

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

October 13, 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

<https://southernhillsplantation1cdd.net/>

October 6, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Southern Hills Plantation I Community Development District

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold a Regular Meeting on October 13, 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 – September 2025
4. Update: Mainline Irrigation Line Replacement Planning Report
5. Consideration of Coastal Engineering Services, Inc. Agreement for Services [Pond 5ii Sketch & Description]
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 August 31, 2025
8. Approval of September 8, 2025 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: November 10, 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**

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

Work Order

DATE	08/29/2025 -
TECH(S)	Dave Smallridge
JOB #	1060222431

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: inspected 7. L-8AA: treated algae 8. L-8BB: treated algae 9. L-8CC: treated algae 10. B1: treated algae 11. B2: inspected 12. B3: inspected 13. L-7BB: treated algae 14. L-5AA: treated algae 15. L-5GG: treated algae 16. L-5II: treated algae 17. L-5HH: treated algae 18. L-210AA: treated algae 19. L-200AA: treated algae 20. L11AA: Inspected 21. 5EE: Inspected 22. L12AA: Inspected Treated grasses on outflow structures
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Work Order



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

DATE	09/09/2025 -
TECH(S)	Mitchell Hartwig
JOB #	1074659929

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: inspected 5. L-9CC: inspected 6. L-9II: inspected 7. L-8AA: treated algae & submersed 8. L-8BB: inspected 9. L-8CC: treated fot thick algae & submersed 10. B1: inspected 11. B2: inspected 12. B3: inspected 13. L-7BB: treated for wildlife grasses & weeds 14. L-5AA: inspected 15. L-5GG: inspected 16. L-5II: treated for interior weeds 17. L-5HH: treated for hillside growth, submersed, and algae 18. L-210AA: inspected 19. L-200AA : inspected 20. L11AA: Inspected 21. 5EE: Inspected 22. L12AA: Inspected
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1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

Work Order

DATE	09/17/2025 -
TECH(S)	Dave Smallridge
JOB #	1053603960

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
-------------	------------------------------------

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

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: Inspected 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 14. L-5AA: treated algae 15. L-5GG: treated algae 16. L-5II: treated algae 17. L-5HH: treated algae 18. L-210AA: Inspected 19. L-200AA : Inspected 20. L11AA: Inspected 21. 5EE: Inspected 22. L12AA: Inspected
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Work Order



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Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	09/29/2025 -
TECH(S)	Dave Smallridge
JOB #	1052213682

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



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Wesley Chapel FL 33543
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CustomerSupport@PremierLakesFL.com

DATE	09/29/2025 -
TECH(S)	Mitchell Hartwig
JOB #	1075771756

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
--------------	-------------------------

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 for algae & submersed weeds 8. L-8BB: Inspected 9. L-8CC: treated for algae & submersed weeds 10. B1: Inspected 11. B2: Inspected 12. B3: Inspected 13. L-7BB: Inspected 14. L-5AA: Inspected 15. L-5GG: treated for algae & submersed weeds 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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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

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Southern Hills Plantation Club 1 CDD
Boulevard Mainline Irrigation Line Replacement
Planning Report – Sept 2025

Existing System – Southern Hills Boulevard is the main entrance to the Southern Hills community and the adjacent Cascades community. The Boulevard is a 4-lane divided roadway with a 18 ft wide landscaped median. It is 3300 +/- ft in length from US 41 to Cotillion Blvd. The existing irrigation mainline is a 3” PVC, 2 wire system with 40 total zones (33 numbered zone and 7 zones with battery powered timers). The irrigation mainline crosses the roadway 5 times. The total length of mainline pipe in the system to serve both sides of the roadway is approx. 4800 LF.

Recent History of Repair Costs – The recent history of annual repair costs for the Boulevard Irrigation system is as follows:

FY 2023 - \$34,977
FY 2024 - \$24,476
FY 2025 - \$17,303 (Thru 7/31)
FY 2026 - \$15000 (Budgeted)

The average cost to repair leaks in the system is just under \$20,000 per year.

Process to gain insights into replacement strategies – The Mainline Irrigation system is 20 years old, having been built during the initial build-out of Southern Hills in 2005 -2007. As-built plans for the system are not available and In the spring of 2025 the Board approved a work order to develop an accurate map of the system through the use of wire tracking. Since the replacement of the mainline of the irrigation system was expected to be quite costly the CDD-1 Board of Supervisors asked for some dollar figures to be developed to assist in our replacement planning. In July, two contractors experienced with irrigation systems were asked to develop schemes to replace the mainline systems using the mapping developed as part of the recently completed wire tracking effort.

Results of Contractor's Proposed Replacement Schemes – The two contractors who provided their assessment of the replacement costs for the 3” mainline each provided a different schemes. One contractor proposed to replace the mainline by utilizing a conventional SCH 40 purple PVC mainline with requiring glued joints to join sections together. The estimated cost of \$141,000. The other contractor proposed a mainline consisting of HDPE (High Density Polyethylene), a thermoplastic polymer made from petroleum that was estimated to cost between \$150,000 and \$ 200,000. A comparison of the properties, costs and characteristics of the 2 types of mainline irrigation pipe is attached to this report.

The two schemes also differed in what items were, or were not included in the estimated cost. Some of these items included:

- Directional roadway bores (number and length)
- Number, type and brand of valves and decoders
- Gauge and brand of control wire
- Sidewalk cutting, removal and replacement
- Type and quantity of sod for repair of trenching

Proposed Bidding Process – Once decisions about financing of this major investment are made, additional efforts will be necessary in order to have an “apples to apples” bidding process. There are design decisions to be made, the most important one being PVC vs HDPE pipe and specifications prepared to specify the single answer to all of the above discrepancies, and to eliminate any others that are identified as we move to a decision to solicit bids.

3-inch Irrigation Pipe HDPE vs PVC

HDPE	FACTOR	PVC
\$2.50 LF	Cost	\$2.00 LF
50+	Life Span	20 – 40 yrs
Very resistant to fatigue cracking and ground movements	Durability	More susceptible to fatigue cracking and failure
Flexible	Flexibility	Rigid
200 times outer diameter	Bending	25 times outer diameter
Heat Fused joints Leak free	Joints	Joints are glued Potential for leaks
Narrow	Trench width	Wider
Faster, minimal wait time Joined outside of trench and lowered in	Installation	Slower (cure time for joints) Requires joints to be made in trench
High	UV Resistance	Degrades quickly with UV exposure

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

5



Agreement for Services

To: Southern Hills Plantation – CDD1

Date: September 30, 2025

Attn: Chuck Adams

From: Joe Calamari

Coastal Job# P-2413

Description: Southern Hills Plantation – Pond 5ii Sketch & Description

SCOPE OF WORK:

In preparation of transferring Pond 5ii from the HOA to the CDD-1, prepare an updated sketch and description of Pond 5ii.

.09 Survey Services

.09B-1 Prepare a sketch and description of Pond 5ii.

PROFESSIONAL FEES:

Survey Services:

.09B-1 Pond 5ii Sketch & Description Lump Sum: \$945.00

ACCEPTANCE:

If the above scope and fees meet with your approval, please indicate in the space provided below and return one (1) signed copy to Lindsay Ollier, Lollier@coastal-engineering.com, within thirty (30) days of the date of this proposal which will constitute an "Agreement and Notice to Proceed" with the accomplishment of this work. COASTAL reserves the right to renegotiate or terminate any or all of the terms and conditions provided herein should Client fail to execute the proposal within thirty (30) days of the date of this proposal.

AUTHORIZED:

Signature: _____

Date: _____

Name & Title: _____
(please print)

copies: Project Manager

Client Name: Southern Hills Plantation CDD-1
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

GENERAL CONDITIONS

Effective January 2022

Payment Schedule

COASTAL shall invoice the Client at regular intervals based on the percent of work performed. Payments will be due and payable upon receipt of invoice. Payments will be considered past due thirty (30) days after receipt of invoice and will be charged at 1% per month (APR 12%) finance charge on the unpaid balance.

COASTAL will be reimbursed for direct expenses by Client at actual cost or in accordance with attached printing price list

1. Blueprints and/or reproducible for purposes other than in-house working drafts.
2. Outside printing services (including SWFWMD aeriels, County aeriels).
3. Special postage (Federal Express, FAX) when requested or required.
4. Long distance teleconference service between two or more parties.
5. County fees and regulatory agency fees (application fees, recording fees, public notice fees, review fees, etc.)

Insurance

The Client agrees, to the fullest extent permitted by law, to limit the liability of COASTAL and his or her subconsultants for any and claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of COASTAL and his or her subconsultants to all those named shall not exceed \$50,000, or COASTAL's total fee for services rendered on this project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless other prohibited by law. COASTAL agrees to maintain workers' compensation and employer's liability insurance of a form and in an amount as required by state law; insurance coverage certificates for required insurance will be provided to Client based on Client's written notice to proceed and specific request.

Job Site Safety

Neither the professional activities of COASTAL, nor the presence of COASTAL or its employees and subconsultants at a construction/project site, shall relieve the General Contractor of its obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. COASTAL and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the General Contractor shall be solely responsible for jobsite safety and warrants that this intent shall be carried out in the Client's contract with the General Contractor. The Client also agrees that the Client, COASTAL and COASTAL'S subconsultants shall be indemnified by the General Contractor and shall be made additional insureds under the General Contractor's policies of general liability insurance.

Timeliness of Performance

The Client and COASTAL are aware that many factors outside COASTAL's control may affect COASTAL's ability to complete the services to be provided under this Agreement. COASTAL will perform these services with reasonable diligence and expediency consistent with sound professional services.

Stepped Dispute Resolution

In the event of a dispute arising out of or relating to this Agreement or the services to be rendered hereunder, the Client and COASTAL agree to attempt to resolve such disputes in the following manner. First, the parties agree to attempt to resolve such disputes through direct negotiations between the appropriate representatives of each party. Second, if such negotiations are not fully successful, the parties agree to attempt to resolve any remaining disputes by formal nonbinding mediation conducted in accordance with rules and procedures to be agreed upon by the parties.

Governing Law and Jurisdiction

The Client and COASTAL agree that this Agreement and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of Hernando County, Florida. It is further agreed that any legal action between the Client and COASTAL arising out of this Agreement or the performance of the services shall be brought in a court of competent jurisdiction in Hernando County, Florida.

Modification to the Terms of this Agreement

In the event Client issues a Purchase Order or Memorandum or other Instrument covering the professional services described herein, it is hereby specifically agreed and understood that such Purchase Order, Memorandum or Instrument is for Client internal control purposes only and any and all terms and conditions contained therein, whether printed or written, shall be of no force or effect. This contract is the entire contract between the parties and there is no modification or waiver of any of the terms and conditions herein unless signed by both parties.

STANDARD HOURLY RATES
Effective January 2024

Principal/Expert Testimony \$295.00

PLANNING

Principal Planner (Land Use/Transportation) \$205.00

Planning Manager \$195.00

Senior Planner \$165.00

Staff Planner \$125.00

ENVIRONMENTAL

Principal Environmental Scientist \$195.00

Senior Environmental Scientist \$165.00

ENGINEERING

Principal Engineer* (Environmental/Transportation/Drainage) \$235.00

Project Manager \$195.00

Senior Project Engineer \$180.00

Landscape Architect \$180.00

Project Engineer \$150.00

Senior Designer \$124.00

Designer \$100.00

*(Professional Engineer Registered in the State of Florida)

CONSTRUCTION OBSERVATION

Principal..... \$225.00

Project Manager \$180.00

Senior Construction Manager/Inspector \$125.00

Construction Representative \$80.00

SURVEY

Senior Land Surveyor..... \$175.00

Land Surveyor \$115.00

Survey Crew \$175.00

Senior Survey Technician..... \$95.00

Survey Technician \$79.00

LANDSCAPING ARCHITECTURE & DESIGN

Landscape Architect \$180.00

SUPPORT PERSONNEL

Administrative Support..... \$79.00

REIMBURSABLES & REPROGRAPHICS PRICE LIST

Effective October 2022

Direct and Out-of-Pocket Expenses.....	Invoice Plus 15%
Regulatory Permit/Filing Fees	Fee plus 15%
Travel.....	\$0.625/Mile
Postage	Cost

BLACK & WHITE COPIES/PRINTS	PRICE PER COPY/PRINT
8.5" X 11"	15¢
8.5" x 14"	25¢
11" X 17"	50¢
COLOR COPIES/PRINTS	PRICE PER COPY/PRINT
8.5" X 11"	65¢
8.5" x 14"	75¢
11" X 17"	\$1.00
LARGE FORMAT COPIES/PRINTS	PRICE PER COPY/PRINT
Black & White Copies/Prints	
ARCH/ANSI	\$4.75
MYLAR	\$30.00
HIGH RESOLUTUION	\$35.00
Color Copies/Prints	PRICE PER COPY/PRINT
ARCH/ANSI	\$14.75
HIGH RESOLUTION	\$50.00
ADDITIONAL	
PUBLIC MEETING MAILOUT (price per each)	\$3.50
BOUND REPORTS (price per each)	\$7.50 + Print Cost
ELECTRONIC MEDIA	
CD (price per each)	\$8.50
USB (price per each)	\$10.00

NOTE: RATES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
ADMINSTRATIVE BILLING WILL APPLY IN ADDITION TO PRINT COST.

**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
AUGUST 31, 2025**

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

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Wells Fargo	\$ 201,974	\$ -	\$ 201,974
Bank United ICS	143,838	-	143,838
Bank United - 1546	50,000	-	50,000
SBA	107	-	107
Investments			
Revenue - A1	-	378,287	378,287
Revenue - A2	-	215,004	215,004
Reserve - A1	-	188,821	188,821
Reserve - A2	-	62,759	62,759
Prepayment - A1	-	37,380	37,380
Prepayment - A2	-	6,471	6,471
Cost of Issuance	-	20,613	20,613
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	14,990	-	14,990
Due from Unplatted Lands	-	147,740	147,740
Due from Future Club Villa	-	38,243	38,243
Deposits	2,789	-	2,789
Total assets	<u>\$ 436,276</u>	<u>\$ 2,211,215</u>	<u>\$ 2,647,491</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	-	1,301,880	1,301,880
Total deferred inflows of resources	<u>-</u>	<u>1,301,880</u>	<u>1,301,880</u>
Fund balances			
Restricted for:			
Debt service	-	346,757	346,757
Unassigned	436,239	-	436,239
Total fund balances	<u>436,239</u>	<u>346,757</u>	<u>782,996</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 436,276</u>	<u>\$ 2,211,215</u>	<u>\$ 2,647,491</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 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	38,774	42,648	32,811	130%
Interest & miscellaneous	443	10,840	20,000	54%
Total revenues	<u>39,217</u>	<u>335,600</u>	<u>333,276</u>	101%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	2,000	11,800	9,300	127%
Financial & administrative				
Management	2,500	27,500	30,000	92%
Engineering	2,938	20,723	2,500	829%
Dissemination agent	208	2,292	2,500	92%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	6,179	6,350	97%
Legal advertising	4,664	4,930	750	657%
Bank fees	-	187	600	31%
Annual district filing fee	-	175	175	100%
Website	-	705	790	89%
ADA website compliance	-	-	210	0%
Postage	225	1,945	500	389%
Office supplies	232	232	500	46%
Legal counsel				
District counsel	7,178	41,231	15,000	275%
Total professional & administrative	<u>19,945</u>	<u>117,899</u>	<u>77,375</u>	152%

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

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	2,956	32,257	37,000	87%
Stormwater control				
Lake/pond bank maintenance	7,208	95,871	45,000	213%
Aquatic maintenance	-	1,310	35,000	4%
Aquatic plant replacement	-	-	2,500	0%
Lake/pond repair	20,826	98,591	2,500	3944%
Other physical environment				
Insurance: property	-	12,643	14,021	90%
Entry & walls maintenance	-	340	6,400	5%
Landscape maintenance	6,754	83,755	90,000	93%
Holiday decorations	-	7,500	7,500	100%
Irrigation repairs & maintenance	480	17,783	10,000	178%
Landscape replacement	-	-	5,000	0%
Culvert inspection and cleaning	-	13,600	2,500	544%
Annual mulching	-	12,875	10,000	129%
Conservation area maintenance	-	20,950	-	N/A
Capital outlay	-	28,704	-	N/A
Miscellaneous contingency	-	-	2,500	0%
Total field operations	<u>38,224</u>	<u>426,179</u>	<u>269,921</u>	158%
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>58,169</u>	<u>555,138</u>	<u>380,184</u>	146%
 Excess/(deficiency) of revenues over/(under) expenditures	 (18,952)	 (219,538)	 (46,908)	
 Fund balance - beginning	 455,191	 655,777	 716,762	
Fund balance - ending	<u>\$ 436,239</u>	<u>\$ 436,239</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 AUGUST 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	5,638	17,384	-	N/A
Interest	3,145	29,810	-	N/A
Total revenues	<u>8,783</u>	<u>818,975</u>	<u>953,868</u>	86%
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	1,160	1,460	4,632	32%
Property appraiser	-	15,596	15,998	97%
Tax collector	-	15,466	15,998	97%
Total other fees and charges	<u>1,160</u>	<u>32,522</u>	<u>36,628</u>	89%
Total expenditures	<u>1,160</u>	<u>781,812</u>	<u>924,008</u>	85%
Excess/(deficiency) of revenues over/(under) expenditures	7,623	37,163	29,860	
Fund balance - beginning	339,134	309,594	730,546	
Fund balance - ending	<u>\$ 346,757</u>	<u>\$ 346,757</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 September 8, 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)
Kevin Hiller	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. Calamari 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 McAllan for his approval and he has comments. He suggested tabling the item until the Board hears Mr. McAllen'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 in 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 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 Perri Homes and Jim Knierum 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 deeded 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)

197 No members of the public spoke.

198

199 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

200

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

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

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

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

205 • **NEXT MEETING DATE: October 13, 2025 at 10:00 AM**

206 ○ **QUORUM CHECK**

207

208 **TWELFTH ORDER OF BUSINESS**

Supervisors' Requests

209

210 There were no Supervisors' requests.

211

212 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

213

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

222
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224
225
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227

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 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>		