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 April 14, 2025 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601.

Present:

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
Lilly Caruso	Resident
Ed Stegal	Resident
Other Residents	

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**

- **Lake Maintenance Reports – March 2025**

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

➢ The Sales Center Lake had a significant increase in algea blooms and there is a slight increase in algae growth in all the other lakes, which were treated on Friday.

➢ The infrastructure for the aeration system for the effluent lake on the west side of the guard shack is expected to be completed soon.

➢ Mr. Kurth expects to see consistent blooms despite the treatments, due to the warm weather, that it might be wise to consider installing aeration systems in the two lakes, based on the nutrient testing levels from the prior vendor.

Mr. McCoskrie asked Mr. Kurth to make additional changes to the Lake Maintenance Report.

Discussion ensued regarding whether to install aeration systems as a benchmark, vendors holding their prices, funding the work with surplus fund balance and a maintenance program.

On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, installing aeration systems in Lakes 8-AA and 8-CC, in a not-to-exceed amount of $28,704, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, Resolution 2025-03, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Kilinski|Van Wyk PLLC Fee Increase**

Ms. Rinaldi presented Kilinski|Van Wyk PLLC's letter requesting a two structure fee increase effective October 1, 2025 and January 1, 2027. She noted that the legal fees have not changed since 2021; the new fees align with the rates of the firm's current clients. Mr. Paken asked if the terms can be amended to cover just the Fiscal Year 2025/2026 increase and if the Board can consider future increases annually. Ms. Rinaldi replied affirmatively.

On MOTION by Mr. Pakan and seconded by Mr. McCoskrie, with all in favor, the Kilinski|Van Wyk PLLC Fee Increase, as amended to cover just the Fiscal Year 2025/2026 increase, was approved.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of February 28, 2025**

Mr. Paken presented the Unaudited Financial Statements as of February 28, 2025. He asked Mr. Adams to check with the Tax Collector to find out why assessment revenue collections are low. He asked when the CDD II and CDD III invoices will be issued.

Mr. McCoskrie requested backup materials for several budget line items.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

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

The following changes were made:

Lines 24 and 34: Change "Rick" to "Ed"

Regarding Line 43 and the comment about it being a good idea to post signs of "No Fishing & Beware of Alligators", Mr. McCoskrie stated that Ms. Rinaldi prepared a statement to residents advising that "Beware of Alligator/Wildlife" will not be installed.

Lines 178, 181 and 182: Change "Calamari" to "Ostensen"

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

EIGHTH ORDER OF BUSINESS **Other Business**

Mr. Ostensen stated that the Florida Department of Transportation (FDOT) letter will be changed to say they are waiting to see if the sod at the US 41 median will start to grow in by itself. He will speak to Tim about the light switch for the trees in the median and to the technician about installing an irrigation pressure relief valve. He will report on the irrigation map at the next meeting, which will be added to the GIS map.

Ms. Bloomquist stated that the City will not do any major roadway repairs until the major construction is completed, unless the potholes become larger. She is researching how much the golf course budgeted. Since the intent is to confirm both parties are paying equal amounts to the City, Mr. Calamari stated that the Developer is looking into installing another meter.

Mr. McCoskrie noted the following:

- Regarding Amendment 12, Ms. Rinaldi submitted her revisions to the HOA Attorney and will forward it and the final Agreement to the Board.
- Regarding the Weston issue, Ms. Rinaldi advised Weston and the HOA Attorney that the issue can be resolved prior to mediation. Board Members were encouraged to call with any questions, due to the nature of the matter. The Board designated Mr. Pakan to represent the CDD on this matter.
- Regarding the Wind Rivers project, Cloud 9 started work in L-5EE before being directed to L-10AA. A fee dispute should be expected since the CDD approved about $17,000/$18,000 in repairs and instead received a $26,000 invoice.

Asked about the status of the Interlocal Agreement, Mr. Adams stated that he scheduled a Zoom conference to be held on April 30, 2025 at 3:00 p.m., with Mr. Ostensen, Ellen, Frances and the new Manager Brendan Crawford.

- **Public Comments (Agenda Items)**

This item was an addition to the agenda.

A resident thanked everyone involved in taking care of the sand piles.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kilinski|Van Wyk PLLC

Ms. Rinaldi stated her firm is monitoring legislative bills that might affect CDDs, such as legislation to repeal the Goals and Objectives requirements; increasing sovereign immunity limits and the tree liability bill, which would reverse who is responsible for damages if a tree falls on someone's property.

B. District Engineer: Coastal Engineering Associates, Inc.

There was no report.

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

- **NEXT MEETING DATE: May 12, 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 10:55 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair