

**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 March 10, 2025 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601.

Present:

John McCoskrie
Richard Pakan
Margaret Bloomquist
George Ostensen
Eugene Tomashosky

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Grace Rinaldi
Joe Calamari
Alex Kurth (via telephone)
Lilly Caruso
Ed Steegal

District Manager
District Counsel
District Engineer
Premier Lakes
Resident
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)

Resident Ed Steegal recalled an issue in 2023 with individuals fishing in the pond near his home. An altercation ensued between his neighbors and the trespassers, Law enforcement was called and the matter was resolved. The Board was made aware of the incident, which resulted in the installation of “No Trespassing” signage. Recently, numerous individuals have been fishing

on the other side of the pond near his home. He and his spouse are snowbirds and they no longer feel secure in the community so they contacted the HOA about security matters.

Mr. Steegal stated there are two alligators in the lake and voiced his concerns about CDD, HOA or homeowner liability in the event someone is injured by an alligator. He suggested posting “Beware of Alligator” signage.

Mr. McCoskrie voiced his opinion that it would be a good idea to order 15 to 20 “Beware of Alligator” signs and have them installed near the ponds. He urged Mr. Steegal to continue working with the HOA about the security matter.

Mr. Adams stated the question of liability was broached by several of his clients following an incident wherein someone was killed by an alligator. He contacted the CDD’s insurance carrier, Florida Insurance Alliance (FIA), and FIA’s response was that the CDD is not required to have alligator warning signs posted but, if the CDD chooses to install signage, it should do so in the high-profile areas, such as at the gatehouse and bag drop near the golf course. The issue with installing signs around the ponds is, if they are not posted a certain amount of feet apart, the CDD could be held liable if someone is injured.

Regarding fishing in CDD ponds and the easement, Ms. Rinaldi stated the dedication language on the plat states that there is no recreational purpose or use for these easements and the ponds are strictly for the purposes of maintaining and repairing the stormwater systems.

Resident Lilly Caruso asked for an update on the erosion issue at the back ponds near her home. Mr. McCoskrie stated an update will be provided later in the meeting.

THIRD ORDER OF BUSINESS

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

- **Lake Maintenance Reports – February 2025**

Mr. Kurth presented the February 2025 Lake Maintenance Reports and reported the following:

- There was a slight increase in algae growth, which is to be expected with consistent warmer weather.

- All treatments have been successful; good control is being achieved utilizing the normal treatment protocols.
- Crews will continue monitoring the ponds to see if there is a gradual increase of algae growth, month-over-month; growth is currently not too concerning.

Mr. McCoskrie stated he would like the Completion Notes in the Report to list the ponds in order and for the lakes to be capitalized, throughout. Mr. Kurth stated, the way the algae treatments are done with the three visits per month is that the ponds are treated for algae on the first and the third visits, and the focus on the middle visit is on the grasses; the treatments are rotated to make sure that they are done properly.

Mr. Kurth left the call.

FOURTH ORDER OF BUSINESS

Update: US 41 Median Maintenance Agreement with FDOT

Mr. Ostensen stated the median on 41 was cleared of the crepe myrtles and the muhly grass is also gone. He conferred with Pat about the sodding and was told that the issue with the sod is that it is sold by the pallet, which is \$600 per pallet. The vendor stump grinding was completed for all the stumps. Mr. Ostensen will draft a memorandum to the Florida Department of Transportation (FDOT) regarding median maintenance that was completed and forward it to the Chair for review.

FIFTH ORDER OF BUSINESS

Update: Status of Irrigation Issues

Mr. Ostensen stated he asked Pat for an update; they are waiting on a list and this will be a complete mapping of the system. Since there are no as-built plans, progress is slow; however, as the project proceeds, if the maintenance costs are still more than what the Board wants to pay, a long-term solution can be considered. Being knowledgeable about what is currently in the ground is a good first step.

Asked if all the shut-off valves and manifolds were identified, Mr. Ostensen replied affirmatively.

Mr. McCoskrie stated, on February 17, 2025, he approved a \$2,100 proposal to wire track the main line from Broad Street east to Summit View Drive; a map will be provided showing all the locations that were wire-tracked.

On MOTION by Mr. Ostensen and seconded by Mr. Pakan, with all in favor, Proposal SCA-1398 for irrigation tracking, in the amount of \$2,100, was ratified.

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of January 31, 2025**

On MOTION by Mr. Pakan and seconded by Mr. McCoskrie, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

SEVENTH ORDER OF BUSINESS**Approval of February 10, 2025 Regular Meeting Minutes**

The following changes were made:

Line 64: Change “grated” to “graded”

Line 82: Change “County” to “State”

Line 83: Change “replacing” to “removing” and delete “with crepe myrtles”

Line 121: Change “Dave Kingsbury” to “Jason Rally”

Line 122: Insert “and with David Kingsbury on reclaimed water” after “issues”.

Line 137: Insert “District” before “permit”

Lines 142 through 143: Delete “a depression, a berm, a culvert”

On MOTION by Mr. Ostensen and seconded by Mr. McCoskrie, with all in favor, the February 10, 2025 Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS**Other Business**

Regarding reclaimed water, Ms. Bloomquist stated she met with Mr. David Kingsbury at the reclaimed water pond and she emailed everyone that the pump was down that weekend so

no water was being pumped in. When she met with him on February 20, 2025, they were pumping 735,000 gallons a day and were going to continue pumping until it was back up to normal. At the time, Mr. Kingsbury mentioned that, as far as some of the algae, he felt strongly that aeration would help that pond and Ponds 8-AA and 8-CC, which she thinks means Mr. Kingsbury is a real proponent of aeration.

Regarding the roads, Ms. Bloomquist stated, after noticing that the sidewalk work commenced, she emailed Mr. Jason Rally to thank him for facilitating it and she inquired about paving the roadways. Mr. Rally advised her that he was working on a list for the upcoming paving contract and will try to get the damaged portion of Southern Hills Boulevard on the list; however, he does not make the final determination of which roads are paved.

In response to a question regarding if patches will be replaced before repaving, Ms. Bloomquist felt that no additional work will be done but she could email the City and inquire.

Mr. McCoskrie asked Ms. Bloomquist to research the Utility Services Agreement between the City of Brooksville, SHT Group LLC and SH Venture LLC, which is recorded, and the Bulk Irrigation Water Services Agreement between the HOA and Southern Hills Irrigation, which is not recorded, to see if the allocation between the residents and the golf course are being handled properly.

Mr. McCoskrie reiterated that he approved \$2,100 to wire-track Mainline Boulevard. Andrew is researching names of commercial irrigation companies. Mr. Calamari drafted a letter to the Southwest Florida Water Management District (SWFWMD), on behalf of the CDD's clients, notifying of a depression repair in DRA-5EE. Further, there was a planning and zoning meeting with the City this past month, wherein the City approved the expansion of Real Tree Lane. He approved a \$4,100 invoice for the depression repair and culvert cleaning.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, Penault LLC Proposal #25-0028 for fill for the depression repair and for culvert cleaning, in the amount of \$4,100, was ratified.
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Mr. McCoskrie stated that Ms. Caruso, who attended the last meeting, lives near Pond L160-AA, where Lennar is finishing construction work. The CDD asked Lennar to cleanup and sod the pond banks near Ms. Caruso's home.

Regarding Amendment 12, Ms. Rinaldi stated, when she corresponded with the Attorney for the HOA, prior to the last meeting, the understanding was that the draft corrective 12th Amendment would be revised to state that the entity that owns the pond is responsible for its maintenance and, although she followed up with the Attorney numerous times since the last meeting, she has yet to hear back regarding this item.

Discussion ensued regarding the 12th Amendment, developing a plan of action to maintain neglected ponds, the HOA repairing the berm, unidentified dry retention areas, the Weston matter and the survey.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

There was no report.

B. District Engineer: Coastal Engineering Associates, Inc.

Mr. Ostensen asked about the Interlocal Agreement meeting. Ms. Rinaldi stated the District Manager will coordinate with the Managers for SHP II CDD and SHPIII CDD to schedule the meeting. Mr. Adams stated it can be arranged as a Teams Meeting.

Mr. Ostensen stated the number that must be identified is the cost of maintaining the Boulevard. The percentages are already laid out. Mr. Adams recommended that Mr. Ostensen use the current year's budget and utilize the max percent increase.

Discussion ensued regarding the Interlocal meeting, irrigation system, Steadfast contract, budget line items specific to the agreement and the roadway repairs.

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

- **NEXT MEETING DATE: : April 14, 2025 at 10:00 AM**
 - **QUORUM CHECK**

TENTH ORDER OF BUSINESS

Supervisors' Requests

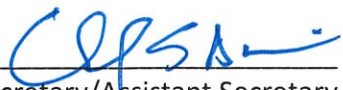
There were no Supervisors' requests.

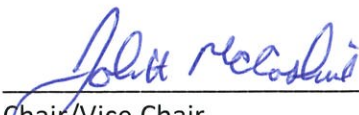
ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the meeting adjourned at 11:17 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair