

**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 May 12, 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 |

**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 – April 2025**

The April 2025 Lake Maintenance Reports were included for informational purposes.

Mr. Adams read the text from Alex Kurth indicating that the aeration system installation for the two lakes is completed. Crews treated the Sales Center Lake for algae blooms via boat last week and will continue monitoring the lake. A Board Member stated he requested this after receiving resident Ellen Johnson's emailed complaint.

Discussion ensued regarding responding to Ms. Johnson's request and the CDD paying the HOA or installing separate meters since the Lake 8-CC system is connected to its meter and the one at Lake 8-AA is connected to a meter whose ownership is unknown.

Mr. McCoskrie asked if a permit requires the CDD to maintain HOA Lakes 8-CC and H5-II. Mr. Calamari stated that those Lakes will eventually be transferred to the CDD. Mr. McCoskrie stated he will work with Kennedy on a solution. He asked Ms. Rinaldi to prepare an Interlocal Agreement with the HOA for meter usage and to prepare transfer documents. Mr. Adams asked Ms. Rinaldo to reference in the Agreement that one or both lakes are irrigation holding ponds and ownership is with the irrigation entity; both lakes are part of the Master Stormwater Permit.

#### **FOURTH ORDER OF BUSINESS**

#### **Update: Shared Costs Committee Meeting**

Mr. Adams distributed and presented the Shared Costs Proforma spreadsheet that all three parties approved last week.

Mr. Ostensen presented his notes from the Shared Costs Committee Meeting. Mr. McCoskrie responded as follows:

- The Board can consider replacing straw and mulch with stone, since it is a permanent one-time cost; although it is double the cost.
- The Board can consider maintenance contractors other than Steadfast when the annual renewal term expires February 1, 2026 or subject to implementing the 60-day termination clause.

Mr. Adams stated they were asked if replacing the irrigation system was ever considered. He told them yes and stated that it is expected to cost hundreds of thousands of dollars. A bid is being obtained for planning purposes.

Ms. Bloomquist stated she is in contact with the City about contributing maintenance costs for the Boulevard.

**On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, the 2025 – 2026 Shared Costs Proforma for the Boulevard, amongst Southern Hills Plantation CDD I, CDD II and CDD III, as presented, was approved.**

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Hernando County Property Appraiser Interlocal Uniform Collection Agreement**

Mr. Adams presented the Hernando County Property Appraiser Interlocal Uniform Collection Agreement. The CDD's Operations and Maintenance (O&M) assessments are entirely on-roll and the Debt Service assessments are both on and off-roll.

**On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the Hernando County Property Appraiser Interlocal Uniform Collection Agreement, was approved.**

#### **SIXTH ORDER OF BUSINESS**

#### **Acceptance of Unaudited Financial Statements as of March 31, 2025**

Mr. Pakan presented the Unaudited Financial Statements as of March 31, 2025.

Mr. Adams responded to questions about entries in the General and Debt Service columns. Accounting advised that it will issue the CDD II and CDD III invoices in April.

Discussion ensued regarding Supervisors not receiving compensation.

Mr. Pakan requested a copy of the Interlocal Agreement with the County Tax Collector, if one exists.

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

#### **SEVENTH ORDER OF BUSINESS**

#### **Approval of April 14, 2025 Regular Meeting Minutes**

The following changes were made:

Line 22: Delete "via telephone"

Line 24: Change "Steegal" to "Stegal"

Line 103: Replace "advising that Beware of Alligator/Wildlife will not be installed" to "regarding use of District property and fishing around the ponds, also, it was advised that "Beware of Alligator/Wildlife" signs will not be installed."

Line 119: Delete ", as it should be paying into the CDD's irrigation pump budget"

Line 125: Insert "Ms. Rinaldi advised" after "issue," and delete "opined"

Line 128: Delete last sentence.

**On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the April 14, 2025 Regular Meeting Minutes, as amended, were approved.**

## **EIGHTH ORDER OF BUSINESS**

### **Other Business**

Ms. Bloomquist stated the City asked her to meet with them regarding the potholes on the main Boulevard. Coastal and Steadfast are reading the reclaimed water meters and submitting monthly reports to Ellen. She discussed billing per the Irrigation Water Services Agreement between the various parties. The meter by Lake 5-HH is being replaced.

Mr. Ostensen stated that the irrigation pressure relief valve was installed.

Mr. McCoskrie asked Mr. Calamari to inspect the 17<sup>th</sup> Hole berm behind Mr. Gibson's residence and report if the cause is a collapsed pipe so he can obtain proposals from Cloud 9 and determine if the HOA pond repair project is completed. Brian told him the littoral shelf needs remediation and the same bank project is needed on the north side of the pond; therefore, the CDD will not accept turnover until that is addressed.

Mr. McCoskrie reminded the Board Members to file Form 1 by July 1, 2025. He told Mr. Adams to increase the assessments on the 80' lots from \$250 to \$300 in the proposed Fiscal Year 2026 budget.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel: Kilinski | Van Wyk PLLC**

Ms. Rinaldi reported the following:

- Regarding Amendment 12, Ms. Rinaldi is waiting for the HOA Attorney to respond to the latest revisions to the Amendment. Once finalized it will be circulated for review and recorded with the County. The underlying message in the Amendment remains the same, CDD will be responsible for maintaining the ponds and items, and the HOA will maintain what it owns.
- Regarding the Weston claim, Ms. Rinaldi and Mr. Pakan are preparing a letter memorializing the conversation with Weston's Attorney advising that the District Engineer confirmed that the CDD is in compliance with its permits, the CDD has no obligation and the CDD is unable to provide the long-term solution that they are looking for their private property matter.

➤ Legislative bills to increase sovereign immunity limits, tree liability for fallen trees, and to repeal the Goals and Objectives requirements for special districts did not pass.

Mr. Pakan discussed his conversations with Ms. Rinaldi on the claim and asked if it was okay to distribute a draft of the CDD's response to Weston's Notice of Claim to the Board. Ms. Rinaldi replied affirmatively.

Mr. Pakan suggested changing the wording in the letter to be more direct as to the CDD's position. He thinks Weston filed a deficient claim. Ms. Rinaldi stated that Weston submitted an informal notice of claim and has not filed anything with the Court. Due to Sunshine and public records laws, strategy discussions should be limited. She suggested speaking off the record to individual Board Members about proposed revisions. The Board consensus was for Mr. Pakan and Ms. Rinaldi to finalize the wording in the letter.

Discussion ensued regarding easements and the CDD being in compliance with its permits.

Mr. Adams stated that on-roll O&M assessment revenue collections of \$109,000 of the \$260,000 budgeted were received as of May 5, 2025. He asked the Treasury Service Department to check with the County on the status of the funds. The suspicion is that GreenPointe either paid late or has not paid its assessments.

**B. District Engineer: Coastal Engineering Associates, Inc.**

There was no report.

**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**
  - **QUORUM CHECK**

**TENTH ORDER OF BUSINESS**

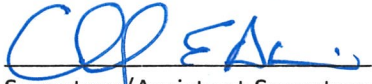
**Supervisors' Requests**

There were no Supervisors' requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, the meeting adjourned at 11:15 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair