

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

June 9, 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

June 2, 2025

Board of Supervisors
Southern Hills Plantation I Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold a Regular Meeting on June 9, 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 – May 2025
4. Consideration of Proposed Budget for Fiscal Year 2026
 - A. Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date **[No Assessment Increase]**
 - B. Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date **[Assessment Increase]**
5. Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
6. Acceptance of Unaudited Financial Statements as of April 30, 2025
7. Approval of May 12, 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*
 - NEXT MEETING DATE: July 14, 2025 at 10:00 AM

○ 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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Work Order



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

DATE	05/09/2025 -
TECH(S)	Dave Smallridge
JOB #	1060222423

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

Work Order

DATE	05/16/2025 -
TECH(S)	Dave Smallridge
JOB #	1053603956

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

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

Work Order

DATE	05/22/2025 -
TECH(S)	Dave Smallridge
JOB #	1052213678

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

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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 271,318				\$ 293,194
Allowable discounts (4%)	(10,853)				(11,728)
Assessment levy: on-roll: net	260,465	\$ 94,179	\$ 166,286	\$ 260,465	281,466
CDD II shared costs payment	20,000	-	20,000	20,000	44,801
CDD III shared costs payment	32,811	3,874	28,937	32,811	42,651
Interest and miscellaneous	20,000	8,107	11,893	20,000	20,000
Total revenues	333,276	106,160	227,116	333,276	388,918
EXPENDITURES					
Professional & administrative					
Legislative					
Supervisor	9,300	6,800	2,500	9,300	9,300
Financial & Administrative					
District management	30,000	15,000	15,000	30,000	30,000
District engineer	2,500	3,879	4,000	7,879	8,000
Dissemination agent	2,500	1,250	1,250	2,500	2,500
Trustee	4,300	-	4,300	4,300	4,300
Tax collector	10,853	1,893	8,960	10,853	11,728
Property appraiser	22,035	5,808	16,227	22,035	22,035
Auditing services	3,250	-	3,250	3,250	3,250
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	6,350	6,179	171	6,350	7,500
Legal advertising	750	266	484	750	750
Bank fees	600	39	561	600	600
Dues, licenses & fees	175	175	-	175	175
Website	790	-	790	790	790
ADA website compliance	210	-	210	210	210
Postage	500	1,042	-	1,042	500
Office supplies	500	-	500	500	500
Legal counsel					
District counsel	15,000	16,070	10,000	26,070	15,000
Electric utility services					
Street lights	37,000	17,608	19,392	37,000	36,000
Stormwater control					
Aquatic maintenance	35,000	1,310	33,690	35,000	35,000
Lake/pond bank maintenance	45,000	40,708	4,292	45,000	45,000
Aquatic plant replacement/weeding	2,500	-	2,500	2,500	2,500
Drainage maintenance	2,500	57,919	-	57,919	2,680

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
Other physical environment					
Property insurance	14,021	12,643	1,378	14,021	14,021
Entry & walls maintenance	6,400	340	3,000	3,340	6,400
Landscape maintenance	90,000	46,977	43,023	90,000	94,500
Irrigation repairs & maintenance	10,000	16,253	-	16,253	15,000
Landscape replacement plants, shrubs, trees	5,000	-	5,000	5,000	6,000
Annual mulching	10,000	12,875	-	12,875	15,000
Conservation area maintenance	-	20,250	10,000	30,250	30,000
Culvert inspection and cleaning	2,500	11,600	-	11,600	2,500
Holiday decorations	7,500	7,500	-	7,500	7,500
Miscellaneous contingency	2,500	20	2,480	2,500	2,500
Total expenditures	<u>380,184</u>	<u>304,404</u>	<u>193,608</u>	<u>498,012</u>	<u>432,389</u>
Excess/(deficiency) of revenues over/(under) expenditures	(46,908)	(198,244)	33,508	(164,736)	(43,471)
Fund balance - beginning (unaudited)	716,762	665,633	467,389	665,633	500,897
Fund balance - ending (projected)	<u>\$ 669,854</u>	<u>\$ 467,389</u>	<u>\$ 500,897</u>	<u>\$ 500,897</u>	<u>\$ 457,426</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Legislative

Supervisor	\$	9,300
Statutorily set at \$200 per Supervisor (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.		

Financial & Administrative

District management		30,000
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Wrathell, Hunt and Associates, LLC, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.

District engineer		8,000
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Provides engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Dissemination agent		2,500
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The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. Service included under Management.

Trustee		4,300
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Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.

Tax collector		11,728
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Covers the cost of utilizing the Tax Collector services in placing the District's assessments on the property tax bill each year. The fee is 2% of the amount collected on the tax roll.

Property appraiser		22,035
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Covers the cost of utilizing the Property Appraiser services in placing the District's assessments on the property tax bill each year. The fee is 2% of the amount collected on the tax roll.

Auditing services		3,250
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.

Arbitrage rebate calculation		650
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To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Public officials liability insurance		7,500
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Legal advertising		750
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The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Bank fees		600
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Dues, licenses & fees		175
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Includes the annual fee paid to the Department of Economic Opportunity.

Website		790
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Mailing of agenda packages, overnight deliveries, correspondence, etc.

ADA website compliance		210
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Postage		500
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Office supplies		500
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

District counsel	15,000
Provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.	

Electric utility services

Street lights	36,000
Intended to cover the costs of electricity for all street lighting within the District.	

Stormwater control

Aquatic maintenance	35,000
The District contracts with a qualified and licensed contractor for the maintenance of its storm water lakes.	

Lake/pond bank maintenance	45,000
Intended to address lake and pond bank erosion remediation on an as needed basis.	

Aquatic plant replacement/weeding	2,500
Intended to supplement the existing beneficial aquatic plant program.	

Drainage maintenance	2,680
Covers periodic repairs to pond banks, culverts or other associated structures.	

Other physical environment

Property insurance	14,021
Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..	

Entry & walls maintenance	6,400
Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.	

EXPENDITURES (continued)

Landscape maintenance	94,500
The District contracts with a qualified and licensed landscape maintenance contractor for the maintenance of its landscaping	

Irrigation repairs & maintenance	15,000
Intended to cover the irrigation repairs within the District's landscape areas.	

Landscape replacement plants, shrubs, trees	6,000
Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.	

Annual mulching	15,000
Intended to cover the cost of 2 mulching the landscape beds within the District's landscape areas.	

Conservation area maintenance	30,000
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Culvert inspection and cleaning	2,500
Intended to cover 4 rotations of flowers each year within the District's landscape areas.	

Holiday decorations	7,500
Intended to cover the cost of installation, monitoring/repairing and removal of holiday lighting.	

Contingency

Miscellaneous contingency	2,500
Automated AP routing and other miscellaneous items	

Total expenditures	\$ 432,389
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2011
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll - A1	\$510,208				\$509,236
Special assessment - on-roll - A2	289,672				288,749
Allowable discounts (4%)	(31,995)				(31,919)
Assessment levy: net	767,885	\$ 277,307	\$ 490,578	\$ 767,885	766,066
Special assessment - off-roll - A-2	185,983	-	185,983	185,983	185,983
Assessment prepayments	-	11,748	-	11,748	-
Interest	-	16,526	-	16,526	-
Total revenues	953,868	305,581	676,561	982,142	952,049
EXPENDITURES					
Debt service					
Principal - A1	265,000	-	250,000	250,000	280,000
Principal - A2	210,000	-	210,000	210,000	225,000
Interest - A1	228,520	124,555	103,965	228,520	213,150
Interest - A2	183,860	107,590	76,270	183,860	171,680
Legal fees	4,632	300	4,332	4,632	4,632
Total debt service	892,012	232,445	644,567	877,012	894,462
Other fees & charges					
Property appraiser	15,998	15,596	402	15,998	15,960
Tax collector	15,998	5,573	10,425	15,998	15,960
Total other fees & charges	31,996	21,169	10,827	31,996	31,920
Total expenditures	924,008	253,614	655,394	909,008	926,382
Net increase/(decrease) in fund balance	29,860	51,967	21,167	73,134	25,667
Beginning fund balance (unaudited)	730,546	309,594	361,561	309,594	382,728
Ending fund balance (projected)	<u>\$ 760,406</u>	<u>\$ 361,561</u>	<u>\$ 382,728</u>	<u>\$ 382,728</u>	<u>408,395</u>
Use of fund balance:					
Debt service reserve account balance (required) - A1					(486,215)
Debt service reserve account balance (required) - A2					(88,062)
Interest expense - November 1, 2026 (A1)					(98,455)
Interest expense - November 1, 2026 (A2)					(79,315)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u><u>\$ (343,652)</u></u>

SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-1

\$12,505,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-		106,575.00	106,575.00
05/01/2026	280,000.00	5.800%	106,575.00	386,575.00
11/01/2026	-		98,455.00	98,455.00
05/01/2027	295,000.00	5.800%	98,455.00	393,455.00
11/01/2027	-		89,900.00	89,900.00
05/01/2028	315,000.00	5.800%	89,900.00	404,900.00
11/01/2028	-		80,765.00	80,765.00
05/01/2029	330,000.00	5.800%	80,765.00	410,765.00
11/01/2029	-		71,195.00	71,195.00
05/01/2030	350,000.00	5.800%	71,195.00	421,195.00
11/01/2030	-		61,045.00	61,045.00
05/01/2031	375,000.00	5.800%	61,045.00	436,045.00
11/01/2031	-		50,170.00	50,170.00
05/01/2032	395,000.00	5.800%	50,170.00	445,170.00
11/01/2032	-		38,715.00	38,715.00
05/01/2033	420,000.00	5.800%	38,715.00	458,715.00
11/01/2033	-		26,535.00	26,535.00
05/01/2034	445,000.00	5.800%	26,535.00	471,535.00
11/01/2034	-		13,630.00	13,630.00
05/01/2035	470,000.00	5.800%	13,630.00	483,630.00
Total	\$3,675,000.00		\$1,273,970.00	\$4,948,970.00

SOUTHERN HILLS PLANTATION I

Community Development District

Series 2011A-2

\$13,860,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-		85,840.00	85,840.00
05/01/2026	225,000.00	5.800%	85,840.00	310,840.00
11/01/2026	-		79,315.00	79,315.00
05/01/2027	240,000.00	5.800%	79,315.00	319,315.00
11/01/2027	-		72,355.00	72,355.00
05/01/2028	250,000.00	5.800%	72,355.00	322,355.00
11/01/2028	-		65,105.00	65,105.00
05/01/2029	265,000.00	5.800%	65,105.00	330,105.00
11/01/2029	-		57,420.00	57,420.00
05/01/2030	285,000.00	5.800%	57,420.00	342,420.00
11/01/2030	-		49,155.00	49,155.00
05/01/2031	300,000.00	5.800%	49,155.00	349,155.00
11/01/2031	-		40,455.00	40,455.00
05/01/2032	320,000.00	5.800%	40,455.00	360,455.00
11/01/2032	-		31,175.00	31,175.00
05/01/2033	335,000.00	5.800%	31,175.00	366,175.00
11/01/2033	-		21,460.00	21,460.00
05/01/2034	360,000.00	5.800%	21,460.00	381,460.00
11/01/2034	-		11,020.00	11,020.00
05/01/2035	380,000.00	5.800%	11,020.00	391,020.00
Total	\$2,960,000.00		\$1,026,600.00	\$3,986,600.00

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2026**

*** Preliminary and may change based on Hernando County roll information ***

Platted Units and Unplatted Units On-Roll

Number of Units	Number of Units	Number of Units	Unit Type	Projected Fiscal Year 2026			FY 25 Assessment
	Paying GF	Paying DSF		GF	DSF	GF & DSF	
<u>Series 2011A-1 Bond Units</u>							
46	46	45	Single Family 50'	\$ 187.50	\$ 782.69	\$ 970.19	\$ 956.20
43	43	41	Single Family 65'	243.75	877.59	1,121.34	1,103.15
341	341	282	Single Family 80'	300.00	972.49	1,272.49	1,250.11
94	94	85	Single Family 100'	375.00	1,098.01	1,473.01	1,445.03
57	57	54	Single Family 120'	450.00	1,304.82	1,754.82	1,721.24
581	581	507					
<u>Series 2011A-2 Bond Units</u>							
50	50	4	Club Villa	168.75	923.75	1,092.50	1,079.91
103	103	24	Single Family 50'	187.50	1,026.39	1,213.89	1,199.90
157	157	94	Single Family 65'	243.75	1,150.84	1,394.59	1,376.40
59	59	49	Single Family 80'	300.00	1,275.30	1,575.30	1,552.92
38	38	35	Single Family 100'	375.00	1,439.89	1,814.89	1,786.91
23	23	23	Single Family 120'	450.00	1,711.11	2,161.11	2,127.53
6.87	6.87	0	Golf Course	375.00	-	375.00	347.02
436.87	436.87	229					
1,018	1,018	736					

Unplatted Units Off-Roll

Number of Units	Number of Units	Number of Units	Unit Type	Projected Fiscal Year 2026			FY 25 Assessment
	Paying GF	Paying DSF		GF	DSF	GF & DSF	
			<u>Series 2011A-2 Bond Units</u>				
45	0	45	Club Villa	\$ 155.25	\$ 849.85	\$ 1,005.10	\$ 993.52
79	0	79	Single Family 50'	172.50	944.28	1,116.78	1,103.91
58	0	58	Single Family 65'	224.25	1,058.77	1,283.02	1,266.29
10	0	10	Single Family 80'	276.00	1,173.28	1,449.28	1,428.69
6.87	0	0	Golf Course	345.00	-	345.00	319.26
199	0	192					
1,217	1,018	928					

Note: Based on assumption that all parcels that were subject to Hernando County exemptions will be able to be billed for GF and DS on-roll

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4A

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2025, prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Hills Plantation I Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2025

HOUR: 10:00 a.m.

LOCATION: Southern Hills Plantation Clubhouse
4200 Summit View Drive
Brooksville, Florida 34601

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Brooksville and Hernando County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9th DAY OF JUNE, 2025.

ATTEST:

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4B

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Southern Hills Plantation I Community Development District (“**District**”) prior to June 15, 2025, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s

Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2025

HOUR: 10:00 a.m.

LOCATION: Southern Hills Plantation Clubhouse
4200 Summit View Drive
Brooksville, Florida 34601

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Brooksville and Hernando County at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two (2) weeks in a newspaper of general circulation published in Hernando County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9th DAY OF JUNE, 2025.

ATTEST:

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2026

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2025-05

**A RESOLUTION OF THE SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES,
TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD
OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Southern Hills Plantation I Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hernando County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Hernando County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 9th day of June, 2025.

Attest:

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2025	Regular Meeting	10:00 AM*
November 10, 2025	Regular Meeting	10:00 AM*
December 8, 2025	Regular Meeting	10:00 AM*
January 12, 2026	Regular Meeting	10:00 AM*
February 9, 2026	Regular Meeting	10:00 AM*
March 9, 2026	Regular Meeting	10:00 AM*
April 13, 2026	Regular Meeting	10:00 AM*
May 11, 2026	Regular Meeting	10:00 AM*
June 8, 2026	Regular Meeting	10:00 AM*
July 13, 2026	Regular Meeting	10:00 AM*
August 10, 2026	Regular Meeting	10:00 AM*
September 14, 2026	Regular Meeting	10:00 AM*
<i>*Meetings will convene immediately following the adjournment of the Southern Hills Plantation III CDD meetings, scheduled to commence at 10:00 AM</i>		

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Wells Fargo	\$ 193,399	\$ -	\$ 193,399
Bank United ICS	142,090	-	142,090
Bank United - 1546	49,999	-	49,999
SBA	105	-	105
Undeposited funds	20,176	-	20,176
Investments			
Revenue - A1	-	197,783	197,783
Revenue - A2	-	132,730	132,730
Reserve - A1	-	487,298	487,298
Reserve - A2	-	88,062	88,062
Prepayment - A1	-	31,302	31,302
Prepayment - A2	-	6,382	6,382
Cost of Issuance	-	20,328	20,328
Due from other funds			
Debt service	34,384	-	34,384
Due from Developer	-	371,966	371,966
Assessments receivable - off-roll	152,144	743,931	896,075
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
Due from Southern Hills III	23,960	-	23,960
Deposits	2,789	-	2,789
Total assets	<u>\$ 466,903</u>	<u>\$ 2,219,269</u>	<u>\$ 2,686,172</u>
LIABILITIES			
Liabilities			
Due to other funds			
General fund	\$ -	\$ 34,384	\$ 34,384
Due to Developer	37	-	37
Matured bonds payable A2	-	540,000	540,000
Total liabilities	<u>37</u>	<u>574,384</u>	<u>574,421</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	23,960	1,255,384	1,279,344
Unearned revenue	20,000	-	20,000
Total deferred inflows of resources	<u>43,960</u>	<u>1,255,384</u>	<u>1,299,344</u>
Fund balances			
Restricted for:			
Debt service	-	389,501	389,501
Unassigned	422,906	-	422,906
Total fund balances	<u>422,906</u>	<u>389,501</u>	<u>812,407</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 466,903</u>	<u>\$ 2,219,269</u>	<u>\$ 2,686,172</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 8,684	\$ 102,864	\$ 260,465	39%
CDD II shared costs payment	-	-	20,000	0%
CDD III shared costs payment	-	3,874	32,811	12%
Interest & miscellaneous	980	9,088	20,000	45%
Total revenues	9,664	115,826	333,276	35%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,000	7,800	9,300	84%
Financial & administrative				
Management	2,500	17,500	30,000	58%
Engineering	641	4,522	2,500	181%
Dissemination agent	208	1,458	2,500	58%
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	168	1,210	500	242%
Office supplies	-	-	500	0%
Contingencies	13	33	-	N/A
Legal counsel				
District counsel	3,075	19,145	15,000	128%
Total professional & administrative	7,605	58,327	77,375	75%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	2,967	20,574	37,000	56%
Stormwater control				
Lake/pond bank maintenance	7,187	52,082	45,000	116%
Aquatic maintenance	-	1,310	35,000	4%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	19,846	77,766	2,500	3111%
Other physical environment				
Insurance: property	-	12,643	14,021	90%
Entry & walls maintenance	-	340	6,400	5%
Landscape maintenance	13,494	55,804	90,000	62%
Holiday decorations	-	7,500	7,500	100%
Irrigation repairs & maintenance	2,875	19,607	10,000	196%
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	-	-	2,500	0%
Total field operations	<u>46,369</u>	<u>292,351</u>	<u>269,921</u>	108%
Other fees and charges				
Property appraiser	-	5,808	22,035	26%
Tax collector	<u>174</u>	<u>2,067</u>	<u>10,853</u>	19%
Total other fees and charges	<u>174</u>	<u>7,875</u>	<u>32,888</u>	24%
Total expenditures	<u>54,148</u>	<u>358,553</u>	<u>380,184</u>	94%
Excess/(deficiency) of revenues over/(under) expenditures	(44,484)	(242,727)	(46,908)	
Fund balance - beginning	<u>467,390</u>	<u>665,633</u>	<u>716,762</u>	
Fund balance - ending	<u>\$ 422,906</u>	<u>\$ 422,906</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 APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 25,571	\$ 302,879	\$ 767,885	39%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	-	11,748	-	N/A
Interest	2,880	19,407	-	N/A
Total revenues	<u>28,451</u>	<u>334,034</u>	<u>953,868</u>	35%
EXPENDITURES				
Principal - A1	-	-	265,000	0%
Principal - A2	-	-	210,000	0%
Interest - A1	-	124,555	228,520	55%
Interest - A2	-	107,590	183,860	59%
Total expenditures	<u>-</u>	<u>232,145</u>	<u>887,380</u>	26%
Other fees and charges				
Legal fees	-	300	4,632	6%
Property appraiser	-	15,597	15,998	97%
Tax collector	511	6,085	15,998	38%
Total other fees and charges	<u>511</u>	<u>21,982</u>	<u>36,628</u>	60%
Total expenditures	<u>511</u>	<u>254,127</u>	<u>924,008</u>	28%
Excess/(deficiency) of revenues over/(under) expenditures	27,940	79,907	29,860	
Fund balance - beginning	361,561	309,594	730,546	
Fund balance - ending	<u>\$ 389,501</u>	<u>\$ 389,501</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 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. Paken, 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. Paken 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. Paken 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. Paken, 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 Alan. 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 17th 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. Paken 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.

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Secretary/Assistant Secretary

Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

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.