

**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 December 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  
Eugene Tomashosky  
George Ostensen

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Chuck Adams  
Grace Rinaldi  
Joe Calamari  
Alex Kurth (via telephone)  
Ed Spikowicz (via telephone)

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

**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 – November 2025**

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

- The boat treatment was very effective on all of the lakes that were treated.

➤ The property seems to be getting better each week; water temperatures have cooled. Per the Board's request, Lake L-200AA was inspected and subsequently treated for submerged vegetation. Technicians will continue to monitor the lake.

**FOURTH ORDER OF BUSINESS**

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

Mr. Adams stated this item should be removed as it has become an HOA matter.

**FIFTH ORDER OF BUSINESS**

**Update: Boulevard Mainline Irrigation Line Replacement Project**

The Boulevard Mainline Irrigation Line Replacement Planning Report dated September 2025 was included for informational purposes.

Asked about the irrigation systems on the Boulevard, Mr. Ostensen stated there was another break in the 3" mainline near the entrance. Workers opened it up, drained it and repaired it. It is being left it open for a few more days to make sure there are no leaks and then it will be closed. If it is observed to be open, that means that it is being worked on.

Asked if there were any other irrigation issues, Mr. Ostensen replied that everything is okay for the moment but voiced concerns that further repairs will be necessary based off the mapping and connections. The project will cost \$150,000. He asked if there are sufficient funds in the budget to make the repairs in Fiscal Year 2026. Mr. McCoskrie stated the project will likely be included in the Fiscal Year 2027 budget.

Discussion ensued regarding reserve funds, the best time of year to complete the project, the scope of work, project length and deteriorating roadways.

**SIXTH ORDER OF BUSINESS**

**Continued Discussion/Update: Trustee Response to District Revised Amortization Schedule Removing Escheated Parcels**

Ms. Rinaldi stated that her office sent a letter to the Trustee at the end of October asking them to provide written direction and guidance on the revised Amortization Schedule. Trustee's Counsel responded and advised that he would be participating on a call with the bondholders before long. He was doubtful the re-assessment on the lots that escheated, as described in Staff's

letter, since the Trustee cannot provide indemnity to the CDD or any other entity and the bondholders are unlikely to offer that indemnity as well. Upon following up with Trustee's Counsel to see if the call occurred and the outcome of it, Trustee's Counsel responded that the bondholders are very busy and he would check with them again on Friday. A response has not been received since then.

In light of Staff not having an update on those conversations or any direction with Trustee's Counsel, a litigation attorney was contacted since District Counsel does not litigate.

An engagement letter from Greenlee Law was distributed under separate cover.

Ms. Rinaldi pointed out that the CDD's name throughout the engagement letter will be updated. Ms. Page Greenlee is working on that and will provide a revised engagement letter to be executed should the Board approve the engagement letter for her to handle the litigation and proceed with filing a suit. What that lawsuit would look like is unclear. There were preliminary discussions with Ms. Greenlee when the engagement letter was requested. Ms. Greenlee was provided with a recap of what the CDD has been dealing with in terms of the escheated lots, the conversations with Trustee's Counsel and trying to get a response and guidance from the bondholders. Litigation Counsel has been fully apprised of the case and Staff will be working with her on the cause of action that she would bring in handling this case for the CDD.

Asked about Ms. Greenlee's qualifications, Ms. Rinaldi stated she is a solo practitioner who is familiar with CDDs. Staff has a strong working relationship with Greenlee Law and has had many positive experiences working with Ms. Greenlee.

Discussion ensued regarding going against Greenberg Traurig, whether to consider other litigation attorneys, litigation costs, the scope of work, the cause of action, a motion to compel the Trustee to respond, whether to approve the engagement letter, whether to send a letter to the Trustee and the next steps in the process.

Ms. Rinaldi will ask Ms. Greenlee to attend the January 2026 meeting via telephone.

**On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, authorizing the Chair to execute the Engagement Letter for Special Litigation Counsel, in a not to exceed retainer amount of \$5,000, and authorizing Ms. Greenlee to send a letter to Greenberg Traurig informing them that the CDD has retained her firm to represent the CDD in this matter, was approved.**

**Notice of Such Hearing for the Purpose of  
Adopting Amended and Restated Rules of  
Procedure; and Providing an Effective Date**

Mr. Adams presented Resolution 2026-02 and read the title.

Ms. Rinaldi stated that there were changes to a few Florida Statutes and Florida Law in the most recent legislative session and, to ensure that the Rules of Procedure are consistent and in compliance with Florida Statutes, the document was updated and a public hearing must be set to adopt the Amended Rules of Procedure. A redlined version of the Rules of Procedure is included for informational purposes.

**On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, Resolution 2026-02, to Designate for February 9, 2026 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601 as the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03, Confirming Authorization to Pay Invoices for Work Previously Approved; Authorizing the Chair or Vice Chair of the Board of Supervisors and the District Manager to Enter into Time Sensitive and Emergency Contracts and Disburse Funds for Payment of Certain Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for the Repeal of Prior Spending Authorizations; Providing for an Effective Date**

Ms. Rinaldi presented Resolution 2026-03, also known as a Spending Authority Resolution. She reviewed Section 2.

**On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, Resolution 2026-03, Confirming Authorization to Pay Invoices for Work Previously Approved; Authorizing the Chair or Vice Chair of the Board of Supervisors and the District Manager to Enter into Time Sensitive and Emergency Contracts and Disburse Funds for Payment of Certain Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for the Repeal of Prior Spending Authorizations; Providing for an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification:  
Performance Measures/Standards &  
Annual Reporting Form**

Mr. Adams presented the following:

- A. October 1, 2024 - September 30, 2025**
- B. October 1, 2025 - September 30, 2026**

**On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, the Fiscal Year Goals and Objectives Reporting, were ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04,  
Implementing Section 190.006(3), Florida  
Statutes, and Requesting that the  
Hernando County Supervisor of Elections  
Conduct the District's General Elections;  
Providing for Compensation; Setting Forth  
the Terms of Office; Authorizing Notice of  
the Qualifying Period; and Providing for  
Severability and an Effective Date**

Mr. Adams presented Resolution 2026-04. Seats 1, 2 and 5, currently held by Mr. McCoskrie, Mr. Pakan and Ms. Bloomquist, respectively, will be up for election in the November 2026 General Election.

**On MOTION by Ms. Bloomquist and seconded by Mr. Pakan, with all in favor, Resolution 2026-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hernando County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Update: FY2024 Audit**

Mr. Adams stated the Auditors are close to finalizing the audit and Staff expects that it will be presented at the January meeting. The Auditors have commenced the field work and preparations for the Fiscal Year 2025 audit.

Asked if the reason for the delay was resolved, Mr. Adams replied affirmatively.

**TWELFTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of October 31, 2025**

Mr. Adams responded to questions regarding pre-paid assessments, retired bonds, the debt service, uniform billing, revenue/reserve account adjustments, if the November interest payments were made on the A1 and A2 bonds and the January billing.

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

**THIRTEENTH ORDER OF BUSINESS****Approval of November 10, 2025 Regular  
Meeting Minutes**

The following changes were made:

Line 27: Insert a comma after “Pakan”

Line 71: Change “for” to “adjacent to”

Mr. Ostensen stated there are three non-functioning GFIs that need to be repaired because the wires are above ground and could be cut by mowers. He asked for approval to obtain a proposal for the repairs.

**On MOTION by Mr. McCoskrie and seconded by Mr. Tomashosky, with all in favor, authorizing repair of the GFI outlets, in a not to exceed amount of \$500, and authorizing Mr. Ostensen to facilitate photocell repairs, as required, were approved.**

**On MOTION by Mr. McCoskrie and seconded by Ms. Bloomquist, with all in favor, the November 10, 2025 Regular Meeting Minutes, as amended, were approved.**

**FOURTEENTH ORDER OF BUSINESS****Other Business**

There was no other business.

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

No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS****Staff Reports**

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

Ms. Rinaldi recalled that, at the previous meeting, the Board discussed a request from the Weston's attorney. Staff sent a draft of that letter to the Board and received a few changes and comments from Mr. Pakan. She asked if there were any other comments from the Board before the revised letter is mailed. There were no further comments. Ms. Rinaldi will send the letter to the Weston's attorney after the meeting.

Regarding a previous question about ownership of Pond 5HH, Ms. Rinaldi stated it is owned by the golf club and there is a 2013 deed for it. Mr. McCoskrie stated there is another deed that was executed at a Board meeting on June 6, 2019 wherein several ponds were deeded from the golf course to the CDD and that pond was among them. Ms. Rinaldi will check the property appraiser's website to confirm ownership.

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

There was no report.

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

- **NEXT MEETING DATE: January 12, 2026 at 10:00 AM**
  - **QUORUM CHECK**

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Ms. Bloomquist stated that the HOA's communication about the CDD's duties was well done.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the meeting adjourned at 11:03 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair