

**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 Public Hearing and Regular Meeting on February 9, 2026 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
Eugene Tomashosky	Assistant Secretary
George Ostensen	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Grace Rinaldi	District Counsel
Jennifer Kilinski (via telephone)	Kilinski   Van Wyk PLLC
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 – January 2026**

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

- The lakes are looking very good due to cooler weather.

➤ Technicians treated the submersed vegetation on Lake L-200AA with SONAR® herbicide, resulting in a 60% reduction. They will transition to a different product to help the decay process, which is slower due to the cooler weather.

➤ Conveyance of the pond across from the golf course irrigation pond from the HOA to the CDD is underway. The pond was inspected and no issues taking over maintenance are expected.

Mr. McCoskrie identified it as Pond L-5II and stated Premier Lakes is already maintaining the lake. Technicians should take caution working near the sandhill crane nest.

Mr. McCoskrie read an email from the CDD’s prior contractor, Mr. Hamilton, reminding him of the CDD’s Florida Fish and Wildlife Commission (FWC) grass carp permit in which the CDD only used 143 of the 173 allowed by the carp permit in 2024 between Ponds L-8AA, L-8CC, L-5GG and L-5HH. They offered to provide a proposal to stock the remaining number or, if warranted, apply for a permit renewal with the option to reset the total number. Mr. Kurth proposed his company provide a proposal to stock the carp and deplete the remainder of the permit to stock L-200AA. He believes the FWC will not consider renewing or amending the permit until 10 years, which is when the carp have lived their useful life. Summer is when they will know whether the carp are curtailing submersed vegetation blooms. He will submit a proposal at the next meeting.

- **Update/Discussion/Consideration: Steadfast Items**
  - **Landscape Maintenance Report – January 2026**

**This Item was an addition to the agenda.**

Mr. Hiller, of Steadfast, reported the following:

- Hardwood cutbacks will commence the first week of March.
- Crews will edge, spray for weeds and remove trash this week.
- Due to freeze damage, suggestions for annuals that will last longer and stay within three rotations will be presented at the end of the month.

This item will be included on future agendas.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on the Adoption of the Amended and Restated Rules of Procedure**

- A. Affidavits of Publication**
- B. Consideration of Resolution 2026-06, Adopting Amended and Restated Rules of Procedure; and Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams stated that changes were made to be compliant with the Statutory updates for conducting CDD meetings, internal controls and the procurement process.

**Mr. Adams opened the Public Hearing.**

No affected property owners or members of the public spoke.

**Mr. Adams closed the Public Hearing.**

Ms. Bloomquist stated that the Rules do not include how to apply for an open seat on the Board. Ms. Rinaldi referred to Rule 1.1, which outlines the candidate qualifications and how the vacancies are filled. The CDD will advertise a vacancy when a specific term expires and the Supervisor of Elections conducts the General Election. The Board is required to publicly announce that when it is an election year, along with the qualifications to run for a Board seat, terms, compensation available, and when the candidate qualification period occurs.

**On MOTION by Mr. McCoskrie and seconded by Mr. Tomahosky, with all in favor, Resolution 2026-06, Adopting Amended and Restated Rules of Procedure; and Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Continued Discussion/Update: Conveyance of Pond 5ii**

- **Consideration of Special Warranty Deed**

Ms. Rinaldi stated she confirmed with Mr. Kurth and Mr. Calamari that they inspected Pond 5ii and that the sediment was removed. From an aesthetic and Engineering perspective, the pond is ready to be conveyed to the CDD.

In response to a question, Ms. Rinaldi stated that she will provide Staff with updates on the progress of executing and recording the document with the County.

**On MOTION by Mr. McCoskrie and seconded by Mr. Ostensen, with all in favor, the Special Warranty Deed regarding Pond 5ii, transferring ownership from the Southern Hills Plantation HOA to the Southern Hills Plantation I CDD, was approved.**

**SIXTH ORDER OF BUSINESS**

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

Mr. Ostensen distributed and presented the following additional items for consideration along with the Boulevard Mainline Irrigation Line Replacement Project Report:

- **Update/Discussion/Consideration of Steadfast Estimate #SCA3235; Pure Paint Florida LLC Estimate #9221657 and Festive Glow Proposal dated January 31, 2026**

**This Item was an addition to the agenda.**

Mr. Ostensen was asked to find out if they can reset the pressure.

**On MOTION by Ms. Bloomquist and seconded by Mr. Tomahosky, with all in favor, Steadfast Estimate #EST-SCA3235 to repair three existing mainline breaks along the Boulevard, in a not-to-exceed amount of \$10,890, was approved.**

In response to a question about the pergola, Mr. Ostensen stated it will need to be cleaned and sealed in the future.

Mr. Adams stated Staff will prepare the standard CDD Agreement.

**On MOTION by Mr. McCoskrie and seconded by Mr. Tomahosky, with all in favor, Pure Paint Florida Estimate #9221657 to clean up the front monument sign, fence and brick and repaint the sign and fence around the sign, in a not-to-exceed amount of \$1,699, was approved.**

Mr. Ostensen presented the Festive Glow proposal, which is being amended to reduce the Ground Circuit Fault Interrupters (GCFI) receptacle replacement quantity at the first location from nine to three and remove the second item, as certain work needs to be completed. He must confirm whether the quantity of the last item is correct.

**On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in favor, the Festive Glow Proposal dated January 31, 2026, as amended, for GCFI Receptacle Replacement and Flood Light Replacement, in a not-to-exceed amount of \$2,795, was approved.**

Regarding the deceleration lane entering the CDD from US-41, Mr. Ostensen stated the FDOT maintenance contract confirmed that it is not on the schedule for resurfacing this year and offered to have the crews repair the potholes at the end of the deceleration lane.

Regarding the Boulevard Mainline Irrigation Line Replacement project, the Acting Superintendent is resigning as of this Friday and advised that he is convinced the HDPE is a more expensive option and would be the way to go. He also gave him information about the valve boxes, what valves to purchase, and what ones to avoid. He will contact his replacement, Scott Griffin, sometime next week.

Ms. Rinaldi summarized her email to the Board on Friday which contained updates she received from Trustee’s Counsel and a summary to the follow-up call to Trustee’s Counsel about the letter they sent late last week regarding their position that there is no case law or basis for the liens to be re-levied on those escheated lots and that such debt service liens were extinguished upon escheatment. The bondholders do object to the CDD’s revised amortization schedule.

Ms. Kilinski stated she and Mr. Pakan spoke about these same items. Mr. Pakan stated Staff is working on the refinancing or restructuring plan and looking into all the options to present at a future meeting. Mr. McCoskrie directed Staff to provide an analysis of the reserve fund and the documents or research work that led to the decision that the bonds were actually canceled.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2025**

Mr. Adams will find out if Accounting received shared costs payments from the other Districts. It was noted that \$100,000 was transferred to the BankUnited ICS Account on January 28, 2026.

Mr. McCoskrie distributed and presented a preliminary site plan of lots that he thinks need to be added to the CDD, once they are platted. Mr. Adams stated the lots are located within the boundaries of CDD I; however, Staff will need to confirm if the lots were part of the original project or recorded as a future phase. It was noted that the permits for the 21 lots are close to being approved.

Ms. Bloomquist asked if the Board should wait to take action or pursue the Developer. Ms. Rinaldi stated the CDD has no permitting authority on what the Developer plans to construct but they will need Board approval if they want to issue new bonds.

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

**NINTH ORDER OF BUSINESS**

**Approval of January 12, 2026 Regular Meeting Minutes**

The following changes were made:

Line 147: Change “Nott” to “Kurth”

Line 182: Insert “updated” after “providing an”

Line 207: Change “engaging’ to “contacting”

Line 218: Insert “Debt” after “access the”

Line 239: Change “re-vetting” to “re-levying”

Lines 300 and 302: Change “Jeff” to “Jeb”

Line 301: Change “delayed. Since” to “was delayed, since” and change “wrapped, he” to “wrapped. He”

Line 305: Ms. Bloomquist stated she will email a few City Council Members to see if they can provide her with the City’s Capital Roadway Repair Plan.

**On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the January 12, 2026 Regular Meeting Minutes, as amended, were approved.**

**TENTH ORDER OF BUSINESS**

**Other Business**

Mr. McCoskrie distributed Coastal Engineering’s (Coastal) survey of the Block 6 Lots 1 and 2. He discussed the improvements The Dentist made around the property, which he thinks might have encroached onto the bank of HOA Lake 5ii and onto CDD properties. He proposed engaging Coastal to install stakes around Dennis’ property.

Discussion ensued regarding determining the next steps and whether to transfer 5ii to the CDD while factoring in that the HOA is responsible for handling violations. A suggestion not to record but hold the executed Special Warranty Deed for Pond 5ii in escrow was discussed, along with the CDD issuing a violation letter to Dennis if it is confirmed that the improvements encroach onto CDD property.

**On MOTION by Mr. McCoskrie and seconded by Mr. Tomahosky, with all in favor, engaging Coastal Engineering to stake the lot corners on Lots 1 and 2 of Block 6, was approved.**

**On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, holding the Special Warranty Deed in escrow and conveyance of Pond 5ii until it is determined there are no encroachments on CDD property, was approved.**

Mr. McCoskrie discussed the projects that were completed to date, such as cleaning the ponds and filling the depression in the foundation in L-7AA. He asked Mr. Calamari if it is worth expending \$3,000 to reclaim the Pond L-5FF outfall structure or to let it go. Mr. Calamari stated he will inspect the area and report his findings at the next meeting.

Mr. McCoskrie stated the golf course crews have been dumping sand in the conservation area near Hole #9. He asked Mr. Calamari to inspect that area.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments (non-agenda items)**

No members of the public spoke.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

Mr. Calamari reviewed the site plan exhibit and stated the area is identified as Southern Hills Plantation Phase IV, which he thinks was included in the overall project area; he will confirm that. It was permitted ten years ago and extended by the Governor’s Executive Orders and can be extended every two years based on weather events in Florida.

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

- **Performance Measures/Standards & Annual Reporting Form for informational purposes**
- **NEXT MEETING DATE: March 9, 2026 at 10:00 AM**
  - **QUORUM CHECK**

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

There were no Supervisors’ requests.

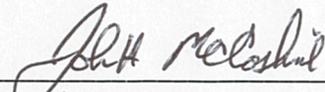
**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. McCoskrie and seconded by Mr. Tomahosky, with all in favor, the meeting adjourned at 11:15 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair