

**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 October 13, 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	Premier Lakes, Inc. (Premier)
Kevin Hiller	Steadfast
Mike Dolan	Cascades HOA

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 – September 2025**

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

- Crews are treating algae blooms; many cleared up well. Lakes L-8AA, L-8CC and L-5HH need ongoing treatment due to new growth on littoral shelves outpacing treatment. The maximum number of treatments were applied to those lakes. Other ponds are responding well.
- Shoreline weeds are fairly minimal. Cooler weather might help reduce algae.

Mr. Kurth stated Sonar® herbicide is typically applied but, due to the volume of water, contact herbicide must be used. He thinks Lake L-8CC algae is due to the barren littoral shelf and

high water temperature. The prior vendor's water testing found high phosphorus levels, which contributes to algae. Most of the algae is on the littoral shelf, which has limited access. Aside from littoral plantings, which he suggested to the Developer, phosphorus mitigation tools could be considered. Aeration and beneficial bacteria were added to help break down nutrients but, due to the high nutrient levels, the issues are not entirely resolved.

Mr. Kurth stated that Lake L-5GG is similar to Lake L-8AA and Sonar® cannot be used but the submersed vegetation is being treated. Lake L-8CC is the most problematic every month. He does not believe meaningful progress will occur without planting a littoral shelf.

Mr. McCoskrie voiced his opinion that Lake 5-GG, by Hole #17, has more algae than Lake L-5HH. He asked for Lakes 5-GG and L-200AA to be added to the priority list. Mr. Kurth stated that both lakes were treated for algae and will be checked again.

Ms. Bloomquist asked if aeration is helping. Mr. Kurth stated it is too soon to tell.

A Board Member voiced their opinion that reclaim water will be an ongoing issue.

Asked if the lake conditions will benefit from more rainfall, Mr. Kurth stated, on the contrary; more rainfall typically increases runoff and algae.

- **Discussion: Cost Share Request for Sump 8CC Cleanup**

This item was an addition to the agenda.

Resident and Cascades HOA Director Mike Dolan distributed and presented the Cost Share Request for Sump 8CC Cleanup. He discussed the scope of work and proposed splitting the \$18,514.75 cost with the CDD.

Discussion ensued about the map, location of the sump and other structures, discharges into the sump and other ponds, culverts catching debris, maintenance, clearing by Steadfast, and suspicion that the areas were not maintained before the initial investigation into the sump.

It was believed that the sump has three different owners, including The Cascades, Southern Hills Irrigation Services, and Southern Hills Plantation CDD #1.

Ms. Rinaldi recommended authorizing the District Engineer to have a survey conducted to confirm which entity owns the sump. Mr. Dolan voiced his agreement and stated that, in the absence of any clarity, The Cascades HOA chose to address the issues on behalf of homeowners.

Mr. McCoskrie noted that the sump will need ongoing maintenance and asked what entity will be responsible for maintenance. Mr. Dolan stated that the Board of The Cascades is happy to be responsible for the ongoing maintenance within the sump and the drainage system, as he believes that area falls within The Cascades' property, although it is not clear.

Asked if the berm around the sump deteriorated, Mr. Dolan stated there has been very little deterioration or erosion in recent years; they plan to shore up the slopes. No other significant flooding has occurred. He discussed storm drain system cleanings in The Cascades.

On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, engaging Coastal Engineering Associates, Inc. to perform a survey to determine the ownership, boundary lines, structure and elevation of Sump 8CC, was approved.

Mr. McCoskrie stated he is sympathetic to the issue and was involved in negotiations for the Interlocal Agreement. He recalls that the CDD potentially let \$400,000 go over 12 to 15 years and he is not sure he supports a reimbursement. He thinks a survey might change some opinions.

A Board Member stated he would have liked the Board to be included at the beginning of the decision-making process.

Ms. Bloomquist thinks the Board should be very thoughtful about how funds are spent and noted that assessments recently increased.

Mr. Calamari stated the survey will be obtained and the data will be analyzed.

The consensus was that the Board will review the survey and then reconsider this.

▪ **Discussion: Steadfast Pine Straw Mulch Proposal**

This item was an addition to the agenda.

Mr. McCoskrie advised Mr. Hiller of an issue on the #16 berm. Mr. Hiller stated it will be addressed today. Mr. McCoskrie noted an issue on the north side of the Boulevard where sand goes into the gutter way due to sprinkler leaks and asked for the gutter way to be kept clean. Mr. Hiller stated he will inspect the area where some mainline issues were addressed.

Mr. McCoskrie stated he previously approved a \$580 Steadfast proposal for plant replacements in the median.

Mr. McCoskrie presented the \$13,350 Steadfast Pine Straw Mulch Proposal that was distributed for 950 straw bales at \$13 per bale plus \$1,000 for a skid. Pine straw was also installed last year. A Board Member thought that, when the pine straw was first installed last year, the plan was to refresh, not to completely replace the pine straw again this year. Mr. Miller discussed pine straw deterioration in the past year and stated he will look for reductions and submit a new proposal. Mr. McCoskrie suggested reducing the pine straw amount by 30% to 40%.

On MOTION by Mr. Tomashosky and seconded by Mr. Ostensen, with all in favor, the Steadfast proposal for replacement of pine straw, in a not-to-exceed amount of \$7,500, was approved.

On MOTION by Ms. Bloomquist and seconded by Mr. Tomashosky, with all in favor, the Steadfast proposal for landscaping, in the amount of \$580, was ratified.

FOURTH ORDER OF BUSINESS

Update: Mainline Irrigation Line Replacement Planning Report

Mr. Ostensen presented the Mainline Irrigation Line Replacement Planning Report and discussed two proposals for total replacement of the system.

Mr. Ostensen noted the need to consider how to finance the project and when the project should be done; the cost could be \$175,000.

Mr. McCoskrie noted that the project could be added to the budget in May. Mr. Adams suggested completing the project in phases. Mr. McCoskrie thinks the project could probably be completed this time next year. Mr. Ostensen suggested sharing the cost with SHP CDD II and III.

Discussion ensued regarding the Interlocal Agreement, costs and the annual cap.

The consensus was for Mr. Ostensen to proceed with the HDPE proposal.

Mr. Adams stated he is having difficulty finding lenders interested in loans under \$500,000. He suggested paying the mobilization and phasing the project over two or three years.

Ms. Rinaldi stated a Request for Proposals (RFP) will be published when appropriate.

FIFTH ORDER OF BUSINESS

Consideration of Coastal Engineering Services, Inc. Agreement for Services [Pond 5ii Sketch & Description]

Mr. McCoskrie stated that Pond 5ii was inadvertently not conveyed to the CDD in 2019; instead, golf course pond 5hh was conveyed to the CDD. Mr. Calamari is working to deed 5ii to the CDD. He prepared a sketch and is addressing a peninsula that formed and must be cleared. A permit from the Southwest Florida Water Management District (SWFWMD) is needed.

Mr. Calamari presented a proposal for creation of a new sketch to attach to the description that will be attached to the Deed when it is replatted.

Mr. McCoskrie wants the HOA to pay the associated costs. Ms. Rinaldi will ask the HOA.

This item was deferred.

SIXTH ORDER OF BUSINESS

Discussion/Consideration: Illuminations Holiday Lighting Proposals

A. Oak Tree Lighting Maintenance

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

Mr. Ostensen presented a handout summarizing additional bids for holiday lighting. Two bidders walked the area and reviewed the scope of work, and one bidder withdrew.

Mr. Ostensen stated that the lights are currently off because five of the twelve trees need a new Ground Fault Circuit Interrupter (GFCI). The consensus was to revoke the previously approved proposal and award the GFCI replacement to the contractor who is engaged.

Discussion ensued regarding the cost, the proposals, and the scope of work.

Ms. Rinaldi stated that any Agreement will be prepared using the CDD's standard form of agreement and will typically include a 30-day cancellation period.

The consensus was not to illuminate the oak trees and to engage Festive Glow.

On MOTION by Mr. Tomashosky and seconded by Mr. McCoskrie, with all in favor, Festive Glow Lighting Proposal B, for three years, in the amount of \$7,500 per year, and directing Staff to prepare an Agreement, was approved.

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

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

Discussion ensued regarding expensive, unbudgeted legal advertising expenses related to increasing assessments and creation of a map; use of reserves to make the Debt Service Fund payment; and the Trustee's responsibility to replenish the reserves.

Mr. Adams presented the current and previous Audit Finding Letters and stated further direction from the Bondholders is needed. The Fiscal Year 2024 Audit, which is still pending due to issues with the auditing firm, is expected to be finalized soon.

Mr. Pakan discussed issues related to shortfalls resulting from the lack of assessments on escheated lots and stated that a response from the Trustee is still pending. Mr. Adams stated Trustee Counsel indicated that case law supports that escheated lots are not necessarily forgiven

from debt service assessments/payments; no response has been received yet and, per the Trust Indenture, District Management does not have a means of pushing the matter.

Discussion ensued regarding what can be done, the Trustee's actions, growing discrepancy as the Trustee continues with its own Amortization Schedule rather than the CDD's, and the seeming legal stalemate.

Ms. Rinaldi stated that actions must be initiated at the Trustee's direction. Staff contacted the Trustee to ask if they intend to re-levy the lien or to provide the updated Amortization Schedule. Consent from the Bondholders is needed and the action depends upon the Trustee's direction to provide that information to the CDD.

Mr. Pakan noted that the Trustee has no incentive to respond to the CDD and voiced his opinion that the Trustee is not fulfilling its oversight obligations. He suggested the CDD could file a claim to have the Trustee removed and that a letter be sent to the Trustee.

Ms. Rinaldi stated she will continue attempting to engage with Trustee's Counsel. She discussed previous efforts and documentation and stated she will research available options and inform the Board of the outcome.

Mr. Pakan directed Staff to present definitive legal options at the next meeting if no response from the Trustee is received.

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

EIGHTH ORDER OF BUSINESS**Approval of September 8, 2025 Regular Meeting Minutes**

The following changes were made:

Line 63: Change "Calamari" to "Hiller"

Line 22: Change "Bill" to "Alex"

Lines 78 and 79: Change "McAllan" to "McGowan"

Line 106: Change "in" to "for"

Line 129: Change ", a" to ". A"

Line 139: Insert "in total" after "\$750,000"

Regarding Line 181 and having Mr. Calamari and Cliff review Hole #16, Mr. McCoskrie thinks the CDD's position is to wait to see what the new owners say before addressing issues.

Line 172: Change "Perri" to "Perry" and change "Knierum" to "Knierem"

Line 190: Change “deeded” to “plans to deed”

Line 189: Change “L10EE” to “L10BB”

On MOTION by Ms. Bloomquist and seconded by Mr. Pakan, with all in favor, the September 8, 2025 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS**Other Business**

Mr. McCoskrie stated he is working through the Agreement related to the submeter at the Sales Center. Ms. Rinaldi stated a letter was sent notifying Southern Hills Irrigation that the aerator was installed. Mr. Adams distributed the letter for informational purposes.

Mr. McCoskrie asked about Amendment #12. Ms. Rinaldi stated she followed up with the HOA’s Attorney on the status and when he expects his client’s approval for it to be recorded. Mr. McCoskrie stated street gutters were removed from the homeowner’s responsibility.

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: November 10, 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 11:25 a.m.

Cap = AL

Secretary/Assistant Secretary

John McCloud

Chair/Vice Chair