

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

July 14, 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

July 7, 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 July 14, 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 – June 2025
4. Continued Review/Discussion: Proposed Fiscal Year 2026 Budget
5. Discussion: SHP Developers LLC Corrective Twelfth Amendment
6. Acceptance of Unaudited Financial Statements as of May 31, 2025
7. Approval of June 9, 2025 Regular Meeting Minutes
8. Other Business
9. Public Comments (*Non-Agenda Items*)
10. 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: August 11, 2025 at 10:00 AM [Adoption of FY2026 Budget]

○ QUORUM CHECK

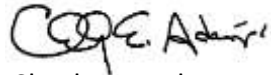
SEAT 1	JOHN MCCOSKRIE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	RICHARD PAKAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	GEORGE OSTENSEN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	EUGENE TOMASHOSKY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARGARET BLOOMQUIST	☐ IN PERSON	☐ PHONE	☐ NO

11. Supervisors' Requests

12. 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	06/13/2025 -
TECH(S)	Dave Smallridge
JOB #	1060222425

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	Buckner Canal: Inspected L-10AA: Inspected L-10BB: Treated Algae & Grasses L-10CC: Treated Algae & Grasses L-9CC: Treated Algae & Grasses L-9II: Inspected L-8AA: Treated Algae & Grasses L-8BB: Treated Algae & Grasses L-8CC: Treated Algae & Grasses B1: Treated Algae & Grasses B2: Inspected B3: Inspected L-7BB: Treated Algae & Grasses L-5AA: Treated Algae & Grasses L-5GG: Inspected L-5II: Inspected L-5HH: Treated Algae & Grasses L-210AA: Inspected L-200AA : Inspected
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1936 Bruce B Downs Blvd Suite 308
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Work Order

DATE	06/19/2025 -
TECH(S)	Alex Kurth
JOB #	1052213679

CUSTOMER
Southern Hills Plantation CDD Chuck Adams 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

SERVICE LOCATION
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JOB DETAILS	Annual Lake Maintenance - 3x Month
-------------	------------------------------------

JOB CATEGORY	Annual Lake Maintenance
--------------	-------------------------

COMPLETION NOTES	Buckner Canal: Inspected L-10AA: Inspected L-10BB: Inspected L-10CC: Inspected L-9CC: Inspected L-9II: Inspected L-8AA: Inspected L-8BB: Inspected L-8CC: Treated Algae B1: Inspected B2: Inspected B3: Inspected L-7BB: Inspected L-5AA: Inspected L-5GG: Inspected L-5II: Inspected L-5HH: Treated Algae & Submerged vegetation L-210AA: Inspected L-200AA : Inspected
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CUSTOMER

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Chuck Adams
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SERVICE LOCATION

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adamsc@whhassociates.com

JOB DETAILS

Annual Lake Maintenance - 3x Month

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Buckner Canal: Inspected
L-10AA: Treated grasses & shoreline weeds
L-10BB: Treated grasses & shoreline weeds
L-10CC: Treated grasses & shoreline weeds
L-9CC: Treated grasses & shoreline weeds
L-9II: Inspected
L-8AA: Treated grasses & shoreline weeds
L-8BB: Treated grasses & shoreline weeds
L-8CC: Treated grasses & shoreline weeds
B1: Treated grasses & shoreline weeds
B2: Treated grasses & shoreline weeds
B3: Treated grasses & shoreline weeds
L-7BB: Treated grasses & shoreline weeds
L-5AA: Treated grasses & shoreline weeds
L-5GG: Treated grasses & shoreline weeds
L-5II: Treated grasses & shoreline weeds
L-5HH: Treated grasses & shoreline weeds
L-210AA: Treated grasses & shoreline weeds
L-200AA : Treated grasses & shoreline weeds

Work Order

DATE

06/20/2025 -

TECH(S)

Dave Smallridge

JOB

1053603957

**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				\$ 318,197
Allowable discounts (4%)	(10,853)				(12,728)
Assessment levy: on-roll: net	260,465	\$ 94,179	\$ 166,286	\$ 260,465	305,469
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	412,921
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	12,728
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				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed 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	53,000
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>456,389</u>
Excess/(deficiency) of revenues over/(under) expenditures	(46,908)	(198,244)	33,508	(164,736)	(43,468)
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>\$ 457,429</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
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
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
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
Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.		
Tax collector		12,728
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
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
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
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
Legal advertising		750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.		
Bank fees		600
Dues, licenses & fees		175
Includes the annual fee paid to the Department of Economic Opportunity.		
Website		790
Mailing of agenda packages, overnight deliveries, correspondence, etc.		
ADA website compliance		210
Postage		500
Office supplies		500

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

EXPENDITURES (continued)

District counsel	15,000
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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
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Intended to cover the costs of electricity for all street lighting within the District.

Stormwater control

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

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

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

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

Other physical environment

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

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

EXPENDITURES (continued)

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

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

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

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

Conservation area maintenance	53,000
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Culvert inspection and cleaning	2,500
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Intended to cover 4 rotations of flowers each year within the District's landscape areas.

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

Contingency

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

Total expenditures	\$ 456,389
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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'	\$ 203.49	\$ 782.69	\$ 986.18	\$ 956.20
43	43	41	Single Family 65'	264.54	877.59	1,142.13	1,103.15
341	341	282	Single Family 80'	325.58	972.49	1,298.07	1,250.11
94	94	85	Single Family 100'	406.98	1,098.01	1,504.99	1,445.03
57	57	54	Single Family 120'	488.38	1,304.82	1,793.20	1,721.24
581	581	507					
<u>Series 2011A-2 Bond Units</u>							
50	50	4	Club Villa	183.14	923.75	1,106.89	1,079.91
103	103	24	Single Family 50'	203.49	1,026.39	1,229.88	1,199.90
157	157	94	Single Family 65'	264.54	1,150.84	1,415.38	1,376.40
59	59	49	Single Family 80'	325.58	1,275.30	1,600.88	1,552.92
38	38	35	Single Family 100'	406.98	1,439.89	1,846.87	1,786.91
23	23	23	Single Family 120'	488.38	1,711.11	2,199.49	2,127.53
6.87	6.87	0	Golf Course	406.98	-	406.98	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	\$ 168.49	\$ 849.85	\$ 1,018.34	\$ 993.52
79	0	79	Single Family 50'	187.21	944.28	1,131.49	1,103.91
58	0	58	Single Family 65'	243.37	1,058.77	1,302.14	1,266.29
10	0	10	Single Family 80'	299.54	1,173.28	1,472.82	1,428.69
6.87	0	0	Golf Course	374.42	-	374.42	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**

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Prepared by and return to:

Wesley K. Jones, Esquire
GLAUSIER KNIGHT JONES, PLLC
400 North Ashley Drive, Suite 2020
Tampa, FL 33602
wjones@glausierknight.com

**CORRECTIVE TWELFTH AMENDMENT TO DECLARATION OF COVENANTS
AND RESTRICTIONS FOR
SOUTHERN HILLS PLANTATION**

THIS CORRECTIVE TWELFTH AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR SOUTHERN HILLS PLANTATION (this “**Corrective Twelfth Amendment**”) is made on this _____ day of June, 2025 by SHP Developers LLC, a Delaware limited liability company, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, hereinafter referred to as “**Developer**” and Southern Hills Plantation Homeowners Association, Inc. (the “**Association**”).

WITNESSETH:

WHEREAS, pursuant to that certain Assignment of Declarant’s Rights recorded in O.R. Book 3022, Page 1658, of the Public Records of Hernando County, Florida (“**Public Records**”), Developer is the “Developer” under that certain Declaration of Covenants and Restrictions for Southern Hills Plantation originally recorded in O.R. Book 1914, Page 989, of the Public Records of Hernando County, Florida, as the same has been amended and supplemented (collectively the “**Declaration**”); and

WHEREAS, pursuant to Article XII, Section 3.a. of the Declaration, Developer has the right to amend the Declaration without the joinder or consent of any other person or legal entity; and

WHEREAS, the Declaration was amended by that certain Twelfth Amendment to Declaration of Covenants and Restrictions for Southern Hills Plantation (the “**Twelfth Amendment**”) which was recorded in O.R. Book 4455, Page 51 of the Public Records of Hernando County, Florida; and

WHEREAS, the Twelfth Amendment mistakenly indicated that Southern Hills Plantation I Community Development District (the “**CDD**”) joined and consented to the Twelfth Amendment; and

WHEREAS, the Twelfth Amendment also made references to an agreement between the Association and the CDD for lake, pond, and pond bank maintenance services within the Property; however, no such agreement exists; and

WHEREAS, to correct these issues, the Developer and the Association wish to amend the Twelfth Amendment via this instrument; and

WHEREAS, this Corrective Twelfth Amendment replaces and supersedes the Twelfth Amendment.

NOW, THEREFORE, Developer hereby amends the Declaration in the following respects and declares that all of the Property shall be held, sold and conveyed subject to the terms and conditions of the Declaration, as amended hereby:

I. Article VIII, Section 2 of the Declaration is hereby amended to read as follows (*double underlined text is added, and strike-through text is deleted*):

2. Maintenance. Once a Lot has been sold by Developer, each Owner, at his or her expense, shall be responsible to maintain in good order and keep in attractive condition, free from overgrowth, weeds and rubbish, and in accordance with Hernando and/or City of Brooksville regulations, as well as the Regulations, all portions of his or her Lot and any improvements located thereon, from time to time. As to Lots on which vertical improvements have not yet been constructed or commenced (i.e., a vacant Lot), each Owner, at his or her expense, shall cause each such vacant Lot to be bush hogged and otherwise maintained in good order and kept in attractive condition in accordance with the Regulations and/or Design Review Manual, as such may be amended from time to time, until the time that construction of improvements on such Lot commences. Once construction of improvements has commenced on a Lot, and during all periods of construction on such Lot, the Lot shall be kept in a neat and orderly condition by the Owner, with construction debris and trash being confined in containers or trash enclosures. As of the date of this Corrective Twelfth Amendment, the CDD is responsible for maintaining certain lakes and ponds within the Property that are owned by the CDD, and maintenance activities are subject to the requirements of the applicable permit or permits issued by the water management district having jurisdiction over the CDD-owned and maintained lakes and ponds. Notwithstanding the above referenced maintenance obligations on part of the CDD, Owners of Lots abutting or adjacent to lakes within the Property shall keep the shoreline of the lake free of litter and debris ~~and shall maintain and irrigate the lawn and landscaping to the waterline of the lake whether such area is included within or outside of the boundary of such Lot.~~ Each Owner of a Lot on which improvements have been constructed shall maintain, repair, and replace the lawn and other landscaped areas, the sidewalk, street gutters, and all other property located in the public right-of-way or Common Areas, if any, between such Owner's property line and the paved portion of the street in a neat and attractive condition. Landscape maintenance shall include regular lawn mowing, fertilizing, pest control, irrigation and edging. The

Board of Directors is given specific authority to promulgate written rules and regulations regarding maintenance of the Lots, including, but not limited to, property encompassed by any easement, from the Lot boundary to the beginning of the roadway abutting the Lot, including, but not limited to, the sidewalks, street gutters and the property between the sidewalk and the roadway. Owners of Lots who are in violation of any portion of this provision or any rules and regulations promulgated by the Board of Directors shall be required to pay to the Association any and all charges incurred by the Association to maintain such Lots. The costs incurred by the Association for mowing, bush hogging, clearing and/or otherwise maintaining any Lot and for the removal of any debris or rubbish, together with interest, costs of suit and reasonable attorneys' fees for the collection thereof, shall be a continuing lien upon the Lot and shall also be the personal obligation of the Owner of the Lot at the time such costs were incurred.

II. Article VI, Section 2, paragraph a. of the Declaration is hereby deleted in its entirety.

a. ~~Lake Maintenance. Pursuant to agreement with the Association, the CDD shall maintain the lakes and ponds that are a part of the Surface Water Management System, whether owned by the Association or the CDD, in accordance with applicable permits and governmental requirements, notwithstanding that a portion of any lake or pond may be located within one or more Lots. Subject to the rights of the Developer, the City of Brooksville, Hernando County, and other governmental authorities, the CDD shall maintain in good condition the water quality and to control the growth and removal of plants, fungi, waterfowl and animals within the lakes. Nothing in this Amendment shall prohibit the Association or the CDD from reaching an agreement on future maintenance of those portions of the Development designated by applicable permits as conservation tracts, stormwater management tracts or similar designations, in accordance with all permit requirements, rules, and regulations promulgated by all local, state and federal authorities having jurisdiction. Nothing in this Declaration shall prohibit the Developer, for itself or the Association, or any CDD from drawing upon lakes within the Property for irrigation purposes or for installation and maintenance of wells within the Property, and the granting of rights to the Club Owner and Club Operator for use of such lakes and wells for irrigation purposes.~~

III. Capitalized Terms; Effect of Amendment. Any capitalized terms used in this Amendment, which are not defined herein, shall have the meanings ascribed to them in the Declaration. Except as expressly modified by this Amendment, the Declaration, as previously amended, shall remain unmodified and unamended, and Developer hereby ratifies and reaffirms same.

[Signatures on the Following Pages]

IN WITNESS WHEREOF, the Developer has executed this Corrective Twelfth Amendment on the date first stated above.

WITNESSES:

DEVELOPER

Signature of Witness #1

SHP Developers, LLC, a Delaware limited liability company

Printed Name of Witness #1

By: _____
Graydon E. Miars, Vice President

Signature of Witness #2

Printed Name of Witness #2

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this ____ day of June, 2025, by Graydon E. Miars, on behalf of SHP Developers, LLC, a Delaware limited liability company. He/she is personally known to me.

NOTARY PUBLIC, State of Florida

My Commission Expires:

JOINDER AND CONSENT

Southern Hills Plantation Homeowners Association, Inc., a Florida not-for-profit corporation (the "Association") does hereby join in and consent to the Corrective Twelfth Amendment to Declaration of Covenants and Restrictions for Southern Hills Plantation to which this Joinder and Consent is attached, and the terms thereof are and shall be binding upon the Association and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Joinder and Consent on behalf of the Association on the date indicated below.

WITNESSES:

SOUTHERN HILLS PLANTATION
HOMEOWNERS ASSOCIATION, INC.

Signature of Witness #1

By: _____
Ellen Johnson, as President

Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this ____ day of June, 2025, by Ellen Johnson, as President of the Board of Directors of Southern Hills Plantation Homeowners Association, Inc., who is personally known to me, who did take an oath under the laws of the State of Florida, who executed the foregoing instrument and acknowledges the execution thereof to be the free act and deed as such officer, for the uses and purposes therein mentioned, and that he affixed thereto the official seal of the corporation, and the said instrument is the act and deed of said corporation.

NOTARY PUBLIC, State of Florida

My Commission Expires:

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Wells Fargo	\$ 679,766	\$ -	\$ 679,766
Bank United ICS	142,529	-	142,529
Bank United - 1546	49,999	-	49,999
SBA	106	-	106
Undeposited funds	176	-	176
Investments			
Revenue - A1	-	106,259	106,259
Revenue - A2	-	60,514	60,514
Reserve - A1	-	186,847	186,847
Reserve - A2	-	62,103	62,103
Prepayment - A1	-	31,410	31,410
Prepayment - A2	-	6,404	6,404
Cost of Issuance	-	20,398	20,398
Due from other funds			
General	-	350,598	350,598
Due from Developer	-	371,966	371,966
Assessments receivable - off-roll	-	743,931	743,931
Due from Unplatted Lands	-	147,740	147,740
Due from Future Club Villa	-	38,243	38,243
Due from Southern Hills III	23,960	-	23,960
Deposits	2,789	-	2,789
Total assets	<u>\$ 899,325</u>	<u>\$ 2,126,413</u>	<u>\$ 3,025,738</u>
LIABILITIES			
Liabilities			
Due to other funds			
Debt service 2011 A1	\$ 223,420	\$ -	\$ 223,420
Debt service 2011 A2	127,178	-	127,178
Due to Developer	37	-	37
Matured bonds payable A2	-	540,000	540,000
Total liabilities	<u>350,635</u>	<u>540,000</u>	<u>890,635</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	23,960	1,301,880	1,325,840
Total deferred inflows of resources	<u>23,960</u>	<u>1,301,880</u>	<u>1,325,840</u>
Fund balances			
Restricted for:			
Debt service	-	284,533	284,533
Unassigned	524,730	-	524,730
Total fund balances	<u>524,730</u>	<u>284,533</u>	<u>809,263</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 899,325</u>	<u>\$ 2,126,413</u>	<u>\$ 3,025,738</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 141,848	\$ 244,711	\$ 260,465	94%
CDD II shared costs payment	20,000	20,000	20,000	100%
CDD III shared costs payment	-	3,874	32,811	12%
Interest & miscellaneous	439	9,527	20,000	48%
Total revenues	<u>162,287</u>	<u>278,112</u>	<u>333,276</u>	83%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	1,000	8,800	9,300	95%
Financial & administrative				
Management	2,500	20,000	30,000	67%
Engineering	7,733	12,254	2,500	490%
Dissemination agent	208	1,667	2,500	67%
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	114	186	600	31%
Annual district filing fee	-	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	193	1,402	500	280%
Office supplies	-	-	500	0%
Legal counsel				
District counsel	6,466	25,611	15,000	171%
Total professional & administrative	<u>18,214</u>	<u>76,540</u>	<u>77,375</u>	99%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	2,966	23,540	37,000	64%
Stormwater control				
Lake/pond bank maintenance	8,543	60,624	45,000	135%
Aquatic maintenance	-	1,310	35,000	4%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	-	77,766	2,500	3111%
Other physical environment				
Insurance: property	-	12,643	14,021	90%
Entry & walls maintenance	-	340	6,400	5%
Landscape maintenance	-	52,390	90,000	58%
Holiday decorations	-	7,500	7,500	100%
Irrigation repairs & maintenance	2,613	22,221	10,000	222%
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
Capital outlay	28,704	28,704	-	N/A
Miscellaneous contingency	-	-	2,500	0%
Total field operations	<u>42,826</u>	<u>331,763</u>	<u>269,921</u>	123%
Other fees and charges				
Property appraiser	-	5,808	22,035	26%
Tax collector	2,838	4,904	10,853	45%
Total other fees and charges	<u>2,838</u>	<u>10,712</u>	<u>32,888</u>	33%
Total expenditures	<u>63,878</u>	<u>419,015</u>	<u>380,184</u>	110%
 Excess/(deficiency) of revenues over/(under) expenditures	 98,409	 (140,903)	 (46,908)	
 Fund balance - beginning	 <u>426,321</u>	 <u>665,633</u>	 <u>716,762</u>	
Fund balance - ending	<u>\$ 524,730</u>	<u>\$ 524,730</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 MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 417,666	\$ 720,544	\$ 767,885	94%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	-	11,748	-	N/A
Interest	2,868	22,275	-	N/A
Total revenues	<u>420,534</u>	<u>754,567</u>	<u>953,868</u>	79%
EXPENDITURES				
Principal - A1	285,000	285,000	265,000	108%
Principal - A2	-	-	210,000	0%
Interest - A1	124,555	249,110	228,520	109%
Interest - A2	107,590	215,180	183,860	117%
Total expenditures	<u>517,145</u>	<u>749,290</u>	<u>887,380</u>	84%
Other fees and charges				
Legal fees	-	300	4,632	6%
Property appraiser	-	15,597	15,998	97%
Tax collector	8,356	14,441	15,998	90%
Total other fees and charges	<u>8,356</u>	<u>30,338</u>	<u>36,628</u>	83%
Total expenditures	<u>525,501</u>	<u>779,628</u>	<u>924,008</u>	84%
Excess/(deficiency) of revenues over/(under) expenditures	(104,967)	(25,061)	29,860	
Fund balance - beginning	389,500	309,594	730,546	
Fund balance - ending	<u>\$ 284,533</u>	<u>\$ 284,533</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 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. Pagan 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. Pagan 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. McCoskrie 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. Pakan 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 Canera 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. Tomashosky 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. Tomashosky thinks all the stormwater caps in the area need to be dropped.

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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.

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➤ 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.

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➤ He approved processing the Steadfast estimate to replace the annuals at the front median and two sides, which was sent to him in error.

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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.

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➤ 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.

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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.

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➤ 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.

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➤ 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.

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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.

209

210 **NINTH ORDER OF BUSINESS****Staff Reports**

211

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

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

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

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

218 There was nothing further to report.

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

- 220 • **NEXT MEETING DATE: July 14, 2025 at 10:00 AM**

- 221 ○ **QUORUM CHECK**

222

223 **TENTH ORDER OF BUSINESS****Supervisors' Requests**

224

225 There were no Supervisors' requests.

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

227 **This item was an addition to the agenda.**

228 This item will be included on future agendas.

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

234 **Ms. Bloomquist left the meeting.**

235

236 **ELEVENTH ORDER OF BUSINESS****Adjournment**

237

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

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244 _____
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 <i>Adoption of FY2026 Proposed Budget</i>	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.