

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

May 12, 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

May 5, 2025

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 May 12, 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 - April 2025
4. Update: Shared Costs Committee Meeting
5. Consideration of Hernando County Property Appraiser Interlocal Uniform Collection Agreement
6. Acceptance of Unaudited Financial Statements as of March 31, 2025
7. Approval of April 14, 2025 Regular Meeting Minutes
8. Other Business
9. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk PLLC*
 - B. District Engineer: *Coastal Engineering Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 586 Registered Voters in District as of April 15, 2025
 - NEXT MEETING DATE: June 9, 2025 at 10:00 AM

ATTENDEES:

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

○ 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

10. Supervisors' Requests

11. 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**

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

Work Order

DATE	04/11/2025 -
TECH(S)	Dave Smallridge
JOB #	1060222421

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	L-10AA - Treated Algae L-10BB - Inspected L-10CC - Inspected L-9CC - Inspected L-9II - Treated Algae L-8AA - Treated Algae L-8BB - Treated Algae L-8CC - Treated Algae B1 - Treated Algae B2 - Treated Algae B3 - Treated Algae L-7BB - Treated Algae L-5AA - Treated Algae L-5GG - Treated Algae L-5II - Treated Algae L-5HH - Treated Algae L-210AA - Treated Algae L-200AA - Treated Algae
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1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

Work Order

DATE	04/18/2025 -
TECH(S)	Dave Smallridge
JOB #	1052213677

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	L-10AA - Inspected L-10BB - Inspected L-10CC - Treated grasses L-9CC - Treated grasses L-9II - Inspected L-8AA - Treated grasses L-8BB - Treated grasses L-8CC - Treated grasses B1 - Treated grasses B2 - Treated grasses B3 - Treated grasses L-7BB - Treated grasses L-5AA - Inspected L-5GG - Treated grasses L-5II - Treated grasses L-5HH - Treated grasses L-210AA - Treated grasses L-200AA - Treated grasses
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1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

Work Order

DATE	04/24/2025 -
TECH(S)	Dave Smallridge
JOB #	1053603955

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
--------------	-------------------------

COMPLETION NOTES	L-10AA- Treated Algae L-10BB - Treated Algae L-10CC - Treated Algae L-9CC - Treated Algae L-9II - Inspected L-8AA - Inspected L-8BB - Treated Algae L-8CC - Treated Algae B1 - Treated Algae B2 - Treated Algae B3 - Treated Algae L-7BB - Treated Algae L-5AA - Inspected L-5GG - Treated Algae L-5II - Treated Algae L-5HH - Treated Algae L-210AA - Treated Algae L-200AA - Treated Algae
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

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**INTERLOCAL UNIFORM COLLECTION AGREEMENT BETWEEN THE
SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT
DISTRICT AND THE
HERNANDO COUNTY PROPERTY APPRAISER**

THIS INTERLOCAL AGREEMENT, made and entered into in duplicate this ____ day of _____, AD ____, by the Southern Hills Plantation I Community Development District, (the “District”), by and through its Board of Directors whose address is c/o Southern Hills Plantation I Development District 2300 Glades Rd, Suite 410W, Boca Raton, FL 33431, and the Honorable Randy Mazourek, Hernando County Property Appraiser, whose address is 201 Howell Ave, Suite 300, Brooksville, Florida 34601 (the “Property Appraiser”)

WITNESSETH

WHEREAS, the District is authorized to impose non-ad valorem assessments and by, resolution, has expressed its intent to use the uniform method of notice, levy, collection, and enforcement of such assessments, as authorized pursuant to chapter 197.3632, Florida Statutes, and;

WHEREAS, chapter 197, Florida Statutes, requires that the District enter into a written agreement with the Property Appraiser for reimbursement of necessary administrative costs incurred in implementing the uniform method and,

WHEREAS, chapter 197, Florida Statutes, provides that the District shall compensate the Property Appraiser for necessary administrative costs and,

WHEREAS, a separate agreement between the District and the Hernando County Tax Collector must be entered into that expresses the responsibility of the Hernando County Tax Collector and the District regarding the uniform method of notice, levy, collection, and enforcement of such assessments, as authorized pursuant to chapter 197, Florida Statutes before this agreement becomes serviceable;

NOW, THEREFORE, in consideration of the mutual covenants and convictions herein set forth, the parties hereby agree as follows:

1. The District will impose non-ad valorem assessments using the uniform method for the levy, collection, and enforcement under the provisions of chapter 197, Florida Statutes.

2. The District agrees to reimburse the Property Appraiser for necessary administrative costs pursuant to section 197.3632 (2), Florida Statutes, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. For the 2025 tax roll year, the parties hereto agree that the District will fund the Property Appraiser's Geographic Information System (GIS) budget in the amount of 3% of the value of each non-ad valorem assessment roll for which the Property Appraiser prepared, processed, or transmitted data concerning the non-ad valorem assessment. Such administrative costs include, but are not limited to, costs incurred for providing information to the District for the development of the non-ad valorem assessment roll pursuant to chapter 197, Florida Statutes; for providing the District with a copy of the non-ad valorem assessment roll upon request by the District so that it may be certified to the Property Appraiser in accordance with time frames pursuant to Florida Statutes or schedules promulgated by the Property Appraiser. The District will be responsible for providing a copy of the non-ad valorem assessment roll to the Property Appraiser on compatible electronic medium.

3. Either party may terminate this agreement without cause upon giving the non terminating party 30 days written notice prior to the effective date of termination. In the event that the District does not reimburse the Property Appraiser for the costs incurred as provided herein, the Property. Appraiser may terminate this agreement upon ten (10) days written notice of his election to terminate pursuant to this section.

a. In the event this agreement is terminated by the District effective after January 1 of any given year, the Property Appraiser shall be reimbursed in full for the work or services performed based on the value of the current year's non-ad valorem assessment roll.

b. In the event funds to reimburse the Property Appraiser for costs incurred for completion of the above referenced services become unavailable, the District may terminate this agreement upon no less than 15 day notice, written and delivered to the Property Appraiser.

c. The District shall be the final authority as to the availability of funds. Notice of termination shall be sent by certified mail, return receipt requested, or shall be delivered in person with a signed proof of delivery.

Notice to the District shall be sent to:

Southern Hills Plantation I Community Development District
2300 Glades Rd, Suite 410W
Boca Raton, FL 33431

Notice to the Property Appraiser shall be sent to:

Randy Mazourek
Hernando County Property Appraiser
201 Howell Avenue, Suite 300
Brooksville, FL 34601-2042

And a copy of any notice sent hereunder shall be sent to:

Amy L. Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601

4. Waiver of breach of any provision of this agreement shall not be deemed to be a waiver of any other breach, and shall not be considered to be a modification of the terms of this agreement.

5. For the 2025 tax roll year, the District will pay all sums due to the Property Appraiser on or before January 15, 2026. For subsequent years the District will pay all sums due to the Property Appraiser on or before January 15th. All sums due from the District to the Property Appraiser will bear interest at the rate of 12 percent (12%) per annum, if delinquent, in accordance with section 218.74, Florida Statutes.

6. The term of this agreement shall be in effect for the 2025 tax roll year and may be renewed thereafter for subsequent periods not to exceed one (1) tax year each, in the event the District shall inform the Property Appraiser by January 10th of each calendar year if the District intends to continue to use the uniform method of collecting each such assessment pursuant to chapter 197, Florida Statutes.

7. The parties shall abide by all Statutes, rules and regulations pertaining to the levy and collection of non-ad valorem assessments, and any ordinances promulgated by the District not

inconsistent with, not contrary to, the provisions of chapter 197, Florida Statutes, or applicable statutes and any subsequent amendments to said Statutes.

8. The District shall be responsible for imposing non-ad valorem assessments pursuant to general and special law and all other applicable requirements relating to the establishment of non-ad valorem assessments, which are collected in the same manner as ad valorem taxes are collected.

9. The District further agrees that it will strictly follow and will be responsible for complying with the following procedures and conditions:

a. Using electronic data supplied by the Property Appraiser, the District shall determine and identify the names and addresses of the property owners, the descriptions, parcel numbers and the amount of the assessment of the parcels subject to the non-ad valorem assessments under this agreement.

b. It will be solely at the District's expense and pursuant to the District's responsibility to develop and provide to the Property Appraiser, on compatible electronic medium, a list of the parcels to be assessed.

c. The Property Appraiser on the Property Appraiser's database shall maintain the District's non-ad valorem assessment information.

d. The District shall meet the Property Appraiser's imposed deadlines and timetables as administered and determined by the Property Appraiser.

10. The District will be solely responsible of notifying effected property owners of any and all proposed non-ad valorem assessments.

11. In the event the Property Appraiser is named as a party or otherwise joined in litigation challenging non-ad valorem assessment(s) subject to this agreement, the Property Appraiser shall provide for his own legal representation, and shall be entitled to reimbursement from the District for reasonable attorney fees and costs associated with such representation. Furthermore, the District shall indemnify the Property Appraiser against any claim, cause of action or suit arising out of, or in connection with any claimed negligence action or inaction on the part of the District.

12. This agreement may not be assigned by either party without the prior written consent from the non-assigning party.

In Witness Whereof, the parties have caused this Interlocal Agreement to be executed for the uses and purposes therein expressed on the day and year first above written.

HERNANDO COUNTY PROPERTY APPRAISER
("Property Appraiser")

Date

By: _____
Randy Mazourek

SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
("District")

Date

By: _____
John McCoskrie
Chairman

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2025**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Wells Fargo	\$ 155,555	\$ -	\$ 155,555
Bank United ICS	341,123	-	341,123
Bank United - 1546	49,999	-	49,999
SBA	105	-	105
Undeposited funds	176	-	176
Investments			
Revenue - A1	-	107,065	107,065
Revenue - A2	-	81,053	81,053
Reserve - A1	-	485,561	485,561
Reserve - A2	-	87,748	87,748
Interest - A2	-	107,590	107,590
Prepayment - A1	-	31,198	31,198
Prepayment - A2	-	6,360	6,360
Cost of Issuance	-	20,255	20,255
Due from other funds			
General	-	116,705	116,705
Debt service	34,384	-	34,384
Due from Developer	-	371,966	371,966
Assessments receivable - off-roll	152,143	743,931	896,074
Allow for uncollectable SHP Grp	(152,143)	-	(152,143)
Due from Unplatted Lands	-	110,805	110,805
Due from Future Club Villa	-	28,682	28,682
Deposits	2,789	-	2,789
Total assets	<u>\$ 584,131</u>	<u>\$ 2,298,919</u>	<u>\$ 2,883,050</u>
LIABILITIES			
Liabilities			
Due to other funds			
General fund	\$ -	\$ 34,384	\$ 34,384
Debt service 2011 A1	74,390	-	74,390
Debt service 2011 A2	42,315	-	42,315
Due to Developer	37	-	37
Matured bonds payable A2	-	540,000	540,000
Total liabilities	<u>116,742</u>	<u>574,384</u>	<u>691,126</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	-	1,255,384	1,255,384
Total deferred inflows of resources	<u>-</u>	<u>1,255,384</u>	<u>1,255,384</u>
Fund balances			
Restricted for:			
Debt service	-	469,151	469,151
Unassigned	467,389	-	467,389
Total fund balances	<u>467,389</u>	<u>469,151</u>	<u>936,540</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 584,131</u>	<u>\$ 2,298,919</u>	<u>\$ 2,883,050</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 6,492	\$ 94,179	\$ 260,465	36%
CDD II shared costs payment	-	-	20,000	0%
CDD III shared costs payment	774	3,874	32,811	12%
Interest & miscellaneous	1,051	8,107	20,000	41%
Total revenues	8,317	106,160	333,276	32%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,000	6,800	9,300	73%
Financial & administrative				
Management	2,500	15,000	30,000	50%
Engineering	-	3,879	2,500	155%
Dissemination agent	208	1,250	2,500	50%
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	-	39	600	7%
Annual district filing fee	-	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	193	1,042	500	208%
Office supplies	-	-	500	0%
Legal counsel				
District counsel	8,000	16,070	15,000	107%
Total professional & administrative	11,901	50,700	77,375	66%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	2,976	17,608	37,000	48%
Stormwater control				
Lake/pond bank maintenance	3,000	40,708	45,000	90%
Aquatic maintenance	1,310	1,310	35,000	4%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	1,355	57,919	2,500	2317%
Other physical environment				
Insurance: property	-	12,643	14,021	90%
Entry & walls maintenance	-	340	6,400	5%
Landscape maintenance	14,741	46,977	90,000	52%
Holiday decorations	-	7,500	7,500	100%
Irrigation repairs & maintenance	256	16,253	10,000	163%
Landscape replacement	-	-	5,000	0%
Culvert inspection and cleaning	-	11,600	2,500	464%
Annual Mulching	-	12,875	10,000	129%
Conservation Area Maintenance	-	20,250	-	N/A
Contingency				
Miscellaneous contingency	-	20	2,500	1%
Total field operations	<u>23,638</u>	<u>246,003</u>	<u>269,921</u>	91%
Other fees and charges				
Property appraiser	-	5,808	22,035	26%
Tax collector	130	1,893	10,853	17%
Total other fees and charges	<u>130</u>	<u>7,701</u>	<u>32,888</u>	23%
Total expenditures	<u>35,669</u>	<u>304,404</u>	<u>380,184</u>	80%
Excess/(deficiency) of revenues over/(under) expenditures	(27,352)	(198,244)	(46,908)	
Fund balance - beginning	<u>494,741</u>	<u>665,633</u>	<u>716,762</u>	
Fund balance - ending	<u>\$ 467,389</u>	<u>\$ 467,389</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 MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 19,117	\$ 277,307	\$ 767,885	36%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	6,188	11,748	-	N/A
Interest	2,435	16,526	-	N/A
Total revenues	<u>27,740</u>	<u>305,581</u>	<u>953,868</u>	32%
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	382	5,573	15,998	35%
Total other fees and charges	<u>382</u>	<u>21,469</u>	<u>36,628</u>	59%
Total expenditures	<u>382</u>	<u>146,024</u>	<u>924,008</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	27,358	159,557	29,860	
Fund balance - beginning	441,793	309,594	730,546	
Fund balance - ending	<u>\$ 469,151</u>	<u>\$ 469,151</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 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 (via telephone)	Premier Lakes
Lilly Caruso	Resident
Ed Steegal	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 algae 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 reserve funds 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. Pagan, 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. Paken 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, 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. Paken, 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 for reclaimed water, as it should be paying into the CDD's irrigation pump budget. 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, the Weston Attorney and the HOA Attorney opined 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. He will be invited to participate in the April 25, 2025 follow up call with the Attorneys.

➤ 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]

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Secretary/Assistant Secretary

Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**



Denise LaVancher

Hernando County Supervisor of Elections

16264 Spring Hill Drive
Brooksville, FL 34604
P: 352.754.4125 • F: 352.754.4425

April 15, 2025

Southern Hills Plantation I Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Dear Ms. Gillyard:

As of April 15, 2025, there are 586 registered voters within the Southern Hills Plantation I Community Development District.

Should you need any further assistance, please do not hesitate to contact me.

Sincerely,

Claudia Billotte
Candidate Specialist/Voter Services
Hernando County Supervisor of Elections
16264 Spring Hill Drive
Brooksville, FL 34604

Enclosure

Date 4/15/2025
Time 08:28 AM

Denise LaVancher
Supervisor of Elections
Active Voters by District/Precinct

Hernando County, FL

SOUTHERN HILLS 1

	<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
510 JEROME BROWN COMMUN	57	395	107	27	586	523	4	31	28	281	301	4
SOUTHERN HILLS 1	57	395	107	27	586	523	4	31	28	281	301	4

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 <i>Presentation of FY2026 Proposed Budget</i>	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.