

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

September 8, 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

August 29, 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 September 8, 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 – August 2025
4. Consideration of Agreement for the Provision of Utility Services [Installation of Sub-Meter]
5. Discussion: Shared Cost for 8CC Sump
 - August 5, 2024 Storm Report [Flooding Photos & Overwhelmed Street Drains]
6. Discussion/Consideration: Illuminations Holiday Lighting Proposals
 - A. Oak Tree Lighting Maintenance
 - B. Holiday Lighting [Front Entrance, Oak Trees, Permanent Lighting]
7. Acceptance of Unaudited Financial Statements as of July 31, 2025
8. Approval of August 11, 2025 Public Hearings and Regular Meeting Minutes
9. Other Business
10. Public Comments (*Non-Agenda Items*)
11. 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: October 13, 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

12. Supervisors' Requests

13. 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**

3

Work Order



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

DATE	08/08/2025 -
TECH(S)	Dave Smallridge
JOB #	1052213681

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	1. Buckner Canal: Inspected 2. L-10AA: Treated Algae 3. L-10BB: Treated Algae 4. L-10CC: Treated Algae 5. L-9CC: Treated Algae 6. L-9II: Treated Algae 7. L-8AA: Treated Algae 8. L-8BB: Treated Algae 9. L-8CC: Treated Algae 10. B1: Treated Algae 11. B2: Treated Algae 12. B3: Treated Algae 13. L-7BB: Treated Algae & Submersed weeds 14. L-5AA: Treated Algae & Submersed weeds 15. L-5GG: Treated Algae 16. L-5II: Treated Algae 17. L-5HH: Treated Algae & Submersed weeds 18. L-210AA: Treated Algae & Submersed weeds 19. L-200AA : Treated Algae & Submersed weeds 20. L11AA: Inspected 21. 5EE: Inspected 22. L12AA: Inspected
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Work Order



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

DATE	08/15/2025 -
TECH(S)	Alex Kurth
JOB #	1073190767

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
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	1. Buckner Canal: Inspected 2. L-10AA: Inspected 3. L-10BB: Inspected 4. L-10CC: Treated peninsula for shoreline grasses 5. L-9CC: Inspected 6. L-9II: Inspected 7. L-8AA: Inspected 8. L-8BB: Inspected 9. L-8CC: Inspected 10. B1: Inspected 11. B2: Inspected 12. B3: Inspected 13. L-7BB: Inspected 14. L-5AA: Inspected 15. L-5GG: Inspected 16. L-5II: Inspected 17. L-5HH: Inspected 18. L-210AA: Inspected 19. L-200AA : Inspected 20. L11AA: Inspected 21. 5EE: Inspected 22. L12AA: Inspected
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Work Order



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

DATE	08/22/2025 -
TECH(S)	Dave Smallridge
JOB #	1053603959

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	1. Buckner Canal: Inspected 2. L-10AA: Treated grasses & algae 3. L-10BB: Treated grasses & algae 4. L-10CC: Treated grasses & algae 5. L-9CC: Treated grasses 6. L-9II: Treated grasses 7. L-8AA: Treated grasses & algae 8. L-8BB: Treated grasses 9. L-8CC: 10. B1: Treated grasses & algae 11. B2: Treated grasses 12. B3: Treated grasses 13. L-7BB: 14. L-5AA: 15. L-5GG: Treated grasses & algae 16. L-5II: Treated grasses 17. L-5HH: Treated grasses 18. L-210AA: Treated grasses & algae 19. L-200AA : Treated grasses 20. L11AA: Inspected 21. 5EE: Inspected 22. L12AA: Inspected
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Work Order



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

DATE	08/22/2025 -
TECH(S)	Mitchell Hartwig
JOB #	1073564909

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- BOAT maintenance
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	1. Buckner Canal: Inspected 2. L-10AA: Inspected 3. L-10BB: Inspected 4. L-10CC: Inspected 5. L-9CC: Inspected 6. L-9II: Inspected 7. L-8AA: Treated Algae 8. L-8BB: Inspected 9. L-8CC: Treated Algae 10. B1: Inspected 11. B2: Inspected 12. B3: Inspected 13. L-7BB: Treated Shoreline grasses & weeds 14. L-5AA: Inspected 15. L-5GG: Inspected 16. L-5II: Treated Shoreline grasses & weeds 17. L-5HH: Treated Algae 18. L-210AA: Inspected 19. L-200AA : Inspected 20. L11AA: Inspected 21. 5EE: Inspected 22. L12AA: Inspected Storms all day made it impossible to host other sites safely. Returning next month to do boatwork. Thank you.
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

4

AGREEMENT FOR THE PROVISION OF UTILITY SERVICES

THIS AGREEMENT (the “Agreement”) is made and entered into this ____ day of September, 2025, by and between:

SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and located in the City of Brooksville, Florida, whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”); and

SH VENTURES GROUP, LLC, a Florida limited liability company, with a mailing address of 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256 (the “Contractor” together with District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes and located in the City of Brooksville, Florida (“City”); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, Contractor owns and/or is responsible for maintenance for certain property within the District; and

WHEREAS, the District has a need to obtain a source of electricity for powering the aerator installed in the stormwater management pond identified as Tract M, as depicted on the Plat of Southern Hills Plantation Phase 1, recorded in Plat Book 35, Pages 1 et seq., of the Official Records of Hernando County, Florida (“Pond 8CC”), which pond is maintained by the District; and

WHEREAS, the Parties wish to document their agreement for the District to install a sub-meter to Contractor’s meter for purposes of providing electricity to the aerator in Pond 8CC; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. INSTALLATION OF SUB-METER. The District shall be responsible for

installing the sub-meter and coordinating all repairs and maintenance reasonably necessary to maintain the sub-meter for purposes of providing electricity to the aerator in Pond 8CC.

SECTION 3. PAYMENT. The District shall be responsible for payment to Contractor for the electricity used as recorded by the sub-meter. Contractor shall review the sub-meter on a monthly basis to determine the amount of electricity used based on the kilowatt-hour reading, which shall be multiplied by the energy rate, and also multiplied by the fuel rate, and also multiplied by the asset securitization rate charged by the utility provider for the City, as may be amended from time to time. Invoices shall be accompanied by sufficient information to support the amounts requested. All invoices are due and payable in accordance with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted Prompt Payment Policies and Procedures.

SECTION 4. COMPLIANCE WITH LAW. Any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto.

SECTION 5. DEFAULTS AND DISPUTES.

- a. *Default.* A default by a party under this Agreement, which continues for more than thirty (30) days after the non-defaulting party has sent written notice of such default to the non-defaulting party, shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.
- b. *Enforcement.* In the event any party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any such arbitration, litigation or other dispute resolution, and including fees incurred in appellate proceedings.
- c. *Controlling Law; Venue.* This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for the resolution of all disputes shall be a court of competent jurisdiction in Hernando County, Florida.

SECTION 6. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by the Parties hereto.

SECTION 7. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties to this Agreement, each party has

complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. NOTICES. All notices, requests, consents and other communications under this Agreement (“Notice” or “Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the Parties and addresses set forth in this Agreement.

SECTION 9. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties to this Agreement and their successors and assigns, and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party not a formal party to this Agreement or its successor or assign. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties to this Agreement and their successors and assigns any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties to this Agreement and their respective representatives, successors, and assigns.

SECTION 10. ASSIGNMENT; RUNS WITH THE LAND. The covenants, terms, agreements, rights and obligations of the Parties are intended to be, and are construed as, covenants running with the land, and shall be binding upon, and inure to the benefit of each of the Parties and their respective successors and assigns.

SECTION 11. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District or to District staff in connection with this Agreement may be public records and will be treated as such in accord with Florida law.

SECTION 12. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

SECTION 13. SOVEREIGN IMMUNITY. Contractor agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability or sovereign immunity contained in Section 768.28, *Florida Statutes*, or other statutes or law and nothing in

this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 14. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 15. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 16. SEVERABILITY. If any term or provision of this Agreement or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

SECTION 17. TERMINATION. The District agrees that Contractor may terminate this Agreement without cause by providing six (6) months written notice of termination to the District. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide six (6) months written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for electricity recorded by the sub-meter rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement effective on the day and year first written above.

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

SH VENTURES GROUP, LLC

By: _____
Its: _____

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

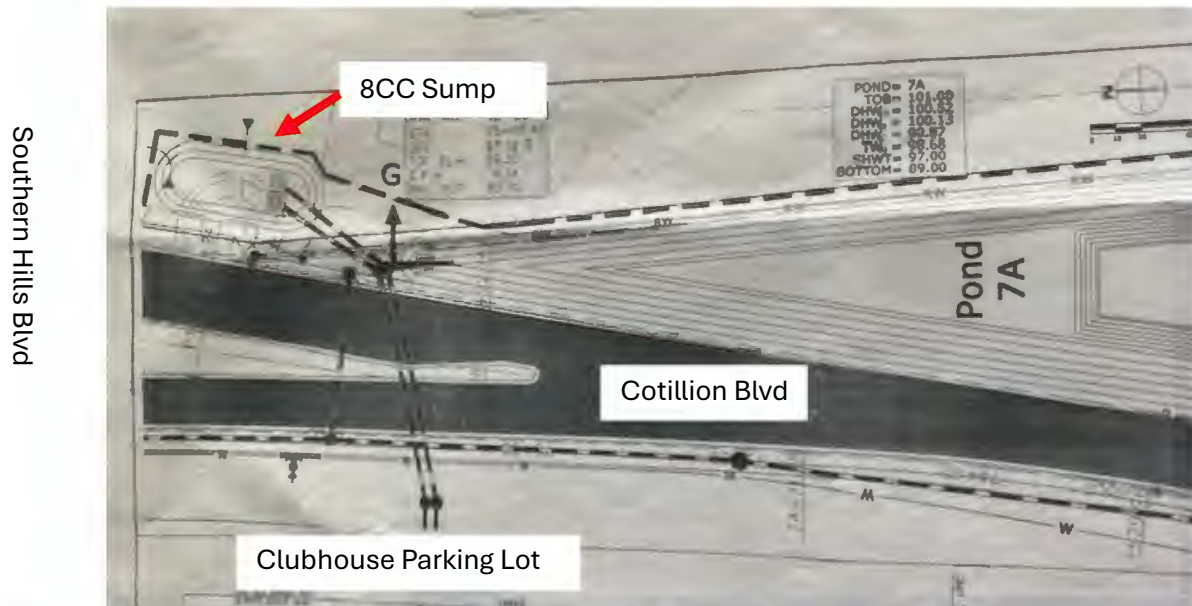
5

Cascades at Southern Hills HOA

August 05, 2024 Storm Report – Flooding Photos & Overwhelmed Street Drains

This report captures photos of drainage/flooding in the community caused by Storm event Debby which dropped 10" to 12" of rain in less than 24 hours.

The number 1 area for flooding was the street drains along Cotillion Blvd adjacent to the 8CC Sump and the pond 7A/8CC Sump drainage.



8CC Sump Basin looking NE to Southern Hills pond – the bubbling is the discharge from the SH pond



*Looking south towards pond 7A – The outfall weir for 7A is just past the tree,
Cotillion Blvd is to the right on the other side of the bushes.*



Looking east across Cotillion Blvd from the median island— water flooding street at 8CC Sump, street drain next to tree and storm drains at sump unable to handle the amount of water from rain and outfall from Southern Hills pond. Cotillion Blvd is under about 18" of water at curb.



Looking south along Cotillion Blvd exit lane – water flooding street.



Looking south along Cotillion Blvd entry lane – water flooding street.



Looking south along Cotillion Blvd, Jennings Trail to Tattnall Way 1st flooding location – water flooding street was over 12" at deepest point, street drains going into pond 1 (south of sales office) couldn't handle the amount of water that came down.



Looking south along Cotillion Blvd, Jennings Trail to Tattnall Way 2nd flooding location – water flooding street. Water was over 12” at deepest point, street drains going into pond 1 (south of sales office) couldn’t handle the amount of water that came down.

CONCLUSIONS

Flooding at the 8CC Sump area took over 48 hours to normalize because of the continuous flow from pond 8 in Southern Hills.

Flooding on Cotillion Blvd took over 24 hours to drain. There was incidental flooding at Nottaway Pl and Fort King Run, and along the northern portion of Fort King Run. There was minor flooding on Jennings Trail but the side streets cleared up relatively quickly.

The number one priority is to get the Cotillion Blvd street drains cleaned - four along the west side of Cotillion (north of Ft King Run) and the one on the east side next to the 8CC Sump. These street drains/oil separator tanks drain to pond 7 which flows into pond 7A. At the ne corner of Cotillion Blvd and Jennings Trl is a field drain which flows across to the west side of Cotillion Blvd and ties into the seven street drains and oil separator tank which flow into pond 1 behind the sales office.

The flooding at the 8CC Sump and consequent street flooding of Cotillion Blvd is a safety risk for owners needing an emergency exit as the water was deep enough to float most small cars.

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

6

Alysa Ruiz Gonzalez

From: Chuck Adams
Sent: Friday, August 22, 2025 8:35 AM
To: Daphne Gillyard; Ruta Viola
Subject: FW: Southern Hills Plantation 1 CDD Holiday Lighting Proposal 2025
Attachments: Southern Hills Oak Tree Lighting Maintenance Proposal 2025.pdf; Southern Hills Holiday Lighting Proposal 2025.pdf

Good morning
Please include this email and the attached on the September 8th agenda

Thankyou

Best Regards,

Chesley 'Chuck' Adams
Director of Operations
Wrathell, Hunt and Associates, LLC
(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Tim Gay <timgay@hotmail.com>
Sent: Friday, August 22, 2025 7:10 AM
To: Chuck Adams <adamsc@whhassociates.com>
Subject: Southern Hills Plantation 1 CDD Holiday Lighting Proposal 2025

Chuck,

Good morning and I hope all is well with you.

I've attached the proposal for the upcoming season. I've been in contact with George over the past few weeks as there are several issues going on with the electrical and lights on the oak trees. And, I never billed for the keeping the lights up permanently this past year. That's on me... but moving forward this needs to be better documented and agreed to up front so I've tried to incorporate that into the proposal. So, it will look like there is a price increase, but I billed separately the previous year once it was decided to include the additional 9 trees plus keep the lights year around. I hope this makes sense but please reach out if needed.

Secondly, I've included a proposal to replace 5 - GFCIs that have been damaged due to power or lightning surge. John was on the property last week and showed George in person.

My recommendation was to not repair the lights that are not working (once the electrical is restored) and simply wait until the end of September or early October and that way most of the summer storms will be gone, and they will have all new lights for the holiday.

Lastly, there is a line-item Option for the community to keep these lights permanently. This is not included in the Total Estimated Job Cost but want it noted up front what the cost will be should they want to "own" the lights in the oak trees.

After reviewing, please let me know if there are any questions and how to proceed.

Thanks,

Tim Gay

Illuminations Holiday Lighting
(813) 334-4827

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

6A

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827

TO:

Southern Hills Plantation 1 CDD
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: Chuck Adams (239) 464-7114

JOB DESCRIPTION
Holiday Lighting and Decoration of Southern Hills CDD Entrance

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front Entrance Receptacles in Center Median are faulty due to lightning surge Replace 5 faulty GFCI receptacles \$165/per	\$825.00
TOTAL ESTIMATED JOB COST	\$825.00

- * Price includes rental of materials, labor, installation, service and removal.
- * Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- * Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- * Assumes adequate power available. If additional power needed Southern Hills CDD responsible for providing.

Tim Gay
PREPARED BY

8/22/2025
DATE

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

6B

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay

(813) 334-4827

TO:

Southern Hills Plantation 1 CDD
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
attn: Chuck Adams

(239) 464-7114

JOB DESCRIPTION
Holiday Lighting and Decoration of Southern Hills CDD Entrance

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front Entrance - Center Median Install 4 lighted wreaths with bows on each side of entry monument sign Install clear, warm white C9 across railing of entrance sign	\$1,500.00
Front Entrance - Entrance / Exit Install clear, warm white C9's across top of entrance / exit wall and across railing Install 8 lighted wreaths with bows on large entrance monuments (four per side) Note: 4 wreaths per side - 1 each on left / right columns on either side of planter Install clear, warm white C9s across top railing to end	\$4,250.00
Oak Trees - Entrance, Exit, Center Median Install clear, warm white mini lights in first 12 oaks just past entrance trellis (4 each on entrance, exit, center median)	\$5,975.00
Permanent Lighting OPTION Keep lights installed on Oak trees throughout the year. Note: Not Included in Total Estimated Job Cost	\$2,500.00
Maintenance throughout the year as required 50% Deposit required	Not To Exceed per Instance \$500.00
TOTAL ESTIMATED JOB COST	\$11,725.00

* Price includes rental of materials, labor, installation, service and removal.

* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.

* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.

* Assumes adequate power available. If additional power needed Southern Hills CDD responsible for providing.

* Remaining balance of project due upon receipt of invoice after installation.

* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay
PREPARED BY

9/22/2025
DATE

AUTHORIZED SIGNATURE FOR SOUTHERN HILLS CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Southern Hills CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Wells Fargo	\$ 236,176	\$ -	\$ 236,176
Bank United ICS	143,396	-	143,396
Bank United - 1546	50,000	-	50,000
SBA	107	-	107
Investments			
Revenue - A1	-	377,562	377,562
Revenue - A2	-	214,841	214,841
Reserve - A1	-	188,154	188,154
Reserve - A2	-	62,538	62,538
Prepayment - A1	-	31,630	31,630
Prepayment - A2	-	6,448	6,448
Cost of Issuance	-	20,540	20,540
Due from other funds			
Debt service	22,578	-	22,578
Due from Developer	-	371,966	371,966
Assessments receivable - off-roll	-	743,931	743,931
Undeposited Funds	183	-	183
Due from Unplatted Lands	-	147,740	147,740
Due from Future Club Villa	-	38,243	38,243
Due from Southern Hills III	23,959	-	23,959
Deposits	2,789	-	2,789
Total assets	<u>\$ 479,188</u>	<u>\$ 2,203,593</u>	<u>\$ 2,682,781</u>
LIABILITIES			
Liabilities			
Due to other funds			
General fund	\$ -	\$ 22,578	\$ 22,578
Due to Developer	37	-	37
Matured bonds payable A2	-	540,000	540,000
Total liabilities	<u>37</u>	<u>562,578</u>	<u>562,615</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	23,959	1,301,880	1,325,839
Total deferred inflows of resources	<u>23,959</u>	<u>1,301,880</u>	<u>1,325,839</u>
Fund balances			
Restricted for:			
Debt service	-	339,135	339,135
Unassigned	455,192	-	455,192
Total fund balances	<u>455,192</u>	<u>339,135</u>	<u>794,327</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 479,188</u>	<u>\$ 2,203,593</u>	<u>\$ 2,682,781</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ 262,112	\$ 260,465	101%
CDD II shared costs payment	-	20,000	20,000	100%
CDD III shared costs payment	-	3,874	32,811	12%
Interest & miscellaneous	442	10,396	20,000	52%
Total revenues	442	296,382	333,276	89%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	-	9,800	9,300	105%
Financial & administrative				
Management	2,500	25,000	30,000	83%
Engineering	2,632	17,785	2,500	711%
Dissemination agent	208	2,083	2,500	83%
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	-	187	600	31%
Annual district filing fee	-	175	175	100%
Website	-	705	790	89%
ADA website compliance	-	-	210	0%
Postage	138	1,720	500	344%
Office supplies	-	-	500	0%
Legal counsel				
District counsel	3,554	34,053	15,000	227%
Total professional & administrative	9,032	97,953	77,375	127%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	2,802	29,300	37,000	79%
Stormwater control				
Lake/pond bank maintenance	9,215	88,663	45,000	197%
Aquatic maintenance	-	1,310	35,000	4%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	-	77,765	2,500	3111%
Other physical environment				
Insurance: property	-	12,643	14,021	90%
Entry & walls maintenance	-	340	6,400	5%
Landscape maintenance	6,754	77,001	90,000	86%
Holiday decorations	-	7,500	7,500	100%
Irrigation repairs & maintenance	733	17,303	10,000	173%
Landscape replacement	-	-	5,000	0%
Culvert inspection and cleaning	2,000	13,600	2,500	544%
Annual mulching	-	12,875	10,000	129%
Conservation area maintenance	700	20,950	-	N/A
Capital outlay	-	28,704	-	N/A
Miscellaneous contingency	-	-	2,500	0%
Total field operations	<u>22,204</u>	<u>387,954</u>	<u>269,921</u>	144%
Other fees and charges				
Property appraiser	-	5,808	22,035	26%
Tax collector	-	5,252	10,853	48%
Total other fees and charges	<u>-</u>	<u>11,060</u>	<u>32,888</u>	34%
Total expenditures	<u>31,236</u>	<u>496,967</u>	<u>380,184</u>	131%
 Excess/(deficiency) of revenues over/(under) expenditures	 (30,794)	 (200,585)	 (46,908)	
 Fund balance - beginning	 485,986	 655,777	 716,762	
Fund balance - ending	<u>\$ 455,192</u>	<u>\$ 455,192</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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ -	\$ 771,781	\$ 767,885	101%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	-	11,748	-	N/A
Interest	2,742	26,664	-	N/A
Total revenues	<u>2,742</u>	<u>810,193</u>	<u>953,868</u>	85%
EXPENDITURES				
Principal - A1	-	285,000	265,000	108%
Principal - A2	-	-	210,000	0%
Interest - A1	-	249,110	228,520	109%
Interest - A2	-	215,180	183,860	117%
Total expenditures	<u>-</u>	<u>749,290</u>	<u>887,380</u>	84%
Other fees and charges				
Legal fees	-	300	4,632	6%
Property appraiser	-	15,596	15,998	97%
Tax collector	-	15,466	15,998	97%
Total other fees and charges	<u>-</u>	<u>31,362</u>	<u>36,628</u>	86%
Total expenditures	<u>-</u>	<u>780,652</u>	<u>924,008</u>	84%
Excess/(deficiency) of revenues over/(under) expenditures	2,742	29,541	29,860	
Fund balance - beginning	336,393	309,594	730,546	
Fund balance - ending	<u>\$ 339,135</u>	<u>\$ 339,135</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 Public Hearings and a Regular Meeting on August 11, 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
Alex Kurth (via telephone)	Premier Lakes, Inc. (Premier)
Pat Powell	Steadfast
Kevin Hiller	Steadfast
Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:01 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items)

Mr. Powell, of Steadfast, introduced himself, discussed his qualifications and experience, and stated he will represent Steadfast with the HOA; he expects to be on site four days per week. He introduced Kevin Hiller, who will serve as the Account Manager and main contact.

THIRD ORDER OF BUSINESS

Update/Discussion/Consideration: Premier Lakes, Inc. Items

- **Lake Maintenance Reports – July 2025**

Mr. Kurth presented the June Lake Maintenance Reports. Mr. Calamari will inspect a depression that caused the riding mower to get stuck.

Mr. Kurth stated he will use specialized equipment to access hard to reach islands and peninsulas, including L-10BB and L-10CC. Slender spikerush in L-200AA is being treated which accounts for the appearance; a technician will follow up. Lake L-8CC continues to be a problem; a planting proposal should potentially be considered.

Mr. McCoskrie asked for Ponds L-5EE, L-11AA and L-12AA to be inspected. Mr. Kurth stated the technician inspected them. He will make sure they are in the report. Lake L-8CC looked much better. He thinks the Developer is going to address the littoral shelf of the pond owned by Southern Hills Irrigation but asked if the Board wants a proposal. He will follow up with the Developer and will re-send the reports regarding the lakes stocked with grass carp.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Affidavit of Publication

B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2025-07. He reviewed the proposed Fiscal Year 2026 budget. The Property Appraiser's Fee was removed and the Tax Collector's Fee was increased.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, the Public Hearing was closed.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September

30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

A. Affidavit of Publication

B. Mailed Notice to Property Owners

C. Consideration of Resolution 2025-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-08.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the Public Hearing was closed.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, Resolution 2025-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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

Ms. Rinaldi presented the SHP Developers LLC Corrective Twelfth Amendment, which is unchanged since it was presented at the July meeting. Mr. Pakan's concern regarding mowing the pond banks behind private property lots was addressed; no lots immediately abut pond banks and all have some level of a buffer. Private property owners should not perform any maintenance on CDD property. Resident concerns about improvements listed within the Amendment, which the HOA describes as homeowner responsibility, should be individually discussed with the HOA, as those are not necessarily CDD concerns. Mr. McCoskrie stated Mr. Pakan also questioned who is responsible for storm drains and it was noted that they are not a CDD issue. Ms. Rinaldi confirmed that all property in the buffer zone between the end of the lot and the pond bank is owned by the CDD for the ponds that the CDD owns, and the CDD will maintain those areas.

Mr. Pakan stated he spoke with an HOA Board Member who indicated street gutters were addressed on July 30, 2025 and the Board agreed that street gutters are part of the roadway and it would be the CDD's responsibility. Ms. Rinaldi will follow up with the HOA's attorney.

SEVENTH ORDER OF BUSINESS**Consideration of Titan Foundation Repair Specialist LLC Agreement for Depression Repair Services**

Mr. McCoskrie recalled a \$24,000 proposal for excavation, cleanout and assessment for filling L-7AA was previously considered. Since then, Mr. Calamari met with Titan Foundation Repair Specialist, LLC, which proposed a complete solution, in the amount of about \$38,000.

Discussion ensued regarding the proposal and the scope of work.

Ms. Rinaldi stated the Agreement includes a one-year warranty for materials, services and workmanship; Acts of God are excluded.

Mr. Calamari suggested the area be monitored to ensure it is not expanding but, if so, it should be filled right away; otherwise, it would be best done during dry season.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, the Titan Foundation Repair Specialist LLC Agreement for Depression Repair Services to address the depression in L-7AA, in the amount of \$38,251.12, was approved.

EIGHTH ORDER OF BUSINESS**Discussion: District's Responsibility for Water Management/Drain Maintenance adjacent to the Golf Course Fairways [4580 Southern Valley Loop]**

Mr. McCoskrie discussed an ongoing issue with homeowner lanais and pools being overrun with water draining from the fairway buffer areas along the 14th and 15th fairways. He discussed it with Mr. Knierim and District Counsel and Mr. Knierim is stating the drains alongside the fairways are part of the stormwater system. Mr. Knierim has noted that the CDD performs work in its easement area. It was noted that some work is within the easement and some is not.

Mr. McCoskrie read an email response from Clif Manuel: "There is no legal issue if the CDD and the Golf Course work together to resolve this... In order for Coastal to assist with the required solution, we will need an approved task. With Jim and I out there and Jimmy Watler, we decided that Jimmy could... build the berms and the swales without having to... do a bunch of surveying work... we don't plan to engage Coastal on this berm work. Meredith from Grace's office (Legal Counsel) also confirmed Cliff's statement below. This will require joint efforts of the District and the Golf Course, a property under the jurisdiction of both entities."

Mr. McCoskrie thinks the email shows that it is a joint responsibility and that the buffer areas along the golf course are not clearly defined. He is encouraging Mr. Knierim to take it up with the 40 homeowners that line those two fairways. Mr. McCoskrie's idea is for The Club to build a berm going to the drainage area to capture the water. The berms have eroded over the past 15 years; the berm on the west side of #14 and #15 will be rebuilt. Work on the east side of #14 and #15 is underway. Mr. Knieriem believes it will cost approximately \$20,000 to repair and he wants the CDD to be able to contribute \$10,000 to the berm restoration and sodding to prevent the berm from eroding. Mr. Knieriem is arranging for homeowners to be given a chance to buy additional sod in order to sod their yards out further to the berm. Work is scheduled to begin on August 25, 2025, when the golf course will be closed for three days.

Mr. McCoskrie will seek approval from the Board to contribute up to \$10,000 for construction of berms along #14 and #15 and the related sodding of as a shared expense with the golf course.

Discussion ensued regarding the scope of proposed repairs, cost sharing, the offer to replace pine straw with Bahia sod, variations among individual homeowners' remediations, areas mowed by the HOA, the need to work through the District Manager, the need to copy all correspondence to the District Manager, etc.

Mr. McCoskrie stated that an Incident Form will be developed and sent to Zita and copied to Mr. Adams. Mr. Adams' name will be added to the email, rather than his own.

Ms. Bloomquist suggested the two-page summary of the differences between the CDD and the HOA be edited to include Mr. Adams' name, that Mr. Knierim be advised to send that to homeowners, and that the HOA be informed about homeowners being advised to add sod.

Discussion ensued regarding the HOA and the CDD's joint responsibility for the berm construction project.

Ms. Rinaldi recommended involving the District Engineer and Coastal Engineering in the project; Mr. Calamari's office is determining whether this is a CDD responsibility and whether the CDD infrastructure or improvements need to be addressed. The CDD has drainage easements between some residences that extend up to the golf course; that is the area in which the CDD is permitted to work, so if any of these improvements within the CDD easement need to be addressed that is well within the CDD's jurisdiction. But, if work will extend outside those easements into the golf course, the CDD needs to collaborate and coordinate the work with the golf course. It must be determined if it is a CDD responsibility, as CDD funds can only be spent on a public purpose.

Mr. McCoskrie stated he submitted questions about CDD responsibilities but did not receive clear answers. It was noted that further research is needed; confirmation of the work to be done and where it is located will allow the determination to be made. Ms. Rinaldi will send the information to Mr. McCoskrie, who will send it to Mr. Knierim.

A Board Member discussed the need for the District Engineer to remain engaged in the project due to the possibility of flooding, questions regarding who designed the system and the berm, potential liability, etc.

Mr. Calamari was asked to be engaged in the project and to perform a formal inspection and documentation including photographs of the elevated structure, the structure damaged by mowers, the area to be excavated, etc. The golf course has the dirt to create the berm.

208 It was noted that, of the 40 homes in the area, only three specific complaints were
209 received; all might not have issues. Some verbalized an issue with water on the lanai or the pool,
210 but did not send an email.

211 Discussion ensued regarding the need to document issues and remedies and to inform
212 residents about the roles of the HOA and the CDD, site development and elevation issues, to
213 meet with and inform the HOA of their responsibility to approve site plans and identify and
214 address issues. It was noted that the Developer controls the HOA and the DRC.

215 Mr. McCoskrie distributed and read the following email he sent to Ms. Kilinski on July 31,
216 2025: "Good afternoon all, please see the attached and help me reconcile how the CDD is
217 responsible for the inactions of the Developer/HOA in enforcing their own DRC policies. I have
218 personally tried to engage them numerous times over the last two years to address these issues
219 without success. The inaction has cost tens of thousands of dollars already and much more to
220 come from CDD funds. I am ready to start building our legal case against the Developer/HOA with
221 our Engineers documenting the existing damage. Conservation areas, drainage structures
222 overrun by washed out building pads, stormwater drains taking in building pads, runoff creating
223 dirt peninsulas in our ponds, swales/berms not being constructed as per plan, causing lots to
224 flood, and our Management Company documenting funds already spent. Jennifer, please let me
225 know your suggestions on the best paths forward."

226 Mr. Pakan stated Page 4 of the DRC Manual states "The Developer shall have exclusive
227 jurisdiction to the DRC over all new construction and modifications to completed homes within
228 the community as responsibilities are turned over to the Association as provided in the
229 Declarations."

230 Ms. Bloomquist believes another factor is when Builders provide a quote to build a home,
231 the contractor advises that three loads of dirt are needed, at a cost of \$30,000 to \$40,000, and
232 the prospective homeowner refuses to pay that. When the home is built, the property owner has
233 certain responsibility. It was noted that a release should have been obtained; the DRC has the
234 responsibility for approval of Site Plans and if not built according to the Site Plan, there should
235 be a waiver of liability as a result of noncompliance.

236 Mr. McCoskrie stated the CDD Board is not privy to conversations between the
237 homeowner and the contractor. He believes that contractors can also fail to look at the Grading

Plan, which can result in failure to build swales, etc. When he told the Developer, the Developer stated the City issued the Certificate of Occupancy (CO) so the City is responsible for grading failures, etc. He thinks the end result is failure to check the lot grading plans and the drainage. The manual states that the HOA is responsible for monitoring this, and the CDD has no enforcement power, yet the CDD is responsible for the results of these failures because the building pads end up in the storm drains, peninsulas develop in the CDD ponds, and washouts occur where the pads washed out for the third time. He stated he will not vote to fix that, as he believes the Developer should fix it because the pads washed into the CDD for the third time; the CDD should not have to fix it because the Developer is not doing their job. The Memo documents that the CDD gets stuck fixing problems caused by the failures of others.

Discussion ensued regarding language allowing for use of public funds in emergencies.

Ms. Rinaldi stated the law states that there can be a small or ancillary benefit to private property so long as the primary purpose for public funds is a public benefit. That determination can be made by the CDD Board; the CDD would rely on the District Engineer to determine if it is CDD infrastructure or improvements. If it is partially and the primary purpose is a public benefit and public improvement, then funds can have a small private benefit and can be appropriate in this case so long as the Board is comfortable making that finding.

Mr. McCoskrie thinks a \$10,000 cost share in this project is reasonable. He noted that #14 and #15 represent one of the most critical areas on the downside; there are no homeowners on #11 and #12 on the low side of the bridge. In considering the map, there were no homeowners on #10. He observed some on #6 and #7, but they are so far down on #7 on that corner; #14 and #15 are the most substantial areas and there are no other big areas like this.

Discussion ensued regarding funding repairs with public funds, remedying inequities with golf course and pond assessments, and the need to remedy drainage issues.

Mr. McCoskrie thinks that, if nothing is done and houses start to flood, lawsuits could occur, given the contention that the drains in the buffer areas between the fairways and the homeowners' lots are part of the stormwater management system. He noted that, on #11 and #12, there are homes that drain into the golf course, and where the golf course drains into homes.

Ms. Bloomquist recommended scheduling a workshop to consider the issues and develop a plan. Mr. McCoskrie stated the HOA and the Developer's position is that the City issues the CO,

so it should be taken up with the City. He thinks the Developer and HOA are essentially the same; the HOA speaks for the Developer.

Ms. Bloomquist suggested the workshop include the HOA, CDD and Hampton Golf. She expressed the need to deal with these issues. Mr. McCoskrie agreed. Mr. Pakan suggested a legal letter stating that most of the water intrusion problems, in our opinion, result from poor Site Development due to the HOA's lack of an approval process. Ms. Bloomquist noted that, from a liability standpoint, the CDD is concerned for future issues that may arise that would cite all entities that could be held liable. Mr. Pakan believes the HOA should be informed that the CDD is not responsible for Site Approval processes and that, according to their documents, the HOA is and that the CDD is willing to try and help resolve the issues.

Ms. Rinaldi stated for instances where there is impact to the CDD's stormwater system, the CDD's response is to identify the party and seek reimbursement. The CDD can provide notice to the HOA and the Developer that there are issues to CDD infrastructure due to activities on private lots, but it will be a coordinated effort from those parties. Unfortunately, the CDD's main response is seeking reimbursement for having to repair CDD property.

Mr. McCoskrie recommended seeking reimbursement for #16, where the building pads flooded into the riprap and the whole drain is clogged at the corner. He believes Mr. Knierim will look for the CDD to do that as a conservation easement, to which he would state that the building pads are the issue. He asked Ms. Rinaldi to relay the conversation to Ms. Kilinski and to ask Ms. Kilinski to provide a thoughtful response.

Mr. McCoskrie stated he would like to have \$10,000 approved for the #14 and #15 fairway project. Ms. Bloomquist voiced her support, as long as it is documented. Mr. Pakan suggested modifying the motion to indicate a one-time \$10,000 distribution and letting them determine the best way, with CDD input, to fix the problem. Ms. Rinaldi noted the need to ensure that an Agreement is in place for anything the CDD is contributing to, and to ensure that the CDD and its property is protected if any of this work is occurring on the CDD's easement.

It was noted that some berms are in an easement, and some are on private property.

Discussion ensued regarding the likelihood that the 16" drains will overflow and potentially cause geysers, gutters, creation of the berm, etc.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, a one-time \$10,000 contribution of CDD funds in connection with the golf course to construct berms and swales and the associated sodding of those berms and swales along fairways #14 and #15, with the Engineer's input, drawings and documentation, was approved.

NINTH ORDER OF BUSINESS

Discussion: Builder Pads Washing Out into the Streets, Storm Drains and Conservation Areas

This item was discussed during the Eighth Order of Business.

TENTH ORDER OF BUSINESS

Consideration of Special Districts Performance Measures and Standards Reporting FY2026

- Authorization of Chair to Approve Findings Related to 2025 Special Districts Performance Measures and Standards Reporting**

Mr. Adams presented the Performance Measures and Standards Reporting for Fiscal Year 2026 and noted that the Chair needs to be authorized to approve the Fiscal Year 2025 Goals and Objectives Report.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, the Special Districts Performance Measures and Standards Reporting for Fiscal Year 2026 and authorizing the Chair to approve the findings related to the 2025 Special Districts Performance Measures and Standards Reporting, and authorizing the Chair to execute the Report for submittal, were approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

Mr. McCoskrie stated a letter was received from the Joint Legislative Audit Committee, to which a response was required, regarding audit findings. For the past several years the Developer has not paid the A-2 fees. Mr. Pakan will highlight the amounts due; he stated that he has not seen a response and indicated that the Board was told for years that the CDD is not involved in the Debt Service payments, as they are between the bondholders and the Trustee. The financials

reflect that the Developer owes \$540,000 for past debt service payments that were not made. The CDD was cited for audit deficiency.

Mr. Adams stated an updated Amortization Schedule showing the amounts owed by each property was recently provided to the bondholders; nothing has been heard since.

Mr. McCoskrie recalled that the Amortization Schedule was never adjusted to account for 48 escheated lots; the Debt Service Account continued to be drafted for payments that do not agree with the CDD's Amortization Schedule.

Mr. Adams stated that the Controller drafted a response and submitted it to Ms. Kilinski for review. The response will be shared with the bondholders and their Counsel, who had shared that he believed there was a legal opinion regarding the handling of outstanding principal; however, he never provided that legal opinion.

Mr. Pakan stated he would like a call placed to the Trustee or to Bond Counsel to discuss how to settle the issue of the A1 bonds. He made the following points:

1. Since the first option did not work with respect to assessing versus not assessing, this is his second proposal. The CDD would then agree that the debt on the escheated lots remains constant.
2. The Trustee agrees to rely solely on the funds from the Trust Estate to amortize outstanding debt to maturity.
3. The Amortization Schedule does not need to be "trued up" for escheated lots. All shortfalls can be covered by funds in the Trust Estate, including reserves.
4. The Trustee bondholders agree to waive reserve funding requirement levels since the reserves will cover shortfalls and be reduced to maturity.
5. Trustee and bondholders agree to indemnify the District for any adverse actions resulting from Unamortized Bonds at maturity, should that occur.

1:29 Mr. Pakan believes it important to remind the bondholders that they were nonresponsive. Mr. Adams will share the communication with the Board.

Mr. Pakan presented the Unaudited Financial Statements as of June 30, 2025. He asked if the A1 Reserve funds will be replenished. Mr. Adams stated the funds are transmitted to the Trustee, and the Trustee places in whichever account they deem appropriate. Mr. Pakan noted that \$187,511 is inadequate; the bond documents require A1 Reserve funds of \$300,000. Mr.

Pakan asked if more funds will be deposited in the investment account. Mr. Adams stated that \$100,000 will be moved into the investment account; the interest rate was 3.66%. Mr. Pakan asked about the amount "Due from Southern Hills III". Mr. Adams will research it.

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

TWELFTH ORDER OF BUSINESS**Approval of July 14, 2025 Regular Meeting Minutes**

The following changes were made:

Line 42: Change "pool" to "pond"

Line 59: Add "with" after "load and"

Line 72: Change "A Board Member" to "Mr. Pakan"

Lines 155: Change "room" to "a transformer"

Mr. McCoskrie stated the Kennedy Electric work was completed.

Line 169: Change "16 and 12l" to "14 and 15"

Line 169: Change "Lots" to "Block"

Line 170: Insert ", 37 and 38" after "35"

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

THIRTEENTH ORDER OF BUSINESS**Other Business**

There was no other business.

FOURTEENTH ORDER OF BUSINESS**Public Comments (non-agenda items)**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kilinski | Van Wyk PLLC

Ms. Rinaldi stated that a Request for Mediation was received from Counsel regarding the Westin matter. Counsel advised that they are setting it for September; she provided a copy of the letter that was sent in May advising of the CDD's position. District Management is handling an associated public records request. Nothing additional has been heard from the HOA; the CDD will not participate in that mediation.

B. District Engineer: Coastal Engineering Associates, Inc.

There was no District Engineer report.

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

- **NEXT MEETING DATE: September 8, 2025 at 10:00 AM**

- **QUORUM CHECK**

SIXTEENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 11:38 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

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>		