

**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 January 13, 2025 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
Margaret Bloomquist	Assistant Secretary
George Ostensen	Assistant Secretary
Eugene Tomashosky	Assistant Secretary

Also present:

Chuck Adams	District Manager
Grace Rinaldi	District Counsel
Brian Panek	Panault LLC
Alex Kurth	Premier Lakes

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 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: Premier Lakes, Inc. Items

A. Lake Maintenance Reports – December 2024

Mr. Kurth presented the December 2024 Lake Maintenance Reports, which are included for informational purposes. He noted the following:

- Overall, the lakes look very good.
- Work on a few lakes continues to get them under control.

➤ Sonar® is being applied to the long lake along the golf course; otherwise, all other Sonar® applications appear successful.

➤ The effluent lake has not needed algae treatments for about a month.

Discussion ensued regarding when algae growth will increase, a previous aeration proposal, the aeration vendor's willingness to hold its price until March 1, 2025, etc.

Mr. McCoskrie asked if the CDD is doing everything possible and if the decision was made to proceed with installing the electrical. Mr. Kurth stated his belief that it is proceeding; he will confirm the status. Everything that can be done is being done to keep the submersed weeds under control and to be prepared for spring.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Summit View Drive Culvert Issue

Mr. McCoskrie noted a prior bid from Shenandoah that was revised and a new bid received from Panault LLC (Panault) for the Summit View Drive culvert work.

Mr. Panek presented the Panault proposal for the Summit View Drive culvert repairs. As the vac truck approach is very expensive, Panault developed another solution, which involves using a mud pump to vacuum the material from the culvert. He discussed the details, steps, logistics and timeline of how the work could be carried out.

Mr. McCoskrie noted that Mr. Tomashosky offered to take the material for use on his private property. Regarding what happens to the excavated material, Ms. Rinaldi stated that it should be confirmed with the District Engineer that the CDD does not need the dirt/material elsewhere. The CDD might also want to offer it to all property owners to avoid a Board Member receiving a benefit that has not been made available to all property owners.

Discussion of the specific process, size of the area, amount of material to be removed, and cost of the project ensued.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, the Panault LLC proposal for the Summit View Drive Culvert Project, in a not-to-exceed amount of \$24,675, was approved.
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FIFTH ORDER OF BUSINESS

Consideration of Proposals for Relocation of Crepe Myrtles on the Median on 41

Discussion ensued regarding the history of the crepe myrtles on the median on 41, the original Agreement, maintenance responsibility and the need to remove or relocate the 13 trees.

Proposals to remove and/or relocate the crepe myrtles will be obtained.

Mr. Ostensen noted an irrigation main line break and discussion ensued regarding enabling Board Members to shut off the irrigation water supply, in an emergency, and teaching them how to do it. The break was repaired.

Mr. Ostensen discussed the future need to replace the entire main line, obtaining proposals and other irrigation-related needs and solutions.

Regarding other Boulevard activities, Mr. Ostensen stated that pine straw was placed, a pothole damaged a vehicle and the City patched the hole. Vegetation cleanup and cleaning the railings on the culvert are still underway.

Discussion ensued regarding installing a pressure regulator on the main. Mr. Adams stated that, a while ago, a not-to-exceed amount was approved to do so.

Ms. Bloomquist distributed a handout and stated that the City has been responsive and is agreeable to check on when work on the sidewalks will continue. Regarding the roadway and potholes, the City advised her that some were not filled in properly; three or four need to be filled in better.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2024

Mr. Pakan presented the Unaudited Financial Statements as of November 30, 2024. He questioned why no assessment revenues were received. Mr. Adams stated that any revenues that might have been received were not yet in the account as of November 30, 2024; it is a timing matter with the Tax Collector and when they transmit funds. Mr. Adams stated that November is not typically a big revenue collection month.

Mr. Pakan discussed the investment accounts, payments and Amortization Schedules. He asked why a certain payment was not made. Mr. Adams stated that when and how much is paid it is at the discretion the Trustee. It was noted that the Trustee has missed the principal payment three years in a row.

Discussion ensued regarding line item expenditures, overages and reserve funds.

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

SEVENTH ORDER OF BUSINESS**Approval of December 9, 2024 Regular Meeting Minutes**

The following changes were made:

Lines 16 and 17: Delete “(via telephone)”

Lines 17, 122, 125 and 232: Change “Kobitter” to “Rinaldi”

Lines 21 and 21: Move both lines to under Line 12

Lines 169 and 250: For both, change “sink hole” to “depression”

Line 233: Change “two members” to “one member and one substitute”

Line 247: Change “I-I” to “L5-HH”

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

EIGHTH ORDER OF BUSINESS**Other Business**

Mr. McCoskrie stated that Amendment 12, related to pond banks, was recorded on August 8, 2024. He recalled that about one year ago, the Board discussed the inconsistency of what the CDD and the homeowners should mow and how far they should mow. At that time, the Board’s decision was that the CDD would mow all the pond banks. The information was relayed to the HOA and the HOA Attorney drafted a document giving the CDD responsibilities that the CDD Board did not contemplate or want. About one year ago, Mr. McCoskrie responded to the HOA that the CDD would not execute the agreement or take on any extra responsibilities. Recently, Amendment 12 was discovered that relates to the mowing and it states that the CDD joined in and consented to Agreement Amendment 12. District Counsel was made aware of this and will speak to the parties involved and discuss how this discrepancy will be handled.

Discussion ensued regarding CDD responsibilities, power of the Developer, the HOA, determining which issues are the CDD’s responsibilities and which are the HOA’s, obtaining the

Maintenance Agreement with the HOA, how the Developer is assessed and payments from the SHPII CDD and the SHPIII CDD.

Mr. McCoskrie spoke about a lawsuit filed against the HOA and the HOA told the party bringing the lawsuit that it should be against the CDD, not the HOA. He met with the person and provided some information to the resident. Ms. Rinaldi stated that a Notice of a Claim was received in relation to this issue.

Ms. Bloomquist discussed a question from a resident asking why there is not a sidewalk in certain areas for which the CDD is responsible. It was noted that the area is a conservation easement. Mr. Adams stated that, despite the CDD possibly owning the property, a sidewalk is a matter for the HOA to address. The resident also asked about a depression in the retention pond. It was noted that the District Engineer is aware of it, and it is believed that he made the appropriate notifications. Whether the District Engineer made the notifications will be confirmed.

Discussion ensued regarding whether any other conservation areas have sidewalks and a new development being built.

NINTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kilinski | Van Wyk PLLC**
- B. District Engineer: Coastal Engineering Associates, Inc.**

There were no District Counsel or District Engineer reports.

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

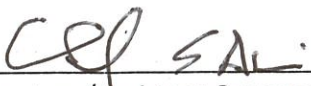
- **NEXT MEETING DATE: February 10, 2025 at 10:00 AM**
 - **QUORUM CHECK**

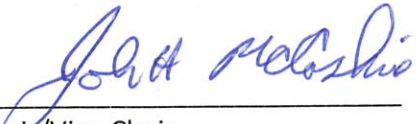
TENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 11:08 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair