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 July 14, 2025 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601.

Present:

John McCoskrie (via phone)	Chair
Richard Pakan	Vice Chair
Margaret Bloomquist	Assistant Secretary
George Ostensen	Assistant Secretary
Eugene Tomashosky	Assistant Secretary

Also present:

Chuck Adams	District Manager
Grace Rinaldi	District Counsel
Joe Calamari	District Engineer
Alex Kurth	Premier Lakes, Inc. (Premier)
Brian Panault	Panault LLC
Jim Knierim	The Club

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

Mr. Adams called the meeting to order at 10:40 a.m.

Supervisors Pakan, Ostensen, Tomashosky and Bloomquist were present. Supervisor McCoskrie attended via telephone.

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 – June 2025**

Mr. Kurth presented the June Lake Maintenance Reports outlining treating algae blooms and ensuring crews maintain a 10' wide clearing around the pond structures. He suggested installing littorals in the lake behind the Sales Center.

Mr. Kurth responded to questions regarding when the lakes were stocked with grass carp and the status of the aeration system installation in the two lakes.

Mr. McCoskrie stated he spoke to Mr. Kurth about having crews spray the peninsulas at Lakes L10-CC, L5-II, and L-10AA for overgrowth and monitoring the Buckner Pond and L12-AA Lakes LB-1, L5-II, L11-AA and L5-EE, all of which are typically dry but are now wet.

Mr. McCoskrie asked Mr. Kurth to further modify the Report to include numbering the lakes.

- **Panault LLC Proposal to Fill Depression at Lake 7-AA**

This item was an addition to the agenda.

Mr. McCoskrie stated that, in addition to the Panault LLC proposal to fill the depression at Lake 7-AA, which is only Phase 1 of the project, he will present another proposal or second opinion later in the meeting.

Mr. Panault distributed and presented a proposal and the diagram Mr. Calamari provided for filling the depression at L7-AA. He reviewed the project scope for Phase 1. The cost for Phase 2 will depend on the amount of rock needed for the project, which will be based on daily and per truck costs. The truck currently costs between $1,700 and $1,800 per truck load and with the material costs are expected to be extremely high.

Mr. Panault responded to questions regarding alternatives and using other materials, the benefits of filling with rock material, the rock size and changes in the depression.

FOURTH ORDER OF BUSINESS **Continued Review/Discussion: Proposed Fiscal Year 2026 Budget**

Mr. Adams distributed and presented a revised version of the proposed Fiscal Year 2026 budget, which matches the directive at the last meeting to capture the increases to expense line items, and to remove the use of surplus fund balance and to bring the General Fund assessments for the Single Family 80' lots to $349.42 per unit, which is less than the directive to set the not-to-exceed amount of $368 for noticing purposes.

Mr. Pakan asked Mr. Adams to research whether the proposed Property Appraiser budgeted amount should be zero or if it should mirror the $22,035 budgeted in Fiscal Year 2025. If it is the latter, the Board Member believes the assessments for the Single Family 80' lots would change from $349.42 per unit to $368 per unit.

Discussion ensued regarding the reasons for changes in the assessments over the last few years.

FIFTH ORDER OF BUSINESS **Discussion: SHP Developers LLC Corrective Twelfth Amendment**

Ms. Rinaldi presented and pointed out updates to the latest draft version of the Corrective Twelfth Amendment to the Declaration of Covenants and Restrictions for Southern Hills Plantation that she and the HOA Attorney worked. The intent is to clarify the underlying message that the CDD will be responsible for maintaining CDD property and the HOA will be responsible for maintaining HOA property, along with including some revised language to provide flexibility as to how the Board wants to address the property it owns and maintains in the future, since the HOA Declarations cannot bind CDD property.

Mr. Pakan asked if language in the Agreement regarding common area maintenance responsibilities needs further clarification. He asked Staff to ensure that the CDD and the HOA are not duplicating maintenance efforts or assessments/fees. He questioned if all references to street gutters should be removed from the Agreement.

Ms. Rinaldi stated that the language in the Agreement regarding maintenance is already flexible, unless the Board decides it wants homeowners to be responsible for maintaining property around the CDD's ponds. She will discuss these concerns with the HOA attorney, review the HOA documents and report her findings at the next meeting.

This item will remain on the agenda.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of May 31, 2025**

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

Mr. McCoskrie asked Staff to contact CDD III about paying the January 1, 2025 invoice and find out if Accounting issued the June 1, 2025 invoice.

Mr. Adams stated that, today, CDD III confirmed issuing a funding request for the January 1, 2025 invoice; he will confirm if Accounting issued the June invoice.

On MOTION by Ms. Bloomquist and seconded by Mr. Pakan, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

SEVENTH ORDER OF BUSINESS **Approval of June 9, 2025 Regular Meeting Minutes**

The following changes were made:

Line 64: Change “Pagan” to “Pakan”

Line 144: Change “Pakan” to “Ostensen”

Line 164: Change “Canera” to “Knierim”

Lines 169 and 172: Change “Tomashosky” to “Calamari”

Regarding line 189, Mr. McCoskrie stated that Steadfast’s final invoice was $4,000 instead of $5,000.

Line 231: Change “HOA” to “Club”

On MOTION by Mr. Ostensen and seconded by Ms. Bloomquist, with all in favor, the June 9, 2025 Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS **Other Business**

Mr. McCoskrie discussed the following:

- The GreenPointe Amended Development Agreement with the City from a few years ago was located and provided Mr. Pakan.

Ms. Bloomquist stated there is nothing specific in the Reclaimed Water Agreement with the City and Southern Hills Irrigation regarding termination; she read the language on Page 21 of the 2010 Development Agreement indicating the Southern Hills Irrigation Agreement reverts to the dates in the Development Agreement. Mr. McCoskrie asked her to review the documents he provided her and ensure the Agreements are current and have not expired.

Mr. McCoskrie presented the Titan Foundation Services (Titan) proposal and reported the differences in the project scope that addresses the entire depression issue at L7-AA, which differs from the Panault LLC proposal.

Mr. Calamari thinks the Panault proposal is more of a "Band-Aid" approach, whereas the Titan proposal is more substantial and might fix the issue permanently. Mr. McCoskrie will schedule an on-site meeting with Titan.

➢ Approvals were obtained from various parties to reconnect the aeration systems at L8-AA and L8-CC to non-CDD meters.

Mr. McCoskrie presented the Kennedy Electric proposal to install a CDD meter at L8-AA, rather than using the City of Brooksville's meter.

On MOTION by Mr. Tomashosky and seconded by Ms. Bloomquist, with all in favor, the Kennedy Electric proposal to install a CDD meter at L8-AA, in the amount of 2,995, was approved.

Mr. McCoskrie presented the Kennedy Electric proposal to install a sub-meter to the HOA's electrical panel to run the aeration system at L8-CC, as there was not a transformer to install another meter behind the Sales Center. If implemented, it would require HOA Staff to calculate CDD usage, generate an invoice and execute a formal agreement.

In light of some Board Members questioning why the CDD would install a sub-meter or pay to aerate an HOA pond and Ms. Rinaldi confirming that the CDD is obligated to maintain Pond 8-CC, per the Irrigation Water Transfer and Easement Agreement, this item was deferred while Staff researches the permit and verifies the responsibilities of the parties.

➢ Various issues with the drainage system grates alongside the golf course fairways were identified during an inspection with Andrew last week. Complaints were received from three Southern Valley Loop residents about their back yards and lanais flooding.

Mr. Knierim stated that he reviewed the engineering plans of all stormwater drainage systems and noted that the drains need to be addressed and maintained, as they have become an issue as each home on Hickory Oak is built.

Mr. McCoskrie asked Mr. Calamari and Ms. Rinaldi to confirm the CDD's legal responsibility. He listed drainage issues at Holes 14 and 15 and identified swale issues on block 10 and 35, 33 and 38 on Elm Leaf Drive, during his walkthrough with Andrew. He expressed frustration with the HOA not enforcing the requirement for builders to install silt fences to prevent the building pads from washing into the street and the CDD incurring costs that could be avoided.

Discussion ensued regarding the next steps and ensuring that the HOA copies Mr. Adams on CDD matters.

NINTH ORDER OF BUSINESS Public Comments (non-agenda items)

No members of the public spoke.

TENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kilinski|Van Wyk PLLC

B. District Engineer: Coastal Engineering Associates, Inc.

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: August 11, 2025 at 10:00 AM [Adoption of FY2026 Budget]**
  - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS Supervisors' Requests

There were no Supervisors' requests.

TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, the meeting adjourned at 12:25 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair