

**SOUTHERN HILLS
PLANTATION I
COMMUNITY DEVELOPMENT
DISTRICT**

March 9, 2026

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Southern Hills Plantation I Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

<https://southernhillsplantation1cdd.net/>

March 2, 2026

Board of Supervisors
Southern Hills Plantation I Community Development District

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold 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. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*Agenda Items*)
3. Update/Discussion/Consideration: Premier Lakes, Inc. Items
 - Lake Maintenance Reports – February 2026
 - One-Time Work Order Agreement [Grass Carp Stocking]
4. Update/Discussion/Consideration: Steadfast Environmental, LLC Items
 - Landscape Maintenance Reports – February 2026
5. Consideration of Festive Glow Proposals
 - A. Replacement of Permanent Lighting Controller
 - B. Replacement of Junction Boxes and Additional Flood Lights
6. Continued Discussion/Update: Conveyance of Pond 5ii
7. Update: Boulevard Mainline Irrigation Line Replacement Project
8. Continued Discussion/Update: Revised Amortization Schedule Removing Escheated Parcels
9. Acceptance of Unaudited Financial Statements as of January 31, 2026
10. Approval of February 9, 2026 Public Hearing and Regular Meeting Minutes

- 11. Other Business
- 12. Public Comments *(Non-Agenda Items)*
- 13. Staff Reports

- A. District Counsel: *Kilinski | Van Wyk PLLC*
- B. District Engineer: *Coastal Engineering Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: April 13, 2026 at 10:00 AM
 - QUORUM CHECK

SEAT 1	JOHN MCCOSKRIE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RICHARD PAKAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	GEORGE OSTENSEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	EUGENE TOMASHOSKY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARGARET BLOOMQUIST	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

- 14. Supervisors' Requests
- 15. Adjournment

If you have any questions or comments, please contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

3

Work Order



1936 Bruce B Downs Blvd Suite 308
 Wesley Chapel FL 33543
 (844) 525-3735,
 CustomerSupport@PremierLakesFL.com

DATE	02/06/2026 -
TECH(S)	Dave Smallridge
JOB #	1076492288

CUSTOMER
Southern Hills Plantation CDD Chuck Adams 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

SERVICE LOCATION
Southern Hills Plantation CDD Southern Hills Plantation 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

JOB DETAILS	Annual Lake Maintenance -3x month
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	<ol style="list-style-type: none"> 1. Buckner Canal: no algae found, cold & windy, trash pick up 2. L-10AA: no algae found, cold & windy, trash pick up 3. L-10BB: no algae found, cold & windy, trash pick up 4. L-10CC: no algae found, cold & windy, trash pick up 5. L-9CC: no algae found, cold & windy, trash pick up 6. L-9II: no algae found, cold & windy, trash pick up 7. L-8AA: no algae found, cold & windy, trash pick up 8. L-8BB: no algae found, cold & windy, trash pick up 9. L-8CC: no algae found, cold & windy, trash pick up 10. B1: no algae found, cold & windy, trash pick up 11. B2: no algae found, cold & windy, trash pick up 12. B3: no algae found, cold & windy, trash pick up 13. L-7BB: no algae found, cold & windy, trash pick up 14. L-5AA: no algae found, cold & windy, trash pick up 15. L-5GG: no algae found, cold & windy, trash pick up 16. L-5II: no algae found, cold & windy, trash pick up 17. L-5HH: no algae found, cold & windy, trash pick up 18. L-210AA: no algae found, cold & windy, trash pick up 19. L-200AA : no algae found, cold & windy, trash pick up 20. L11AA: no algae found, cold & windy, trash pick up 21. 5EE: no algae found, cold & windy, trash pick up
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Work Order



1936 Bruce B Downs Blvd Suite 308
 Wesley Chapel FL 33543
 (844) 525-3735,
 CustomerSupport@PremierLakesFL.com

DATE	02/13/2026 -
TECH(S)	Dave Smallridge
JOB #	1075849321

CUSTOMER
Southern Hills Plantation CDD Chuck Adams 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

SERVICE LOCATION
Southern Hills Plantation CDD Southern Hills Plantation 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

JOB DETAILS	Annual Lake Maintenance- 3x month
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JOB CATEGORY	Annual Lake Maintenance
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COMPLETION NOTES	<ol style="list-style-type: none"> 1. Buckner Canal: Inspected 2. L-10AA: treated algae & grasses 3. L-10BB: treated algae & grasses 4. L-10CC: treated algae & grasses 5. L-9CC: Inspected 6. L-9II: Inspected 7. L-8AA: treated algae & grasses 8. L-8BB: treated algae & grasses 9. L-8CC: treated algae & grasses 10. B1: treated algae & grasses 11. B2: Inspected 12. B3: Inspected 13. L-7BB: treated submerged weeds 14. L-5AA: treated submerged weeds 15. L-5GG: treated algae & grasses 16. L-5II: treated algae & grasses 17. L-5HH: treated algae & grasses 18. L-210AA: treated algae & grasses 19. L-200AA : treated submerged weeds 20. L11AA: Inspected 21. 5EE: Inspected 22. L12AA: Inspected
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Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	02/27/2026 -
TECH(S)	Dave Smallridge
JOB #	1077344691

CUSTOMER
Southern Hills Plantation CDD Chuck Adams 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

SERVICE LOCATION
Southern Hills Plantation CDD Southern Hills Plantation 4200 Summit View Dr Brooksville, Florida, 34601-5520 (239) 464-7114 adamsc@whhassociates.com

JOB DETAILS	Annual Lake Maintenance- 3x month
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JOB CATEGORY	Annual Lake Maintenance
---------------------	-------------------------

COMPLETION NOTES	<ol style="list-style-type: none">1. Buckner Canal: Inspected2. L-10AA: treated algae3. L-10BB: treated algae4. L-10CC: treated algae5. L-9CC: treated algae6. L-9II: Inspected7. L-8AA: Inspected8. L-8BB: treated algae9. L-8CC: treated algae10. B1: treated algae11. B2: Inspected12. B3: Inspected13. L-7BB: treated algae14. L-5AA: treated algae15. L-5GG: treated algae16. L-5II: treated algae17. L-5HH: treated algae18. L-210AA: treated algae19. L-200AA: treated algae20. L11AA: Inspected21. 5EE: Inspected22. L12AA: Inspected
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One-Time Work Order Agreement

Customer Name: Southern Hills Plantation CDD

Property Contact: Chuck Adams

Work Order Description: Grass Carp Stocking - 29 Fish - 2 Ponds

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Agreement, dated **February 25th, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Southern Hills Plantation CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as **L-5HH and L-200AA**
3. **One-Time Services:** Premier Lakes will **stock 12-14" Triploid Grass Carp as follows:**
 - a. **L-5HH** - 7 Fish
 - b. **L-200AA** - 22 Fish
4. **Payment Terms:** The total agreement amount is **\$580.00**. The total agreement amount will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
5. **Forms of Payment:** Premier Lakes accepts payment by check.
6. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.



7. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
8. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
9. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
10. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
11. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
12. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



Total Agreement Amount: \$580.00

Accepted and Approved:

Southern Hills Plantation CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: Alex Kurth

Title: President

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.



**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

5

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

5A

Checks payable to: Festive Glow
6333 SW 46th Drive Gainesville, FL. 32608
Phone: (561) 329-3356
Website: FestiveGlowLighting.com



Residential • Commercial • Community
Supplies • Installation • Removal
Email: FestiveGlow@outlook.com

Customer: Southern Hills Plantation I CDD Date: 02 / 12 / 2026
Address: 4200 Summit View Drive City: Brooksville Zip: 34601
Phone W: (239) 464-7114 E-mail: adamsc@whhassociates.com

Southern Hills Plantation I CDD – Permanent Lighting Box

PROPOSAL

Replacement of Permanent Lighting Controller

Scope of Work:

Replacement of existing permanent lighting control box and transformer system serving the pergola RGB lighting (originally installed by another vendor).

Services Included:

- Removal and clean-up of residual/exposed wiring
- Replacement of damaged or outdated wire conduit
- Installation of new permanent RGB lighting controller
- Configuration of controller to allow board members full app-based control from their mobile phones
- On-site coordination with George and the Chairman to review system setup and provide hands-on training for application use

Functionality:

The new controller will allow the Board to independently manage lighting colors and schedules for multiple holidays and events, including but not limited to:

- Red, White & Blue for Independence Day
- Orange & Purple for Halloween
- Green & Red for Christmas
- Custom color combinations as desired

Proposal Total = \$650.00

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

5B

Checks payable to: Festive Glow
6333 SW 46th Drive Gainesville, FL. 32608
Phone: (561) 329-3356
Website: FestiveGlowLighting.com



Residential • Commercial • Community
Supplies • Installation • Removal
Email: FestiveGlow@outlook.com

Customer: Southern Hills Plantation I CDD Date: 02 / 25 / 2026
Address: 4200 Summit View Drive City: Brooksville Zip: 34601
Phone W: (239) 464-7114 E-mail: adamsc@whhassociates.com

Southern Hills Plantation I CDD – Replacement of Junction Boxes & additional Flood Lights

Replacement of existing Brass In-grade Architectural Junction Boxes	=	\$1,110.00
• \$185 per Box; Qty: 6		
Replacement of existing Tam-lite 15W LED Knuckle Mounted Flood Lights	=	\$750.00
• \$150 per light; Qty: 5		

Proposal Total = \$1,860.00

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

7

Southern Hills Plantation Club 1 CDD
Boulevard Mainline Irrigation Line Replacement
Planning Report – Sept 2025

Existing System – Southern Hills Boulevard is the main entrance to the Southern Hills community and the adjacent Cascades community. The Boulevard is a 4-lane divided roadway with a 18 ft wide landscaped median. It is 3300 +/- ft in length from US 41 to Cotillion Blvd. The existing irrigation mainline is a 3” PVC, 2 wire system with 40 total zones (33 numbered zone and 7 zones with battery powered timers). The irrigation mainline crosses the roadway 5 times. The total length of mainline pipe in the system to serve both sides of the roadway is approx. 4800 LF.

Recent History of Repair Costs – The recent history of annual repair costs for the Boulevard Irrigation system is as follows:

FY 2023 - \$34,977
FY 2024 - \$24,476
FY 2025 - \$17,303 (Thru 7/31)
FY 2026 - \$15000 (Budgeted)

The average cost to repair leaks in the system is just under \$20,000 per year.

Process to gain insights into replacement strategies – The Mainline Irrigation system is 20 years old, having been built during the initial build-out of Southern Hills in 2005 -2007. As-built plans for the system are not available and In the spring of 2025 the Board approved a work order to develop an accurate map of the system through the use of wire tracking. Since the replacement of the mainline of the irrigation system was expected to be quite costly the CDD-1 Board of Supervisors asked for some dollar figures to be developed to assist in our replacement planning. In July, two contractors experienced with irrigation systems were asked to develop schemes to replace the mainline systems using the mapping developed as part of the recently completed wire tracking effort.

Results of Contractor's Proposed Replacement Schemes – The two contractors who provided their assessment of the replacement costs for the 3” mainline each provided a different schemes. One contractor proposed to replace the mainline by utilizing a conventional SCH 40 purple PVC mainline with requiring glued joints to join sections together. The estimated cost of \$141,000. The other contractor proposed a mainline consisting of HDPE (High Density Polyethylene), a thermoplastic polymer made from petroleum that was estimated to cost between \$150,000 and \$ 200,000. A comparison of the properties, costs and characteristics of the 2 types of mainline irrigation pipe is attached to this report.

The two schemes also differed in what items were, or were not included in the estimated cost. Some of these items included:

- Directional roadway bores (number and length)
- Number, type and brand of valves and decoders
- Gauge and brand of control wire
- Sidewalk cutting, removal and replacement
- Type and quantity of sod for repair of trenching

Proposed Bidding Process – Once decisions about financing of this major investment are made, additional efforts will be necessary in order to have an “apples to apples” bidding process. There are design decisions to be made, the most important one being PVC vs HDPE pipe and specifications prepared to specify the single answer to all of the above discrepancies, and to eliminate any others that are identified as we move to a decision to solicit bids.

**3-inch Irrigation Pipe
HDPE vs PVC**

HDPE	FACTOR	PVC
\$2.50 LF	Cost	\$2.00 LF
50+	Life Span	20 – 40 yrs
Very resistant to fatigue cracking and ground movements	Durability	More susceptible to fatigue cracking and failure
Flexible	Flexibility	Rigid
200 times outer diameter	Bending	25 times outer diameter
Heat Fused joints Leak free	Joints	Joints are glued Potential for leaks
Narrow	Trench width	Wider
Faster, minimal wait time Joined outside of trench and lowered in	Installation	Slower (cure time for joints) Requires joints to be made in trench
High	UV Resistance	Degrades quickly with UV exposure

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2026**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2026**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 600,764	\$ -	\$ 600,764
Bank United ICS	45,859	-	45,859
Bank United - 1546	50,000	-	50,000
SBA	108	-	108
Investments			
Revenue - A1	-	330,589	330,589
Revenue - A2	-	144,904	144,904
Reserve - A1	-	191,963	191,963
Reserve - A2	-	63,804	63,804
Prepayment - A1	-	58,347	58,347
Prepayment - A2	-	26,905	26,905
Cost of Issuance	-	20,956	20,956
Due from other funds			
General	-	298,533	298,533
Due from Developer	-	650,940	650,940
Assessments receivable - off-roll	-	743,931	743,931
Undeposited funds	-	12,918	12,918
Due from Southern Hills II	22,401	-	22,401
Due from Southern Hills III	21,326	-	21,326
Deposits	2,789	-	2,789
Total assets	<u>\$ 743,247</u>	<u>\$ 2,543,790</u>	<u>\$ 3,287,037</u>
LIABILITIES			
Liabilities			
Due to other funds			
Debt service 2011 A1	\$ 190,273	\$ -	\$ 190,273
Debt service 2011 A2	108,260	-	108,260
Due to Developer	37	-	37
Matured bonds payable A2	-	540,000	540,000
Total liabilities	<u>298,570</u>	<u>540,000</u>	<u>838,570</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	43,726	1,394,871	1,438,597
Total deferred inflows of resources	<u>43,726</u>	<u>1,394,871</u>	<u>1,438,597</u>
Fund balances			
Restricted for:			
Debt service	-	608,919	608,919
Unassigned	400,951	-	400,951
Total fund balances	<u>400,951</u>	<u>608,919</u>	<u>1,009,870</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 743,247</u>	<u>\$ 2,543,790</u>	<u>\$ 3,287,037</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 68,647	\$ 191,875	\$ 327,836	59%
CDD II shared costs payment	-	-	44,801	0%
CDD III shared costs payment	-	-	42,651	0%
Interest & miscellaneous	369	1,609	20,000	8%
Total revenues	<u>69,016</u>	<u>193,484</u>	<u>435,288</u>	44%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	-	2,800	9,300	30%
Financial & administrative				
Management	2,500	10,000	30,000	33%
Engineering	2,096	4,845	8,000	61%
Dissemination agent	208	833	2,500	33%
Trustee	-	-	4,300	0%
Audit	-	-	3,250	0%
Arbitrage rebate calculation	-	-	650	0%
Insurance: public officials liability	-	6,550	7,500	87%
Legal advertising	218	218	750	29%
Bank fees	110	226	600	38%
Annual district filing fee	-	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	205	765	500	153%
Office supplies	-	-	500	0%
Legal counsel				
District counsel	3,838	13,808	15,000	92%
Total professional & administrative	<u>9,175</u>	<u>40,220</u>	<u>84,025</u>	48%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	2,996	8,893	36,000	25%
Stormwater control				
Aquatic maintenance	357	567	35,000	2%
Lake/pond bank maintenance	7,277	29,108	45,000	65%
Aquatic plant replacement/weeding	-	-	2,500	0%
Drainage maintenance	1,195	1,195	2,680	45%
Other physical environment				
Insurance: property	-	11,784	14,021	84%
Entry & walls maintenance	233	699	6,400	11%
Landscape maintenance	6,754	27,016	94,500	29%
Holiday decorations	-	3,750	7,500	50%
Irrigation repairs & maintenance	978	9,112	15,000	61%
Landscape replacement	-	540	6,000	9%
Culvert inspection and cleaning	-	-	2,500	0%
Annual mulching	-	6,650	15,000	44%
Conservation area maintenance	6,000	6,000	53,000	11%
Contingency				
Miscellaneous contingency	-	19	2,500	1%
Total field operations	<u>25,790</u>	<u>105,333</u>	<u>337,601</u>	31%
Other fees and charges				
Tax collector and property appraiser	<u>1,374</u>	<u>14,078</u>	<u>13,660</u>	103%
Total other fees and charges	<u>1,374</u>	<u>14,078</u>	<u>13,660</u>	103%
Total expenditures	<u>36,339</u>	<u>159,631</u>	<u>435,286</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	32,677	33,853	2	
Net change in fund balance	32,677	33,853	2	
Fund balance - beginning	368,274	367,098	500,897	
Fund balance - ending	<u>\$ 400,951</u>	<u>\$ 400,951</u>	<u>\$ 500,899</u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 160,053	\$ 447,368	\$ 764,380	59%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	26,747	53,504	-	N/A
Interest	2,363	10,772	-	N/A
Total revenues	<u>189,163</u>	<u>511,644</u>	<u>950,363</u>	54%
EXPENDITURES				
Principal - A1	-	-	280,000	0%
Principal - A2	-	-	225,000	0%
Interest - A1	-	116,290	-	N/A
Interest - A2	-	107,590	-	N/A
Total expenditures	<u>-</u>	<u>223,880</u>	<u>505,000</u>	44%
Other fees and charges				
Legal fees	-	5,946	4,632	128%
Property appraiser	-	23,892	15,925	150%
Tax collector	3,204	8,951	15,925	56%
Total other fees and charges	<u>3,204</u>	<u>38,789</u>	<u>36,482</u>	106%
Total expenditures	<u>3,204</u>	<u>262,669</u>	<u>541,482</u>	49%
Excess/(deficiency) of revenues over/(under) expenditures	185,959	248,975	408,881	
Net change in fund balance	185,959	248,975	408,881	
Fund balance - beginning	422,960	359,944	382,728	
Fund balance - ending	<u>\$ 608,919</u>	<u>\$ 608,919</u>	<u>\$ 791,609</u>	

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
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.

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

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

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

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

57 ▪ **Update/Discussion/Consideration: Steadfast Items**

58 • **Landscape Maintenance Report – January 2026**

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

60 Mr. Hiller, of Steadfast, reported the following:

61 ➤ Hardwood cutbacks will commence the first week of March.

62 ➤ Crews will edge, spray for weeds and remove trash this week.

63 ➤ Due to freeze damage, suggestions for annuals that will last longer and stay within three
64 rotations will be presented at the end of the month.

65 This item will be included on future agendas.

66

67 **FOURTH ORDER OF BUSINESS**

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

68

69

70 **A. Affidavits of Publication**

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

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

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

76 No affected property owners or members of the public spoke.

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

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

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

88
89

90 **FIFTH ORDER OF BUSINESS**

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

91
92

93 • **Consideration of Special Warranty Deed**

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

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

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

103
104

105 **SIXTH ORDER OF BUSINESS**

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

106
107

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

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

112 This Item was an addition to the agenda.

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

114 **On MOTION by Ms. Bloomquist and seconded by Mr. Tomahosky, with all in**

115 **favor, Steadfast Estimate #EST-SCA3235 to repair three existing mainline breaks**

116 **along the Boulevard, in a not-to-exceed amount of \$10,890, was approved.**

117

118 In response to a question about the pergola, Mr. Ostensen stated it will need to be

119 cleaned and sealed in the future.

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

121 **On MOTION by Mr. McCoskrie and seconded by Mr. Tomahosky, with all in**

122 **favor, Pure Paint Florida Estimate #9221657 to clean up the front monument**

123 **sign, fence and brick and repaint the sign and fence around the sign, in a not-to-**

124 **exceed amount of \$1,699, was approved.**

125

126 Mr. Ostensen presented the Festive Glow proposal, which is being amended to reduce the

127 Ground Circuit Fault Interrupters (GCFI) receptacle replacement quantity at the first location

128 from nine to three and remove the second item, as certain work needs to be completed. He must

129 confirm whether the quantity of the last item is correct.

130 **On MOTION by Ms. Bloomquist and seconded by Mr. McCoskrie, with all in**

131 **favor, the Festive Glow Proposal dated January 31, 2026, as amended, for GCFI**

132 **Receptacle Replacement and Flood Light Replacement, in a not-to-exceed**

133 **amount of \$2,795, was approved.**

134

135 Regarding the deceleration lane entering the CDD from US-41, Mr. Ostensen stated the

136 maintenance contractor confirmed that it is on the schedule for resurfacing this year and offered

137 to have the crews repair the potholes at the end of the deceleration lane.

138 Regarding the Boulevard Mainline Irrigation Line Replacement project, the Acting

139 Superintendent is resigning as of this Friday and advised that he is convinced the HDPE is a more

140 expensive option and would be the way to go. He also gave him information about the valve

141 boxes, what valves to purchase, and what ones to avoid. He will contact his replacement, Scott

142 Griffin, sometime next week.

143

144 **SEVENTH ORDER OF BUSINESS** **Continued Discussion/Update: Trustee**

145 **Response to District Revised Amortization**

146 **Schedule Removing Escheated Parcels**

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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”

- 183 Line 182: Insert “updated” after “providing an”
- 184 Line 207: Change “engaging’ to “contacting”
- 185 Line 218: Insert “Debt” after “access the”
- 186 Line 239: Change “re-vetting” to “re-levying”
- 187 Lines 300 and 302: Change “Jeff” to “Jeb”
- 188 Line 301: Change “delayed. Since” to “was delayed, since” and change “wrapped, he” to
- 189 “wrapped. He”
- 190 Line 305: Ms. Bloomquist stated she will email a few City Council Members to see if they
- 191 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.

194
 195 **TENTH ORDER OF BUSINESS** **Other Business**
 196

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

201 Discussion ensued regarding determining the next steps and whether to transfer 5ii to
 202 the CDD while factoring in that the HOA is responsible for handling violations. A suggestion not
 203 to record but hold the executed Special Warranty Deed for Pond 5ii in escrow was discussed,
 204 along with the CDD issuing a violation letter to Dennis if it is confirmed that the improvements
 205 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.

213
 214 Mr. McCoskrie discussed the projects that were completed to date, such as cleaning the
 215 ponds and filling the depression in the foundation in L-7AA. He asked Mr. Calamari if it is worth
 216 expending \$3,000 to reclaim the Pond L-5FF outfall structure or to let it go. Mr. Calamari stated
 217 he will inspect the area and report his findings at the next meeting.

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

220

221 **ELEVENTH ORDER OF BUSINESS**

Public Comments (non-agenda items)

222

223 No members of the public spoke.

224

225 **TWELFTH ORDER OF BUSINESS**

Staff Reports

226

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

228 There was no report.

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

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

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

- 235 • **Performance Measures/Standards & Annual Reporting Form for informational**
- 236 **purposes**

- 237 • **NEXT MEETING DATE: March 9, 2026 at 10:00 AM**

- 238 ○ **QUORUM CHECK**

239

240 **THIRTEENTH ORDER OF BUSINESS**

Supervisors’ Requests

241

242 There were no Supervisors’ requests.

243

244 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

245

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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256 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

SOUTHERN HILLS PLANTATION I COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2025	Regular Meeting	10:00 AM*
November 10, 2025	Regular Meeting	10:00 AM*
December 8, 2025	Regular Meeting	10:00 AM*
January 12, 2026	Regular Meeting	10:00 AM*
February 9, 2026	Public Hearing and Regular Meeting <i>Adoption of Amended and Restated Rules of Procedure</i>	10:00 AM*
March 9, 2026	Regular Meeting	10:00 AM*
April 13, 2026	Regular Meeting	10:00 AM*
May 11, 2026	Regular Meeting	10:00 AM*
June 8, 2026	Regular Meeting	10:00 AM*
July 13, 2026	Regular Meeting	10:00 AM*
August 10, 2026	Regular Meeting	10:00 AM*
September 14, 2026	Regular Meeting	10:00 AM*

**Meetings will convene immediately following the adjournment of the Southern Hills Plantation III CDD meetings, scheduled to commence at 10:00 AM*

**Southern Hills Plantation I Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes No Not Applicable

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes No Not Applicable

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

Chair/Vice Chair: John McCalister
Print Name: John H. McCaskrie

Date: 12.08.25

Southern Hills Plantation I Community Development District

District Manager: CEP S Adams
Print Name: Chuck Adams

Date: 12.08.25

Southern Hills Plantation I Community Development District