

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

February 10, 2025

**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

February 3, 2025

ATTENDEES:

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

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 February 10, 2025 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
 - Lake Maintenance Reports – January 2025
4. Discussion/Update: US-41 Median
 - A. FDOT Highway Landscape Maintenance Memorandum of Agreement
 - B. Consideration of Draft Letter to FDOT RE Landscape Removal
 - C. Consideration of Steadfast Estimate for Removal of All Plant Material [# EST SCA1343 \$4,020]
5. Acceptance of Unaudited Financial Statements as of December 31, 2024
6. Approval of January 13, 2025 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: March 10, 2025 at 10:00 AM

- QUORUM CHECK

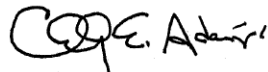
SEAT 1	JOHN MCCOSKRIE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	RICHARD PAKAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	GEORGE OSTENSEN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	EUGENE TOMASHOSKY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARGARET BLOOMQUIST	☐ IN PERSON	☐ PHONE	☐ NO

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**

3

Work Order



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

DATE	01/02/2025 -
TECH(S)	Alex Kurth
JOB #	1052213637

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. Overall, the lakes look great. Applied SONAR herbicide to lakes L-200AA and B1. The Hydrilla in lakes L-8CC and L-5H appear to be gone. In lake L-5HH, the Hydrilla was heavily damaged from the last treatment, but will need a follow-up with a boat. That is planned for next visit.
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1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

Work Order

DATE	01/20/2025 -
TECH(S)	Dustin Hormann
JOB #	1053603951

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 hydrilla in Lakke 5HH.
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(844) 525-3735,
CustomerSupport@PremierLakesFL.com

Work Order

DATE	01/23/2025 -
TECH(S)	Dave Smallridge
JOB #	1052213673

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	Inspection of all ponds for algae Everything is good. Rainy day
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4A

Section: 08010

S.R.: 45

M.P.: A.284-A.679

District Maintenance

MOA 01-04

HIGHWAY LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT

M.O.A. #01-05

THIS AGREEMENT, made and entered into as of the 2nd day of May, 2006, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, a component agency of the State of Florida, hereinafter called the "Department" and Southern Hills Plantation I Community Development District, a special purpose unit of local government, hereinafter called the "Community Development District".

WITNESSETH

WHEREAS, the Department owns State Road 45 (Broad Street, U.S. Hwy 41) right-of-way consisting of road improvements and grassed areas abutting thereon located between Sta. 203 and Sta. 224 in Hernando County, Florida (the "Project Highway"); and

WHEREAS, the Department has responsibility for operation and maintenance of the State Highway System; and

WHEREAS, the Community Development District requests to beautify the Project Highway by the installation of landscape improvements which would enhance its aesthetic quality; and

WHEREAS, upon installation of the landscape improvements, the Community Development District has agreed to maintain the same in accordance with the provisions of Section 2 below; and

WHEREAS, the Department is authorized to contract with local governmental entities for the performance of its duties where it can be documented that such entities can perform the duties more cost effectively; and

WHEREAS, the parties hereto recognize the need for entering into an agreement designating and setting forth the responsibilities of each party in maintaining the landscaping; and

WHEREAS, the Community Development District by Resolution No. 2005-13, a copy of which is attached hereto as Exhibit "A", has authorized its officers to execute this agreement on its behalf,

NOW THEREFORE, for and in consideration of the mutual benefits that flow each to the other, the parties covenant and agree as follows:

1. The Community Development District shall install landscaping on those areas of the Project Highway as specified in the Construction Plans and Specifications attached hereto as Exhibit "B", all of which are hereby incorporated herein and made a part hereof by this reference and all of the work in connection therewith being hereinafter referred to as the "Project". Except as permitted in this agreement, the Community Development District shall not revise the Project plans and specifications, or modify the Project as installed, without prior written approval of the Department. All installations and construction performed pursuant to this Agreement shall be performed in accordance with all applicable laws, rules, procedures and guidelines of the Department. In the event that any installations are at any time determined by the Department to not be in conformance

with the applicable requirements, or are determined to be interfering with the safe and efficient operation of any transportation facility, or are, otherwise determined to present a danger to public health, safety, or welfare, said installation shall be immediately brought into departmental compliance at the sole cost and expense of the Community Development District.

2. The Community Development District at all times shall maintain the Project in a reasonable manner and with due care in accordance with Project standards. Specifically, the Community Development District agrees to carry out the following maintenance responsibilities:

- (a) removal of litter from the Project Highway;
- (b) watering and fertilization of all plants;
- (c) mulching of all plants beds;
- (d) keeping plants as free as practicable from disease and harmful insects;
- (e) weeding the Project premises routinely;
- (f) mowing and/or cutting grass within the landscaped areas.
- (g) pruning all plants, specifically removing of all dead or diseased parts of plants and pruning of all parts of plants which present a visible hazard to those using the roadway;
- (h) replacement, or at the Community Development District's option, removal of all dead or diseased plants or other parts of the Project that have fallen below project standards. All replacements should be of substantially the same grade, size and specification as originally provided for in the plans and specifications, unless otherwise authorized by the Department; and
- (i) routine maintenance as prescribed by the manufacturer all parts of any Project irrigation system.

3. Construction and Maintenance of the Project shall be subject to periodic inspections by the Department. In the event that any of the aforementioned responsibilities are not carried out or are otherwise determined by the Department to not be in conformance with the applicable Project standards, the Department may terminate the agreement in accordance with paragraph 9(a).

4. The Department's Local Maintenance Office shall be notified forty-eight (48) hours in advance of commencing any scheduled construction or maintenance activities. Emergency repairs shall be performed without delay and the Local Maintenance Office notified immediately. The Local Maintenance Engineer with responsibility for the roadway within this Project is Mr. Larry Boone, P.E., located at 16411 Spring Hill Drive, Brooksville, FL. 34609, telephone number 352-797-5700.

5. The Community Development District stipulates that they have submitted copies of the landscaping plans to all utilities with facilities within the limits of work for their review and comment. Any conflicts and/or concerns raised by the utilities are to have been resolved by the Community Development District prior to the execution of the Project. Letters to this effect from each utility are to be submitted by the Community Development District to the Department. Prior to commencing any field activities on this project, the Community Development District is to notify all the utilities of their work schedule so that any affected utilities can be field located and marked to avoid damage.

6. If the Community Development District desires to position vehicles, equipment, or personnel, or to perform maintenance activities closer than fifteen feet to the edge of pavement, or to close a traffic lane, Maintenance of Traffic shall be in accordance with the Project plans and all Departmental Maintenance of Traffic Regulations. The permittee shall have Maintenance of Traffic certified personnel supervise the set up and operation of such Maintenance of Traffic devices at the site of the construction or maintenance activity.

7. The Department will require the Community Development District to cease operations and remove all personnel and equipment from the Department's right-of-way if any actions on the part of the Community Development District or representatives of the Community Development District violate the conditions or intent of this agreement as determined by the Department.

8. It is understood between the parties hereto that any or all of the Project may be removed, relocated or adjusted at any time in the future as determined to be necessary by the Department in order that the adjacent state road be widened, altered or otherwise changed to meet with the future criteria or planning of the Department. The Community Development District shall be given notice regarding such removal, relocation or adjustment and shall be allowed sixty calendar days to remove all or part of the Project at its own cost. After the sixty calendar day removal period, the Department may remove, relocate or adjust the Project as it deems best. Wherever the Community Development District is entitled to remove vegetation pursuant to this paragraph, the Community Development District shall restore the surface of the affected portion of the project premises to the same safe condition as it was before installation of such vegetation. The restoration expected shall consist of grading and filling holes and indentations caused by the aforesaid removal, as well as any seeding or sodding necessary to provide a grassed area.

9. This Agreement may be terminated under any one of the following conditions:

- (a) By the Department if the Community Development District, following fifteen working days written notice, fails to perform its maintenance responsibilities under this Agreement.
- (b) By the Community Development District following sixty calendar day's written notice.
- (c) By the Department following sixty calendar day's notice.

10. Within 60 days following a notice to terminate pursuant to 9(a) or 9(b), if the Department requests, the Community Development District shall remove the Project and restore the Project premises to the same safe condition existing prior to installation of the Project. If the Department does not request such restoration or terminates this Agreement pursuant to 9(c), the Department may remove, relocate or adjust the Project as it deems best.

11. To the extent provided by law, the Community Development District shall indemnify, defend, and hold harmless the Department and all of its officers, agents and employees from any claim, loss, damages, cost, charge, or expense arising out of any act, error, omission, or negligent act by the Community Development District, its agents, or employees, during the performance of the Agreement, except that neither the Community Development District, its agents, or its employees will be liable under this paragraph for any claim, loss, damage, cost, charge or expense arising out of

any act, error, omission, or negligent act by the Department or any of its officers, agents, or employees during the performance of the Agreement. When either party receives notice of a claim for damages that may have been caused by the other party in the performance of services required under this Agreement, that party will immediately forward the claim to the other party. Each party will evaluate the claim, and report its findings to each other within fourteen working days and jointly discuss options in defending the claim. A party's failure to promptly notify the other of a claim will not act as a waiver of any right herein.

12. The Department's District Secretary shall decide all questions, difficulties, and disputes of any nature whatsoever that may arise under or by reason of this Agreement, the prosecution, or fulfillment of the service hereunder and the character, quality, amount, and value thereof; and his decision upon all claims, questions, and disputes shall be final and conclusive upon the parties hereto.

13. This Agreement embodies the entire agreement and understanding between the parties hereto and there are no other agreements or understandings, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby.

14. This Agreement may not be assigned or transferred by the Community Development District, in whole or in part without consent of the Department.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

16. All notices, demands, requests or other instruments shall be given by depositing the same in the U.S. Mail, postage prepaid, registered or certified with return receipt:

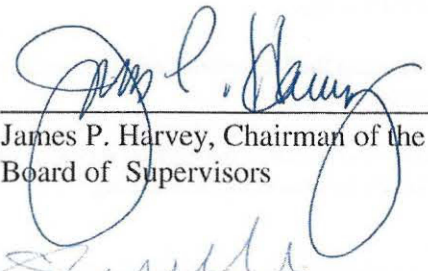
- (a) If to the Department, address to District Landscape Architect, Florida Department of Transportation, 11201 North Malcolm McKinley Drive MS 7-1200, Tampa, Florida 33612, or at such other address as the Department may from time to time designate by written notice to the Community Development District; and
- (b) If to the Community Development District address to William L. Mallery of 2202 N West Shore Blvd. Suite 125 Tampa, FL 33607 or at such other address as the Community Development District from time to time designates by written notice to the Department.

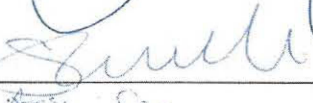
All time limits provided hereunder shall run from the date of receipt of all such notices, demands requests and other instruments.

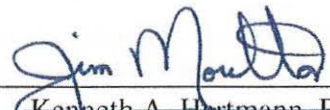
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

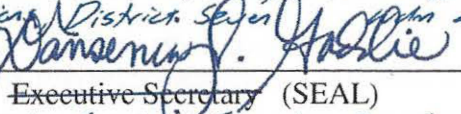
SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT

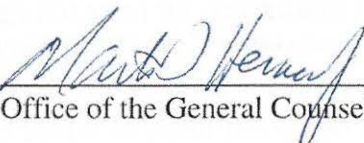
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: 
James P. Harvey, Chairman of the
Board of Supervisors

Attest: 
Title: Atty. Gen. Sec. (SEAL)

By: 
~~Kenneth A. Hartmann, P.E.~~
~~District Secretary, District Seven~~

James V. Moulton, P.E., Director of Transportation Operations, District Seven, dated 4/28/06
Attest: 
~~Executive Secretary (SEAL)~~
Darseria Gaddy, Executive Secretary, dated 4/28/06
As to form:


Office of the General Counsel, District 7

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4B

Draft

Mr. Randall Bratcher
Florida Department of Transportation
11201 N. MacKinley Drive
MS 7-1200
Tampa, Florida 33612

Ref: MOA #01-05 between Florida DOT and Southern Hills Plantation I CDD

Dear Mr. Bratcher:

This letter is a follow-up to the discussion that you had with Mr. A. George Ostensen who is a member of the Board of Supervisors for the Southern Hills Plantation I Community District. That discussion was about the process to be followed by the CDD to remove the landscaping placed and maintained by the CDD in the median of US 41 north and south of the Southern Hills Boulevard following the signing of the May 2, 2005, MOA.

The CDD desires to remove all landscaping and restore the median to a condition that existed previously i.e. a grassed median. All holes will be filled and graded and the disturbed surface shall be sodded to return the area to the same safe condition as it was before installation of such vegetation as if we had been ordered to by the FDOT due to future improvements in accordance with paragraph 8 of the agreement.

We understand that we have the ability to terminate the agreement under Paragraph 9 of the MOA and thereby turn the area back to FDOT for all future maintenance, but we are reserving that right for the time being. The CDD will continue to maintain the restored grass median until such time as a turnback may be warranted. At that time the CDD will petition the FDOT under paragraph 9(b).

Lastly, in accordance with Paragraph 4 of the MOA, the CDD will notify the FDOT's Brooksville Operations Office at least 48 hours before commencing any work to remove the US 41 landscape vegetation.

Thank you for your assistance in this matter.

John McCoskrie, Chairman
Board of Supervisors
Southern Hills Plantation I CDD

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4C



Estimate

Date 1/24/2025 Estimate # EST-SCA1343

Customer Information		Project Information SM1089 Southern Hills Plantation...	
Southern Hills Plantation CDD Wrathall Hunt and Associates LLC 2300 Glades Rd, Suite 410 W Boca Raton, FL 33431	Contact	SM1089	
	Phone	Southern Hill Plantation CDD 4200 Summit View Dr Brooksville, FL 34601	
	E-mail	adamsc@whhassociates.com	Proposal Prepared By: Pat Powell
	Account #	Type Of Work	

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Description	Qty	Rate	Cost
This is the requested proposal to remove all plant material from the median of US-41. We will remove the plant material, back fill the holes, and install Bahia sod.		0.00	0.00
Maintenance Labor	60	50.00	3,000.00
Soil/Dirt		100.00	100.00
Bahia Sod	1	610.00	610.00
Dump Fees		310.00	310.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

Total \$4,020.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2024**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 26,616	\$ -	\$ 26,616
Bank United ICS	487,700	-	487,700
Bank United - 1546	50,000	-	50,000
SBA	104	-	104
Undeposited funds	176	-	176
Investments			
Revenue - A1	-	80,597	80,597
Revenue - A2	-	65,784	65,784
Reserve - A1	-	480,434	480,434
Reserve - A2	-	86,821	86,821
Interest - A2	-	107,590	107,590
Prepayment - A1	-	24,746	24,746
Prepayment - A2	-	792	792
Cost of Issuance	-	20,041	20,041
Due from other funds			
Debt service	33,018	-	33,018
Due from Developer	-	371,966	371,966
Assessments receivable - off-roll	-	743,932	743,932
Due from Unplatted Lands	-	73,870	73,870
Due from Future Club Villa	-	19,122	19,122
Due from Southern Hills III	3,874	-	3,874
Deposits	2,789	-	2,789
Total assets	<u>\$ 604,277</u>	<u>\$ 2,075,695</u>	<u>\$ 2,679,972</u>
LIABILITIES			
Liabilities			
Due to other funds			
General fund	\$ -	\$ 33,018	\$ 33,018
Accounts payable	18,851	-	18,851
Due to Developer	37	-	37
Matured bonds payable A2	-	540,000	540,000
Total liabilities	<u>18,888</u>	<u>573,018</u>	<u>591,906</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	3,874	1,208,888	1,212,762
Total deferred inflows of resources	<u>3,874</u>	<u>1,208,888</u>	<u>1,212,762</u>
Fund balances			
Restricted for:			
Debt service	-	293,789	293,789
Unassigned	581,515	-	581,515
Total fund balances	<u>581,515</u>	<u>293,789</u>	<u>875,304</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 604,277</u>	<u>\$ 2,075,695</u>	<u>\$ 2,679,972</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 39,981	\$ 39,981	\$ 260,465	15%
CDD II shared costs payment	-	-	20,000	0%
CDD III shared costs payment	-	-	32,811	0%
Interest & miscellaneous	1,489	4,670	20,000	23%
Total revenues	41,470	44,651	333,276	13%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,000	3,800	9,300	41%
Financial & administrative				
Management	2,500	7,500	30,000	25%
Engineering	-	487	2,500	19%
Dissemination agent	208	625	2,500	25%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	6,179	6,350	97%
Legal advertising	-	266	750	35%
Bank fees	40	40	600	7%
Annual district filing fee	-	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	163	474	500	95%
Office supplies	-	-	500	0%
Legal counsel				
District counsel	3,866	4,965	15,000	33%
Total professional & administrative	7,777	24,511	77,375	32%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	2,939	8,782	37,000	24%
Stormwater control				
Lake/pond bank maintenance	13,187	23,334	45,000	52%
Aquatic maintenance	-	-	35,000	0%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	-	1,000	2,500	40%
Other physical environment				
Insurance: property	-	12,643	14,021	90%
Entry & walls maintenance	-	340	6,400	5%
Landscape maintenance	7,414	14,168	90,000	16%
Holiday decorations	3,750	7,500	7,500	100%
Irrigation repairs & maintenance	480	14,474	10,000	145%
Landscape replacement	-	-	5,000	0%
Culvert inspection and cleaning	11,600	11,600	2,500	464%
Annual Mulching	-	-	10,000	0%
Conservation Area Maintenance	3,800	3,800	-	N/A
Miscellaneous contingency	-	-	2,500	0%
Total field operations	<u>43,170</u>	<u>97,641</u>	<u>269,921</u>	36%
Other fees and charges				
Property appraiser	-	5,808	22,035	26%
Tax collector	<u>809</u>	<u>809</u>	<u>10,853</u>	7%
Total other fees and charges	<u>809</u>	<u>6,617</u>	<u>32,888</u>	20%
Total expenditures	<u>51,756</u>	<u>128,769</u>	<u>380,184</u>	34%
 Excess/(deficiency) of revenues over/(under) expenditures	 (10,286)	 (84,118)	 (46,908)	
 Fund balance - beginning	 <u>591,801</u>	 <u>665,633</u>	 <u>716,762</u>	
Fund balance - ending	<u>\$ 581,515</u>	<u>\$ 581,515</u>	<u>\$ 669,854</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 DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 117,721	\$ 117,721	\$ 767,885	15%
Special assessments: off-roll	-	-	185,983	0%
Interest	2,377	9,307	-	N/A
Total revenues	<u>120,098</u>	<u>127,028</u>	<u>953,868</u>	13%
EXPENDITURES				
Principal - A1	-	-	265,000	0%
Principal - A2	-	-	210,000	0%
Interest - A1	-	124,555	228,520	55%
Interest - A2	-	-	183,860	0%
Total expenditures	<u>-</u>	<u>124,555</u>	<u>887,380</u>	14%
Other fees and charges				
Legal fees	-	300	4,632	6%
Property appraiser	-	15,596	15,998	97%
Tax collector	2,382	2,382	15,998	15%
Total other fees and charges	<u>2,382</u>	<u>18,278</u>	<u>36,628</u>	50%
Total expenditures	<u>2,382</u>	<u>142,833</u>	<u>924,008</u>	15%
Excess/(deficiency) of revenues over/(under) expenditures	117,716	(15,805)	29,860	
Fund balance - beginning	<u>176,073</u>	<u>309,594</u>	<u>730,546</u>	
Fund balance - ending	<u>\$ 293,789</u>	<u>\$ 293,789</u>	<u>\$ 760,406</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 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.

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 road. 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.

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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