for berm repair, in a not-to-exceed amount of \$17,000, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2024

Mr. Pakan asked about the “CDD III shared costs payment” line item, on Page 2. Mr. Adams stated he will review the budget with the Chair to ensure accuracy and submit a bill.

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

▪ Update: The Boulevard

This item was an addition to the agenda.

Mr. Ostensen reported the following:

- Lighting: Two coaster lights were replaced and are fully operational. Holiday lights were installed in November and will be activated every evening until sometime after the new year.
- A watering schedule for the sprinklers is needed.
- Irrigation System: There is a new break by the recently completed repairs.
- An oak tree was recently removed.

Mr. Ostensen presented a pine straw proposal from Steadfast.

On MOTION by Mr. Ostensen and seconded by Mr. McCoskrie, with all in favor, Steadfast Proposal SM-E-2865 for pine straw mulch, in a not to exceed amount of \$12,875, was approved.

- Estimates will be obtained to clean the railings on the culvert.
 - Several crepe myrtle trees on the median on 41 are obstacles and need to be relocated.
- Proposals will be obtained and presented at the next meeting.

NINTH ORDER OF BUSINESS**Approval of November 4, 2024 Regular Meeting Minutes**

The following changes were made:

Line 56: Change "January 1, 2025" to "December 1, 2024"

Line 95: Change "sewar" to "sewer"

Line 105: Change "if Steadfast's contractor completed" to "about Steadfast' schedule for when they would complete"

Line 111: Change "censored" to "sensored"

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the November 4, 2024 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS**Other Business**

There was no other business.

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

Ms. Rinaldi stated the Interlocal Agreement with Southern Hills II and III CDDs requires that there be one member and one substitute of each District appointed for the committee.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the appointment of Mr. Ostensen and Mr. Pakan to serve as Interlocal Committee Members representing CDD I, was approved.

B. District Engineer: Coastal Engineering Associates, Inc.

Mr. Calamari stated he has been conferring with the Water Management District about ownership of the ponds. He believes the CDD might need to transfer ownership of one or more ponds. He is still researching what to do about the irrigation pond, which is controlled by Southern Hills Irrigation Services.

Mr. McCoskrie stated he is unclear of the CDD's responsibilities with regard to ponds that it does not own. He thinks the irrigation pond is concerning.

Discussion ensued regarding the golf course irrigation pond, a pond survey, Pond L5-HH, the Environmental Resource Permit and islands that develop within the pond.

C. District Manager: Wrathell, Hunt and Associates, LLC

Mr. Adams stated, regarding the depression repairs, other than LRE, Earthwork and Foundation Services were also recommended to the CDD.

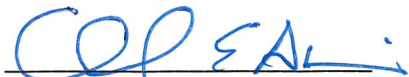
- **NEXT MEETING DATE: January 13, 2025 at 10:00 AM**
 - **QUORUM CHECK**

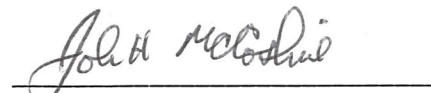
TWELFTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 11:25 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair