

**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 November 10, 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
Eugene Tomashosky

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Grace Rinaldi
Joe Calamari
Jennifer Kilinski (via telephone)
Alex Kurth (via telephone)
Kevin Hiller

District Manager
District Counsel
District Engineer
Kilinski | Van Wyk PLLC
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.

Supervisors McCoskrie, Pakan, Bloomquist and Tomashosky were present. Supervisor Ostensen was absent.

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 – October 2025**

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

- Crews are still treating the algae. The hope is that the impending temperature drop will substantially reduce growth. A boat was previously scheduled to treat the lakes today but, out of an abundance of caution, it was canceled since heavy treatments right before a cold front could potentially cause a fish kill.
- The algae treatment is rescheduled for Friday afternoon. The hope is that the land-based equipment and a sharp decrease in water temperatures will kill the algae and prevent re-growth. He will take the boat out to make sure the treatments are successful.
- The algae issue in the lake across from the guardhouse is corresponding to Illinois pond weed growth; it is a submersed weed. He thinks algae is still present because the submersed weed was treated and is dying off. Once the pond is treated, that lake will improve significantly.

Mr. Kurth stated that littoral plants would be the best option for that lake; however, since a response from the Developer is pending, the project is at a standstill.

Mr. McCoskrie directed Mr. Kurth to inspect and determine if Lake L-200AA should be treated an additional time each month and report his findings at the next meeting.

Mr. Hiller, of Steadfast, reported the following:

- Mulching is completed; the lake banks were fertilized and look good.
- Another mainline break occurred a week ago and is being repaired.
- A proposal was submitted for winter annuals.

Discussion ensued regarding the flower schedule, geraniums and impatiens.

Mr. McCoskrie suggested rotating the flowers every four months instead of every three months. The proposal was deferred.

Mr. Hiller presented a map highlighting the areas where the lake banks are mowed.

Mr. McCoskrie stated, when the Boulevard was fertilized, Steadfast crews placed fertilizer signs. He asked for the signs to be dated, for no signs to be placed on the north side or on the median, for the flowers under the pergola to be removed and for the area to be sprayed for weeds and pine straw to be installed.

FOURTH ORDER OF BUSINESS**Continued Discussion/Update: Cascades
Cost Share Request for Sump 8CC Cleanup**

Ms. Rinaldi stated a \$1,785 proposal from Coastal Engineering was received to perform a survey of the sump adjacent to 8CC to determine ownership.

Asked if a survey is necessary to determine ownership, Ms. Rinaldi stated, per the Property Appraiser website and Mr. Calamari, the 8CC Sump is on the property line, where there could be three potential property owners. It is unclear who the proper owner is, which is why Staff recommended a survey for confirmation.

Discussion ensued regarding whether to approve the proposal.

The consensus was to table this item for the time being.

FIFTH ORDER OF BUSINESS**Continued Discussion/Update: Coastal
Engineering Associates, Inc. Agreement for
Services [Pond 5ii Sketch & Description]
HOA Payment Request**

Mr. Adams stated the Association will pay the \$945 Coastal Engineering Associates, Inc. Agreement for Services for the Pond 5ii Sketch & Description.

Discussion ensued regarding the peninsula in Pond 5ii, substantial weed growth in the pond and transfer requirements.

Mr. Adams will have the pond reviewed for compliance with the permit and confer with HOA representatives.

SIXTH ORDER OF BUSINESS**Update: Boulevard Mainline Irrigation Line
Replacement Project**

Mr. Adams provided the following update:

- Duke completed the streetlight repairs.
- Festive Glow installed the holiday lights and forwarded photographs. They were able to bypass the non-functioning GFIs, which the contractor is willing to repair.
- The previously mentioned mainline repair was approved and will be about \$1,300.

Asked about the meter, Mr. Adams stated it has not been installed yet; he will follow up with the contractor.

SEVENTH ORDER OF BUSINESS**Discussion/Update: Trustee Response to District Revised Amortization Schedule Removing Escheated Parcels**

Ms. Rinaldi recapped that Staff recently sent a letter to Trustee's Counsel requesting they provide written direction and guidance to the CDD, by November 27, 2025 about their position; whether that be instruction to re-levy the debt assessment on the 48 escheated lots and to provide the requested indemnification from the Trustee to the CDD for that direction or whether they are in agreement that those debt assessments and that lien merged during the escheatment process. The letter was mailed at the end of October and Staff has yet to receive a response.

Mr. McCoskrie stated, a day later, the Assistant at District Counsel's office sent the revised amortization schedule on a spreadsheet. It is an adjustment of approximately \$500,000.

Mr. Pakan confirmed that he reviewed the spreadsheet and, if they decide to accept a True-Up, he would like to revisit it to verify the accuracy.

Asked about the next steps if Trustee's Counsel fails to respond by November 27, 2025, Ms. Rinaldi stated, in the past, Staff was successful communicating with Trustee's Counsel so the hope is that they provide the requested response. If they do not, Staff will assess the options available.

Mr. Pakan stated the CDD cannot allow the matter to go unresolved, and suggested establishing a plan if there is no response by the December 8, 2025 CDD Board meeting.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 General Budget; and Providing for an Effective Date**

Mr. Adams presented Resolution 2026-01. He reviewed the Amended Fiscal Year 2025 budget. This action is necessary to avoid a finding in the audit.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, Resolution 2026-01, Amending the Fiscal Year 2025 General Budget; and Providing for an Effective Date, was adopted.

Mr. McCoskrie summarized that the CDD went overbudget by approximately \$120,000 in 2025 because it facilitated the completion of several unique projects. The projects include a depression repair, L7AA for \$38,000, culvert cleaning on Southern Valley Loop for \$24,000, the Cloud Nine settlement for \$17,000, repairing a partial berm deterioration on Hole #17 for \$8,000, a similar repair near the structure on L10AA for \$6,000 and installation of two aerators for \$28,000. He stated the Fiscal Year 2026 budget was increased to compensate for unforeseen projects.

Mr. McCoskrie suggested considering doing the forestry work in the semi-dry ponds in the future.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

Discussion ensued regarding the legal services billing rate, having District Counsel attend meetings via telephone instead of in-person to ensure cost-savings, reviewing the Engineering billing, the "Lake/pond bank maintenance" expenses at 229%, "Lake/pond repair" expenses at 4,876% and reclaimed water.

Mr. McCoskrie directed Mr. Adams to circulate the Fiscal Year 2025 Engineering billing to the Board and provide the details of the pond bank repair billing.

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

TENTH ORDER OF BUSINESS

Approval of October 13, 2025 Regular Meeting Minutes

The following changes were made:

Line 47: Change "L-5HH" to "L-5GG"

Line 137: Change "HOA" to "CDD"

Line 189: Insert "could" after "CDD"

On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, the October 13, 2025 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Other Business

Mr. McCoskrie asked about the stream flow analysis letter.

Ms. Rinaldi stated her office received the letter from Counsel for the Westons, which has a request for the CDD to perform an evaluation of the creek that is overtaking the berm behind the Weston's property. She emailed the letter to District Staff for review. Per Coastal Engineering, based on the request, it appears they are asking for a model of this creek to be conducted under today's stormwater criteria to confirm the actual flows. Ms. Rinaldi advised the Weston's attorney that their request would be presented to the Board for discussion and stated the CDD is not obligated to complete this request.

Discussion ensued regarding how the study/evaluation would be conducted, how much the study would cost, the containment berm, site development, which entity is the responsible party, the Southwest Florida Water Management District (SWFWMD), whether to re-engage with the HOA regarding similar claims, Amendment 12 and what to include in the CDD's response.

Mr. Pakan suggested meeting with the HOA to request the approved site plan for the Weston property to determine how the area was structured. He suggested Staff send a letter to the HOA. He read the following statement into the record:

"The remedy for a creek overflow was found in the engineering drawings and should have been incorporated in the approved site drainage plan, approved by the Design Review Committee (DRC) and the HOA for your client during construction. The CDD has no review approval for the site drainage plans on approved lots; this is a HOA function."

Ms. Rinaldi will send a letter to the Weston's attorney advising that the CDD will not pursue the request for the modeling, firmly reiterate the language that was included in the prior letter that Staff sent in May, and contact the HOA attorney to see if the HOA is still pursuing this

claim as it relates to the HOA and if they are amenable to partnering with the CDD to resolve the matter.

Mr. Pakan directed Ms. Rinaldi to send the draft letter to the Board before sending it.

Mr. Adams will send a letter to the HOA requesting the approved DRC site plans for lots 2 and 3, and he will invite a City representative to the next meeting.

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

No members of the public spoke.

THIRTEENTH 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: December 8, 2025 at 10:00 AM**
 - **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 11:19 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair