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 June 9, 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 (via phone)	Assistant Secretary
George Ostensen	Assistant Secretary
Eugene Tomashosky	Assistant Secretary

Also present:

Chuck Adams	District Manager
Grace Rinaldi	District Counsel
Joe Calamari	District Engineer
Bill Kurth (via phone)	Premier Lakes, Inc. (Premier)
Lilly Caruno	Resident

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors McCoskrie, Pakan, Ostensen and Tomashosky were present. Supervisor Bloomquist was not present at roll call.

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 – May 2025**

The May Lake Maintenance Reports were included for informational purposes.

Mr. Tomashosky stated that he spoke to Mr. Kurth about treating algae, which is typical this time of year; everything else is status quo.

Mr. Kurth confirmed Mr. Tomashosky reporting. He stated that he spoke to the Developer and hopes they will proceed with their plan to have the previous vendor install littorals in the lake behind the Sales Center, because heavy spraying is needed due to the shallow littoral shelf and reoccurring growth.

Ms. Bloomquist joined the meeting at 10:02 a.m., via telephone.

Mr. McCoskrie stated he and Mr. Kurth toured all the lakes and Lakes 10-CC, L8-BB and L200-AA were identified as needing to be serviced; Buckner's Pond was added to the contract. He asked Mr. Kurth to add the lake numbers to the Report.

FOURTH ORDER OF BUSINESS **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]

Mr. Adams stated that the proposed Fiscal Year 2026 budget behind Tab 5B, matches the directive to bring the assessments for the Single Family 80' lots to $300. Mr. McCoskrie stated the information he gave Mr. Adams was incorrect; rather, he wants the assessments to increase about $50 per lot not $22 per lot.

Mr. Pakan proposed increasing assessments by $70,000 to coincide with raising certain budget amounts to factor in the additional drainage structure and dry retention area projects.

Mr. Adams agreed and proposed backing out the $43,700 he rolled up from surplus fund balance. This will provide true expenditures and assessment figures.

Mr. McCoskrie voiced his opinion that this change will provide a more balanced budget considering the various improvements that are being conveyed to the CDD. He reminded everyone that the CDD is still working with the Trustee on the bond issues and escheated lots.

Discussion ensued regarding increasing the appropriations by $23,000, which will result in revenues increasing, and expanding the budget spreadsheet to show the Equivalent Residential Unit (ERU) weightings.

The directive is to set the not-to-exceed amount of $368, as the maximum assessment for Single Family 80’ lots, proportional to the other lots.

Resolution 2025-04 Option B was the version considered.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026, as amended; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings on August 11, 2025 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601; Addressing Publication; Addressing Severability; and Providing an Effective Date [Assessment Increase], was adopted.

FIFTH ORDER OF BUSINESS **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**

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, 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, was adopted.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2025**

Mr. Pakan presented the Unaudited Financial Statements as of April 30, 2025. Mr. Adams stated that, of the $515,000 in on-roll Operations and Maintenance (O&M) assessment revenue collections received, about $130,000 was disbursed into the O&M costs. The revenue from short-term bonds might be resolved shortly, as the Developer asked the bondholder about the balance due.

Discussion ensued regarding the 48 escheated lots, ensuring the Bond Trustee is using the CDD's adjusted Amortization Schedule, building up cash reserves in case it takes longer to resolve the issue, transferring $200,000 to the Banked United Insured Cash Sweep (ICS) account and Resolution 2025-04 Option B taking the place of issuing a direct bill agreement with the Developer.

Mr. Pakan asked Mr. Adams to research the purpose of the $152,143 "Assessments receivable – off-roll" and "Allow for uncollectable SHP Grp" entries in the last financial statements, research the status of the CDD III outstanding payment due and find out when Accounting will issue the June 2025 invoice.

Mr. McCoskrie distributed a copy of a check made out to the CDD and stated that District Management is researching to confirm if any funds are due to Steadfast, due to overpayment of landscape maintenance.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

SEVENTH ORDER OF BUSINESS **Approval of May 12, 2025 Regular Meeting Minutes**

Discussion ensued and updates were given regarding the following:

- Line 44: Mr. McCorskrie stated he told Ms. Rinaldi to hold off preparing an Interlocal Agreement with the HOA for meter usage and the transfer documents.
- Line 55: The drawback in replacing straw and mulch with stone, is that stone retains heat and will dry up the plant material and can damage lawn equipment if a border is not installed.

The following changes were made:

Lines 86, 90 and 138: Change "Paken" to "Pakan"

Line 118: Change "Alan" to "Ellen"

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, the May 12, 2025 Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS **Other Business**

Mr. Ostensen provided updates about the Boulevard holiday lighting, street light repairs, recent mainline water break and the condition of the median.

Ms. Bloomquist stated she had no updates other than she will follow-up with City Staff about inviting them to attend a CDD meeting. Mr. McCoskrie asked Ms. Bloomquist to find out if the City issued new Irrigation Water Services Agreements, since he thinks some have expired.

Discussion ensued regarding the Supervisors and District Staff researching their records to see if they have a copy of the GreenPointe Amended Development Agreement with the City from a few years ago.

Mr. McCoskrie discussed the following:

- He suggests conveying the CDD's maintenance responsibilities for Lakes L8-CC and L5-II to their respective owners, Southern Hills Irrigation, LLC and the HOA, respectively; in light of the HOA Attorney not responding to Ms. Rinaldi's attempts to check the status of the latest version to Amendment 12 and the possibility of incurring costs to install a new power source, as the recently installed aerators were connected to an outside power source, in error. Ms. Rinaldi stated that, once she confirms ownership and determines that the lakes are not part of the CDD's stormwater permit, she will research what is required to accomplish the transfer.
- He proposes relocating one of the aerators to Lake 5-GG, which will require installing a power source. A Board Member stated a resident approached him because the resident and his neighbors want to install a fountain in Lake 5-GG and advised him of the cost to install power. Mr. Adams stated, if approved, this would require implementing a Consent to Use Agreement.
- He asked Kneiram if it wants to take back the maintenance responsibilities for Lake 5-HH for the golf course, since it was conveyed to the CDD in 2019 in error. He believes they meant to convey Lake 5-II.
- Mr. Calamari inspected the 17th Hole berm and found no reason for the depression. He presented a proposal from Brian to remediate the littoral shelf.

In response to a question, Mr. Calamari stated the contractor will use clay at the bottom of the depression and cover the top; the project includes dropping the risers on the storm drain. The area will be monitored to ensure there is no additional failure over the summer.

Mr. Calamari thinks all the stormwater caps in the area need to be dropped.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, the Panault LLC proposal to fill in the depression by the structure on L5-GG, in the amount of $3,917, was approved.

- He spoke to Mr. Calamari about inspecting the depressions at Lake 7-AA, by the #3 green, and other areas that he observed while touring the CDD.
- He approved processing the Steadfast estimate to replace the annuals at the front median and two sides, which was sent to him in error.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the Steadfast Estimate dated June 3, 2025 to replace the annuals in the front median, etc., in the amount of $875, was ratified.

- He presented the Steadfast estimate to clean up the dry pond beds at Lakes 12-AA, 12-CC, 11-AA, 5-EE lower tier and L200-AA and to clean out the drainage structure.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, the Steadfast Estimate dated June 3, 2025, to mow the dry pond beds as listed and to clean out the drainage structure, in the amount of $5,000, was approved.

- He will inspect the Conservation Easement off Majestic Hills Road to determine if the pine tree is encroaching on the homeowner's property and needs to be removed.
- He spoke to Ms. Rinaldi before complying with the request of the Developer of the last 21 remaining lots to execute a Certificate of Financial Capability, on behalf of the CDD, pertaining to a retention area to be constructed in the future.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the, the Certificate of Financial Capability to Southwest Florida Water Management District pertaining to a retention area to be constructed in the future and the Chair's execution of it on behalf of the CDD, were ratified.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kilinski|Van Wyk PLLC

Ms. Rinaldi stated that Weston's Attorney has not responded to the CDD's letter memorializing the conversation with Weston's Attorney advising that the District Engineer confirmed that the CDD is in compliance with its permit.

Ms. Rinaldi reminded the Board Members to file Form 1 by July 1, 2025.

B. District Engineer: Coastal Engineering Associates, Inc.

There was nothing further to report.

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

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

TENTH ORDER OF BUSINESS **Supervisors' Requests**

There were no Supervisors' requests.

- **Public Comments (non-agenda items)**

This item was an addition to the agenda.

This item will be included on future agendas.

Resident Lilly Caruso asked if the bond is public or private, if the CDD roads are public or private, who owns the Amenity Center and where the new development is located. Mr. Adams stated that the road is a private road, since it was not funded with bond funds. The club is responsible for the Amenity Center. Mr. McCoskrie spoke to Ms. Caruso separately regarding where the new development is located.

Ms. Bloomquist left the meeting.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 11:20 a.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair