

**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 September 8, 2025 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601.

Present:

John McCoskrie
Richard Pakan
Margaret Bloomquist
George Ostensen
Eugene Tomashosky

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Grace Rinaldi
Joe Calamari
Bill Kurth (via telephone)
Kevin Hiller

District Manager
District Counsel
District Engineer
Premier Lakes, Inc. (Premier)
Steadfast

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (Agenda Items)

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

- **Lake Maintenance Reports – August 2025**

Mr. Kurth presented the August Lake Maintenance Reports and highlighted the following:

- Crews are continuing to treat the increased algae and recently started adding the boat into the treatment cycle more often, yielding slightly better results, as the outboard of boats chops up the algae and sometimes helps it break down.
- Planting littoral shelves in Lake L-8CC: A proposal/recommendation was submitted to the Developer and a response is pending. The lack of response might be the costliness of his recommendation, which is to install 26,000+ plants on 2' centers, at a cost of \$33,000. The Chair was copied on the email to the Developer.
- Lake L-200AA continues to be problematic. Crews continue treating the spikerush. Under consideration is stocking grass carp in the pond to combat the spread of spikerush.

In response to Mr. Tomashosky's question regarding the midge flies in pond L10AA, Mr. Kurth stated he forwarded a proposal to Management late Friday. The treatment for that pond only is \$1,076 for two treatments three weeks apart.

Discussion ensued regarding whether to treat midge flies, whether the flies will disperse during the winter months and if carp are still in the ponds.

The Board's consensus was to table the midge fly proposal.

- **Consideration of Steadfast Proposal**

This item was an addition to the agenda.

Mr. McCoskrie stated he invited Mr. Hiller to the meeting; he is the new manager.

Mr. McCoskrie stated the proposal from Mr. Hiller shows the general maintenance on the Boulevard is \$6,600 per year, pond bank mowing is \$50,000, fertilization plan is \$15,000 and water management is \$5,700. Mr. Hiller pointed out that the proposal contains an addendum that has installation of 35,000 square feet of St. Augustine grass to replace removal of plants on the east side of the entry wall.

Per Mr. McCoskrie's request, Mr. Hiller will update the CDD's map to specify the pond banks that are mowed and banks that are not mowed and why, add all the structures missing from the current map to the revised map and present the updated map at the next meeting.

Discussion ensued regarding the irrigation system, the timer and pump, low water pressure, a closed valve and landscaping.

Mr. Hiller left the meeting.

FOURTH ORDER OF BUSINESS**Consideration of Agreement for the Provision of Utility Services [Installation of Sub-Meter]**

Mr. Adams presented the Agreement for the Provision of Utility Services between the CDD and SH Ventures Group, LLC for installation of a sub-meter for the irrigation system. The Agreement was prepared by District Counsel. From a billing perspective, the first month was a partial bill in the amount of \$19. He recently received a full-month bill of \$129.

Mr. McCoskrie stated the Agreement was sent to Jim McGowan for his approval and he has comments. He suggested tabling the item until the Board hears Mr. McGowan's comments. Ms. Rinaldi stated the Agreement can be approved, subject to the review and approval by SH Ventures Group.

Mr. Pakan suggested changing the termination terms in Section 17 from six months to 60 or 90 days.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the Agreement for the Provision of Utility Services for Installation of a Sub-Meter, in substantial form to include changes as discussed, was approved.

FIFTH ORDER OF BUSINESS**Discussion: Shared Cost for 8CC Sump**

- **August 5, 2024 Storm Report [Flooding Photos & Overwhelmed Street Drains]**

Mr. Adams stated the Storm Report was sent by Mike Dolan, of the Cascades HOA. It highlights flooding that the HOA experienced across its primary road due to a tropical storm in August 2024. He asked if the Board is willing to share the cost of an 8CC Sump. Mr. Adams stated Mr. Dolan was invited to meeting to discuss the HOA request but since he is not present, he suggests deferring this item.

Discussion ensued regarding the Storm Report, possible solutions to the flooding, the drainage structure, permit modifications and monitoring figures.

This item was tabled.

SIXTH ORDER OF BUSINESS**Discussion/Consideration: Illuminations
Holiday Lighting Proposals****A. Oak Tree Lighting Maintenance**

Mr. Ostensen stated he received a \$570 proposal from Kennedy Electric for repair of the lights for the flagpole; the invoice will be forwarded to Mr. Adams.

Mr. Ostensen asked for Board approval of the Illuminations proposal to repair the receptacles in the center median in the amount of \$825.

On MOTION by Ms. Bloomquist and seconded by Mr. Ostensen, with all in favor, the Kennedy Electric invoice, in the amount of \$570, was approved.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the Illuminations Holiday Lighting Proposal to replace five faulty GFCI receptacles, in the amount of \$825, was approved.

B. Holiday Lighting [Front Entrance, Oak Trees, Permanent Lighting]

Mr. Ostensen presented the \$11,725 Illuminations Holiday Lighting Proposal for holiday lighting.

Discussion ensued regarding the scope of work, proposal costs and obtaining another holiday lighting quote.

This item was deferred to the next meeting.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of July 31, 2025**

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

Discussion ensued regarding Southern Hills Plantation CDD III (CDD III) being current on its payments, providing CDD III with written notice for interest payments. A \$2,000 culvert cleaning invoice, erosion issues and a storm drain on the side of the road.

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

Mr. McCoskrie stated the CDD received an Audit Deficiency letter from the State. District Counsel drafted a response informing the State that the CDD Board is aware of the issue and is trying to resolve it. Staff recently received comments indicating that they are \$540,000 behind in the three previous debt service payments, they are \$210,000 behind in the 2025 payment and \$750,000 in total behind in debt service payments on the A-2 bonds. Mr. McCoskrie stated for the past four years the CDD received Audit Deficiency letters. District Counsel has advised that the CDD itself does not have much to do with the debt service payments; the responsible parties are the bondholders and the Trustee. He reviewed the Assets line items on Page 1 of the Unaudited financials and stated that he is uneasy with the numbers and the situation seems untenable.

Ms. Rinaldi confirmed that Staff is working with District Management to provide the response regarding the audit and is working with the Trustee and the bondholders on resolving the issues that have been identified in the audit for the past few years. Mr. Adams stated there is nothing more that Staff can do until direction has been given by the bondholder to the Trustee.

EIGHTH ORDER OF BUSINESS**Approval of August 11, 2025 Public Hearings and Regular Meeting Minutes**

The following changes were made:

Line 33: Changed "introduced himself" to "introduced Kevin Hiller"

Line 35: Delete entire sentence.

Lines 50 and 51: Delete "with the Developer"

Line 122: Change "storm drains" to "street gutters"

Line 127: Change "CDD's responsibility" to "HOA's responsibility"

Line 257: Change "bridge" to "ridge"

Line 265: Insert "areas" after "and"

Line 365: Insert "over" before "\$300,000"

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the August 11, 2025 Public Hearings and Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS**Other Business**

Mr. McCoskrie asked for an update on Amendment #12. Ms. Rinaldi stated the HOA's attorney provided an update; they will remove the street gutter portion, as discussed, and he sent that to his client for review and approval.

Mr. McCoskrie reported the following:

- There was a recent meeting with Perry Homes and Jim Knieram regarding the berm.
- GreenPointe engaged and authorized Coastal Engineering to provide drawings of structures and place horizontal pipes at another structure to avoid running it between the houses.
- The CDD has not committed to any involvement in the work and will seek District Counsel's advice on whether the CDD should be involved in this project.
- A conservation easement near Hole #16 was rendered useless due to standing water and washed-out building pads from recent home construction. The CDD needs to hold the Developer responsible for the cart path damages. This is an unresolved matter.

Ms. Rinaldi stated, when there is damage to CDD property, infrastructure, improvements or a conservation area, the CDD must notify the District Engineer and have them inspect the area to confirm the damage. Next, a letter for reimbursement must be sent to the responsible party doing work on a private lot and a letter must be sent to the HOA and the governing entity overseeing the work on the property.

Per Mr. McCoskrie, Mr. Calamari will inspect/document the conservation easement and the washed-out pads and draft and send his findings to Mr. Adams and Ms. Rinaldi and copy the Chair.

- A structure depression between L10AA and L10EE was identified and resolved.
- The Developer plans deed to Pond 5II to the CDD from the HOA.

Mr. McCoskrie explained that the CDD was obligated to respond to a public records request related to a lawsuit. He compiled all his email chains regarding the irrigation issues the CDD had in connection with lawsuit.

TENTH ORDER OF BUSINESS

Public Comments (non-agenda items)

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kilinski | Van Wyk PLLC**
- B. District Engineer: Coastal Engineering Associates, Inc.**

There were no reports from District Counsel or the District Manager.

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

- **NEXT MEETING DATE: October 13, 2025 at 10:00 AM**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the meeting adjourned at 11:22 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COPSA
Secretary/Assistant Secretary

John MacArthur
Chair/Vice Chair