

**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 March 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
Joe Calamari	District Engineer
Alex Kurth (via telephone)	Premier Lakes, Inc. (Premier)

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 – February 2026**

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

- The lakes are in good condition overall. Algae blooms were treated.
- Proactive treatments will continue as algae increases with warmer temperatures.
- Hydrilla in the irrigation lakes will be treated by boat this week.

• **One- Time Work Order Agreement [Grass Carp Stocking]**

Discussion ensued regarding the proposal to stock seven carp in the golf course irrigation Pond L-5HH and 22 carp in Pond L-200AA. Based upon reports that the golf course plans to dredge out the littoral zone, Mr. Kurth recommended stocking all 29 carp in L-200AA, which could make a big impact.

On MOTION by Mr. Tomahosky and seconded by Mr. McCoskrie, with all in favor, the Premier Lakes One-Time Work Order Agreement for Grass Carp Stocking in L-200AA, in the amount of \$580 for 29 fish, was approved.

FOURTH ORDER OF BUSINESS

**Update/Discussion/Consideration:
Steadfast Environmental, LLC Items**

• **Landscape Maintenance Report – February 2026**

It was noted that the Report was not received this month.

Mr. McCoskrie stated new flowers are due to be planted below the sign. Mr. Ostensen will call Mr. Hiller to coordinate plantings with cleanup of the sign.

FIFTH ORDER OF BUSINESS

Consideration of Festive Glow Proposals

A. Replacement of Permanent Lighting Controller

Mr. Ostensen stated the controller for the permanent lights mounted into the cupola needs to be repaired to address loose and exposed wires. The new controller includes additional features, including a memory function, an internal fan and better surge protection.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomahosky, with all in favor, the Festive Glow proposal for Replacement of the Permanent Lighting Controller, in the amount of \$650, was approved.

B. Replacement of Junction Boxes and Additional Flood Lights

Mr. Ostensen distributed and discussed a map of work to be done and stated the junction boxes must be completely replaced; while they are expensive, they are expected to last for many years. This proposal is in addition to the \$2,795 approved last month.

It was noted that the tree wraps were removed and, if the Board decides to install tree wraps in the future, Ground-Fault Circuit Interrupters (GFCI) receptacles should be installed at that time.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomahosky, with all in favor, the Festive Glow proposal for Replacement of Junction Boxes and Additional Flood Lights, in the amount of \$1,860, was approved.

SIXTH ORDER OF BUSINESS

Continued Discussion/Update: Conveyance of Pond 5ii

Discussion ensued regarding a survey tomorrow, which will be at the HOA’s expense.

Mr. McCoskrie thinks the survey will show some encroachments onto HOA property and, if so, the CDD will proceed with accepting the pond and the HOA can work out the issues with the homeowner. Mr. McCoskrie will be in attendance during the survey.

SEVENTH ORDER OF BUSINESS

Update: Boulevard Mainline Irrigation Line Replacement Project

Mr. Ostensen hopes to meet with Scott before the next meeting to discuss the project. He received some quotes for High Density Polyethylene (HDPE)and PVC pipes. While PVC would be less expensive, he recommends HDPE for a better result. The Board agreed.

- **Consideration: Agreement for Underwriting Services with MBS Capital Markets, LLC (MBS)**

This item was an addition to the agenda.

Mr. Adams presented the MBS Capital Markets, LLC Agreement for Underwriting Services and Rule G-17 Disclosure, which was distributed on Friday.

Discussion ensued regarding restructuring and refinancing considerations.

Ms. Rinaldi stated, once approved by the Board, MBS will present several options at the next meeting, including a pure refinance and a component for new money for the irrigation project.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the MBS Capital Markets, LLC Agreement for Underwriting Services and Rule G-17 Disclosure, was approved.

EIGHTH ORDER OF BUSINESS

Continued Discussion/Update: Revised Amortization Schedule Removing Escheated Parcels

This item was discussed in conjunction with the previous item.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2026

Mr. Pakan presented the Unaudited Financial Statements as of January 31, 2026.

Discussion ensued regarding revenues, prepayments, receivables, and building reserves.

Mr. Pakan asked why the investment funds decreased \$100,000. Mr. Adams stated the funds were used to meet operating expenses before assessment revenues were received.

On MOTION by Mr. Pakan and seconded by Mr. Ostensen, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted.

Discussion ensued regarding the Amortization Schedule, information that could be provided by MBS, financing, refinancing options, and considering the cost of legal options and refinancing.

TENTH ORDER OF BUSINESS

Approval of February 9, 2026 Public Hearing and Regular Meeting Minutes

The following changes were made:

Line 127: Change “quantify” to “quantity”

Line 136: Change “maintenance contractor” to “FDOT’s Maintenance Contract Supervisor”

Line 136: Insert “not” after “it is”

Lines 198 and 204: Change “Dennis” to “the Dentist”

Line 200: Change “Dennis” to “the Dentist’s”

Discussion ensued regarding the question raised at the last meeting as to whether it is worth expending \$3,000 to reclaim the Pond L-5FF outfall structure or to let it go.

Mr. Calamari provided photos of the area and recommended the area be cleaned up. Mr. McCoskrie recalled that he obtained a proposal for a one-and-a-half-day cleanup. He discussed an area of fallen pine trees and a 20’ area in need of cleanup near the maintenance shed and stated that he will ask for these to be added to the scope of work.

On MOTION by Mr. Pakan and seconded by Mr. Ostensen, with all in favor, the Steadfast proposal for Pond L-5FF, in the amount of \$3,000, to include the additional scope of work discussed, was approved.

Line 230: Discussion ensued regarding the site plan exhibit and Southern Hills Plantation Phase IV, which was thought to be included in the overall project area. Mr. McCoskrie asked if this is by the short course. Mr. Calamari replied affirmatively and stated it is also on the east side of Polk Hill Road. He identified where the road ends and stated that Phase IV extends all the way back to the railroad tracks.

Mr. McCoskrie identified what he believes to be an incorrect boundary. Mr. Calamari identified additional areas previously owned by Mr. Farood.

Ms. Rinaldi stated Staff will confirm the CDD’s eastern boundaries and, if necessary, this will be included on the next agenda.

Mr. Calamari identified areas outside the gate where the Developer is concentrating its efforts and stated he believes Phase IV is on the back burner.

Mr. McCoskrie discussed an area where vehicles park on the grass and ongoing issues with construction vehicles running over sprinklers and sprinkler boxes. He hopes the contractors will be careful not to damage CDD infrastructure.

Mr. Calamari stated he has not yet inspected the area near Hole #9 where debris was dumped. Mr. McCoskrie stated there is also a concern near the #4 Tee Box, where debris can wash into the stream and the culvert.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomahosky, with all in favor, the February 9, 2026 Public Hearing and Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Other Business

Mr. McCoskrie discussed replacing the annuals and presented an estimate.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomahosky, with all in favor, the Steadfast Estimate dated February 25, 2026 to replace the annuals at the front sign, three times per year at a cost of \$825 per year, plus irrigation enhancements in the amount of \$85, for a total of \$910, was approved.

Mr. McCoskrie stated Wind River offered its storm drain cleanout services. Mr. Adams thinks they realize the CDD does not owe them funds, as they have claimed.

Mr. Ostensen stated the HOA Board met last week. He asked if the manhole proposals were approved. Mr. Calamari stated the work was approved; he will obtain the schedule. It was noted that the HOA performed golf cart path cleanup.

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

Ms. Rinaldi stated the Board will receive reminders to complete the required ethics training.

B. District Engineer: Coastal Engineering Associates, Inc.

Mr. Calamari stated he inspected at night two weeks ago. Two light poles and streetlights were out, and Duke Energy will inspect the area.

Mr. Calamari stated one unfinished area on the south side of the Boulevard requires repair, with sod and some backfilling.

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

- **NEXT MEETING DATE: April 13, 2026 at 10:00 AM**
 - **QUORUM CHECK**
- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

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 11:00 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

CP SAL
Secretary/Assistant Secretary

John A. Clostine
Chair/Vice Chair