

**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 February 10, 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
Joe Calamari	District Engineer
Alex Kurth	Premier Lakes
Pat Powell	Steadfast
Jim Kiernan	GM Club
Gerry Cullen	MPOA
Lilly Caruso	Resident

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)

Mr. McCoskrie stated he invited Mr. Powell, of Steadfast, to the meeting to answer irrigation-related questions.

In response to a question, Mr. Powell stated a master valve was installed to release the pressure off the land on the Boulevard and the water on the Boulevard was deactivated in the daytime. This impacted the tennis courts, as there was no water on the courts. He discussed the pressure valve, whether a gauge can be installed on the tennis courts and how much pressure coming in can hold all the connections.

Mr. McCoskrie stated the Board's main concern is that the breaks were coming at the connections and that it is a pressure issue. He discussed a 10' deep excavation and the need to contain the blowouts and for Steadfast to streamline its invoices and provide accurate billings.

Asked if he toured to assess what needs to be done, Mr. Powell stated he toured with a consultant who will track the entire system from the front to the back and create a map. Asked who is paying for the work, Mr. Powell stated the consultant will send a proposal. Mr. McCoskrie asked that the proposal be forwarded to him. In response to Ms. Bloomquist' request for an explanation as to why the irrigation was recently deactivated, Mr. Powell stated the pumps were down and were subsequently repaired.

Mr. Powell will continue working on resolving the CDD's irrigation issues and provide an update at the next meeting.

THIRD ORDER OF BUSINESS**Update/Discussion/Consideration: Premier Lakes, Inc. Items**

- **Lake Maintenance Reports – January 2025**

Mr. Kurth presented the January 2025 Lake Maintenance Reports. The monthly quality inspection was performed with Mr. Dave Smallridge, an experienced technician; the lakes are in great shape. However, in the last week or two, a slight increase in plankton algae was noticed, mainly due to warmer weather. Lakes L-200AA and B1 had the most algae and were treated with Sonar® herbicide. Monitoring and treating the lakes as temperatures begin to rise will continue.

Discussion ensued regarding the ponds with algae, low water levels in the ponds and why the City has yet to pump water into the lakes.

Resident Lilly Caruso presented photographs and expressed her belief that sand from past hurricanes was graded into her parcel and washed out into the retention pond behind her home. Currently there are dunes of sand, akin to a beach area, accumulating all the way across to the middle of the pond. Mr. McCoskrie stated the pond in question is historically a dry pond it will continue to be investigated to develop a solution.

FOURTH ORDER OF BUSINESS**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]

Mr. Ostensen stated he recently conferred with a Florida Department of Transportation (FDOT) official in Tampa. If the CDD conveys removal of trees back to the State, under the terms of the Agreement, it must remove the root bulb, and, if the State performs the maintenance, it will do so on its schedule, not when the CDD wants it done. Conversely, if the decision is for the CDD to continue maintaining the median, then the CDD must ensure that the trees are flush-cut and, in the future, have the root bulb ground down if it turns maintenance back to the State.

Mr. McCoskrie voiced his opinion that the CDD should continue maintaining the median and not depend on the State to do so on its schedule. The maintenance plan would entail mowing, flush-cutting the trees and removing the muhly grass.

Discussion ensued regarding whether to keep the muhly grass, the Maintenance Agreement between the CDD and the FDOT, the purpose of the draft letter to the FDOT, line of sight issues, the indemnification clause, the Steadfast proposal and funding source.

Ms. Rinaldi stated, if the consensus is to send the draft letter to the FDOT, she would like to review it to make sure that it is consistent with the Agreement.

On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, Steadfast Estimate #EST-SCA1364, in the amount of \$2,495, was approved.

FIFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of December 31, 2024**

Mr. Adams responded to questions regarding the revenue collection timing, the 4% early pay discount, the Tax Collector and a \$33,018 debt service cash transfer.

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

SIXTH ORDER OF BUSINESS**Approval of January 13, 2025 Regular Meeting Minutes**

The following change was made:

Lines 151 and 152: Change “the road” to “the retention pond”

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, the January 13, 2025 Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS

Other Business

Ms. Bloomquist stated, regarding the roadways, she arranged for a City official to inspect a pothole that is possibly damaging vehicles. Although the City went out to bid to have the pothole repaired, the City does not have the capability to repave the entire area, which really needs to be done. Ms. Bloomquist will follow up with the City and Jason Rally about roadway issues and David Kingsbury on reclaimed.

Mr. McCoskrie stated Mr. Gerry Cullen, of the HOA is present today and hopes to reach a resolution regarding the 12th Amendment, which could save both parties from accumulating legal fees. This is predicated upon District Counsel contacting HOA Attorney Mr. Wesley Jones. Ms. Rinaldi stated she explained to Mr. Jones that there was no joinder consent from the CDD or a current agreement in place with the HOA, as is referenced in the amendment. He understood and agreed to prepare a corrective 12th Amendment and email Staff a draft before recording it. She has yet to receive the draft. Mr. McCoskrie stated the 12th Amendment relates to a pond in the northeast corner of the CDD with erosion issues. Residents who reside along the pond want to know which entity is responsible for the repairs. The HOA referenced the 12th Amendment, claiming the blowout is a CDD issue and the CDD is pushing back. Mr. Cullen discussed how this issue started, pond ownership and the 12th Amendment. Mr. McCoskrie thinks the matters to consider include mowing the banks and a few pond issues. Referencing a map, Mr. McCoskrie discussed pond ownership and maintenance responsibilities and stated the Board needs to know if the CDD is obligated to continue maintaining ponds that it does not own. Ms. Rinaldi stated Staff will want to know if the ponds are all under the same District permit and, if so, the CDD would be required to maintain them even though it does not own them. Mr. Adams stated the South Florida Water Management District (SFWMD) typically requires the CDD to operate and maintain the ponds, no matter who owns the tract of land.

Discussion ensued regarding the 12th Amendment, how best to resolve some of the issues with the ponds, if the CDD can bill the HOA for maintenance of its ponds, maintenance costs and potential assessment increases.

Mr. Cullen was asked to inform the HOA Board that the CDD is willing to meet and coordinate to resolve the pond maintenance issues.

Ms. Rinaldi will email the Board the Notice of Claim that was received in December.

Mr. McCoskrie stated that a resident recently complained of people setting up lawn chairs and fishing in Pond L10AA and asked for “No Trespassing” signs to discourage fishing in the ponds.

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

Ms. Rinaldi stated the Interlocal Agreement requires the Committee to meet and combine their recommendations and annual cost for the Boulevard by April 15, 2025.

B. District Engineer: Coastal Engineering Associates, Inc.

Mr. Calamari stated the surveyors are still working on the additional spot elevations and anticipate completion by the end of the week. Staff will email the survey to the Board once completed.

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

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

NINTH ORDER OF BUSINESS**Supervisors’ Requests**

There were no Supervisors’ requests.

Mr. Kiernan presented a deed from 2019 and stated ownership of the pond across from Forest Garden and Southern Valley Loop should have been transferred from the golf course but was not. The Property Appraiser has yet to update the records.

TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, the meeting adjourned at 11:22 a.m.

COP SAL
Secretary/Assistant Secretary

John MacArthur
Chair/Vice Chair