

**SOUTHERN HILLS
PLANTATION I**

**COMMUNITY DEVELOPMENT
DISTRICT**

April 13, 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/>

April 6, 2026

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

Board of Supervisors
Southern Hills Plantation I Community Development District

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation I Community Development District will hold a Regular Meeting on April 13, 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 – March 2026
4. Update/Discussion/Consideration: Steadfast Environmental, LLC Items
 - Landscape Maintenance Reports – March 2026
5. Continued Discussion/Update: Conveyance of Pond 5ii
6. Update: Boulevard Mainline Irrigation Line Replacement Project
7. Continued Discussion/Update: Revised Amortization Schedule Removing Escheated Parcels (*under separate cover*)
8. Acceptance of Unaudited Financial Statements as of February 28, 2026
9. Approval of March 9, 2026 Regular Meeting Minutes
10. Other Business
11. Public Comments (*Non-Agenda Items*)
12. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk PLLC*

- Discussion/Update: District Boundaries
- B. District Engineer: *Coastal Engineering Associates, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: May 11, 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)*

13. Supervisors' Requests

14. 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	03/06/2026 -
TECH(S)	Dave Smallridge
JOB #	1076492289

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: Inspected2. L-10AA: Inspected3. L-10BB: Treated Algae4. L-10CC: Treated Algae5. L-9CC: Treated Algae6. L-9II: Treated Algae7. L-8AA: Inspected8. L-8BB: Treated Algae9. L-8CC: Treated Algae10. B1: Inspected11. B2: Inspected12. B3: Inspected13. L-7BB: Treated Algae14. L-5AA: Treated Algae15. L-5GG: Inspected16. L-5II: Treated Algae17. L-5HH: Inspected18. L-210AA: Inspected19. L-200AA : Inspected20. L11AA: Inspected21. 5EE: Inspected22. L12AA: Inspected <p>NOTE: Tournament Practice GC</p>
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Work Order



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

DATE	03/13/2026 -
TECH(S)	Dave Smallridge
JOB #	1075849322

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: Inspected 3. L-10BB: Inspected 4. L-10CC: Treated Algae & Grasses 5. L-9CC: Treated Algae & Grasses 6. L-9II: Inspected 7. L-8AA: Treated Algae 8. L-8BB: Treated Algae & Grasses 9. L-8CC: Treated Algae 10. B1: Treated Algae 11. B2: Inspected 12. B3: Inspected 13. L-7BB: Treated Algae 14. L-5AA: Treated Algae 15. L-5GG: Treated Algae & Grasses 16. L-5II: Treated Algae & Grasses 17. L-5HH: Inspected 18. L-210AA: Inspected 19. L-200AA : Inspected 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	03/27/2026 -
TECH(S)	Dave Smallridge
JOB #	1077344692

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: Inspected2. L-10AA: Inspected3. L-10BB: Treated Algae, Grasses & Trash Pick up4. L-10CC: Treated Algae, Grasses & Trash Pick up5. L-9CC: Treated Algae, Grasses & Trash Pick up6. L-9II: Inspected7. L-8AA: Treated Algae, Grasses & Trash Pick up8. L-8BB: Treated Algae, Grasses & Trash Pick up9. L-8CC: Treated Algae, Grasses & Trash Pick up10. B1: Inspected11. B2: Inspected12. B3: Inspected13. L-7BB: Treated Algae, Grasses & Trash Pick up14. L-5AA: Treated Algae, Grasses & Trash Pick up15. L-5GG: Treated Algae, Grasses & Trash Pick up16. L-5II: Treated Algae, Grasses & Trash Pick up17. L-5HH: Treated Algae, Submersed weeds, Grasses, and Trash Pick up18. L-210AA: Inspected19. L-200AA : Inspected20. L11AA: Inspected21. 5EE: Inspected22. L12AA: Inspected
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**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT**

6

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
FEBRUARY 28, 2026**

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2026**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Wells Fargo	\$ 386,617	\$ -	\$ 386,617
Bank United ICS	45,972	-	45,972
Bank United - 1546	50,000	-	50,000
SBA	109	-	109
Investments			
Revenue - A1	-	657,496	657,496
Revenue - A2	-	329,844	329,844
Reserve - A1	-	192,546	192,546
Reserve - A2	-	63,998	63,998
Prepayment - A1	-	72,321	72,321
Prepayment - A2	-	33,398	33,398
Cost of issuance	-	21,020	21,020
Due from other funds			
General	-	22,613	22,613
Due from Developer	-	697,436	697,436
Assessments receivable - off-roll	-	743,931	743,931
Undeposited funds	54,713	6,412	61,125
Due from other	2,292	-	2,292
Deposits	2,789	-	2,789
Total assets	<u>\$ 542,492</u>	<u>\$ 2,841,015</u>	<u>\$ 3,383,507</u>
LIABILITIES			
Liabilities			
Due to other funds			
Debt service 2011 A1	\$ 14,413	\$ -	\$ 14,413
Debt service 2011 A2	8,200	-	8,200
Due to Developer	37	-	37
Matured bonds payable A2	-	540,000	540,000
Total liabilities	<u>22,650</u>	<u>540,000</u>	<u>562,650</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	-	1,441,367	1,441,367
Total deferred inflows of resources	<u>-</u>	<u>1,441,367</u>	<u>1,441,367</u>
Fund balances			
Restricted for:			
Debt service	-	859,648	859,648
Unassigned	519,842	-	519,842
Total fund balances	<u>519,842</u>	<u>859,648</u>	<u>1,379,490</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 542,492</u>	<u>\$ 2,841,015</u>	<u>\$ 3,383,507</u>

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 104,510	\$ 296,385	\$ 327,836	90%
CDD II shared costs payment	22,401	22,401	44,801	50%
CDD III shared costs payment	20,099	20,099	42,651	47%
Interest & miscellaneous	113	1,722	20,000	9%
Total revenues	<u>147,123</u>	<u>340,607</u>	<u>435,288</u>	78%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	2,000	4,800	9,300	52%
Financial & administrative				
Management	2,500	12,500	30,000	42%
Engineering	195	5,040	8,000	63%
Dissemination agent	208	1,042	2,500	42%
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	750	29%
Bank fees	74	299	600	50%
Annual district filing fee	-	175	175	100%
Website	-	-	790	0%
ADA website compliance	-	-	210	0%
Postage	213	978	500	196%
Office supplies	-	-	500	0%
Legal counsel				
District counsel	3,445	17,252	15,000	115%
Total professional & administrative	<u>8,635</u>	<u>48,854</u>	<u>84,025</u>	58%

**SOUTHERN HILLS PLANTATION I
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
Field operations				
Electric utility services				
Street lights	-	6,698	36,000	19%
Stormwater control				
Aquatic maintenance	228	795	35,000	2%
Lake/pond bank maintenance	7,277	36,385	45,000	81%
Aquatic plant replacement/weeding	-	-	2,500	0%
Drainage maintenance	-	1,195	2,680	45%
Other physical environment				
Insurance: property	-	11,784	14,021	84%
Entry & walls maintenance	-	699	6,400	11%
Landscape maintenance	6,754	33,770	94,500	36%
Holiday decorations	3,750	7,500	7,500	100%
Irrigation repairs & maintenance	480	9,592	15,000	64%
Landscape replacement	1,213	1,753	6,000	29%
Culvert inspection and cleaning	-	-	2,500	0%
Annual mulching	-	6,650	15,000	44%
Conservation area maintenance	-	6,000	53,000	11%
Contingency				
Miscellaneous contingency	-	19	2,500	1%
Total field operations	<u>19,702</u>	<u>122,840</u>	<u>337,601</u>	36%
Other fees and charges				
Tax collector and property appraiser	<u>2,090</u>	<u>16,169</u>	<u>13,660</u>	118%
Total other fees and charges	<u>2,090</u>	<u>16,169</u>	<u>13,660</u>	118%
Total expenditures	<u>30,427</u>	<u>187,863</u>	<u>435,286</u>	43%
Excess/(deficiency) of revenues over/(under) expenditures	116,696	152,744	2	
Fund balance - beginning	<u>403,146</u>	<u>367,098</u>	<u>500,897</u>	
Fund balance - ending	<u>\$ 519,842</u>	<u>\$ 519,842</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 FEBRUARY 28, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments: on-roll	\$ 243,671	\$ 691,039	\$ 764,380	90%
Special assessments: off-roll	-	-	185,983	0%
Assessment prepayment	7,320	60,824	-	N/A
Interest	8,926	19,698	-	N/A
Total revenues	<u>259,917</u>	<u>771,561</u>	<u>950,363</u>	81%
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	4,315	10,261	4,632	222%
Property appraiser	-	23,892	15,925	150%
Tax collector	4,873	13,824	15,925	87%
Total other fees and charges	<u>9,188</u>	<u>47,977</u>	<u>36,482</u>	132%
Total expenditures	<u>9,188</u>	<u>271,857</u>	<u>541,482</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	250,729	499,704	408,881	
Fund balance - beginning	608,919	359,944	382,728	
Fund balance - ending	<u>\$ 859,648</u>	<u>\$ 859,648</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 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.

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

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

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

50

51

52 **FOURTH ORDER OF BUSINESS**

Update/Discussion/Consideration:
Steadfast Environmental, LLC Items

53

54

55 • **Landscape Maintenance Report – February 2026**

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

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

59

60 **FIFTH ORDER OF BUSINESS**

Consideration of Festive Glow Proposals

61

62 **A. Replacement of Permanent Lighting Controller**

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

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

69

70 **B. Replacement of Junction Boxes and Additional Flood Lights**

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

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

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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.

115

116 **NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial
Statements as of January 31, 2026**

117

118

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

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

121 Mr. Pakan asked why the investment funds decreased \$100,000. Mr. Adams stated the

122 funds were used to meet operating expenses before assessment revenues were received.

123

124

**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.**

125

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

129

130 **TENTH ORDER OF BUSINESS****Approval of February 9, 2026 Public Hearing
and Regular Meeting Minutes**

131

132

133 The following changes were made:

134 Line 127: Change "quantify" to "quantity"

135 Line 136: Change "maintenance contractor" to "FDOT's Maintenance Contract
136 Supervisor"

137 Line 136: Insert "not" after "it is"

138 Lines 198 and 204: Change "Dennis" to "the Dentist"

139 Line 200: Change "Dennis" to "the Dentist's"

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

142 Mr. Calamari provided photos of the area and recommended the area be cleaned up. Mr.

143 McCoskrie recalled that he obtained a proposal for a one-and-a-half-day cleanup. He discussed

144 an area of fallen pine trees and a 20' area in need of cleanup near the maintenance shed and

145 stated that he will ask for these to be added to the scope of work.

146

147

148

**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.**

149

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

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

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

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

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

164 Mr. Calamari stated he has not yet inspected the area near Hole #9 where debris was
165 dumped. Mr. McCoskrie stated there is also a concern near the #4 Tee Box, where debris can
166 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.

170
171

ELEVENTH ORDER OF BUSINESS

Other Business

172
173
174

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.

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179

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

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

185

186 **TWELFTH ORDER OF BUSINESS**

Public Comments (non-agenda items)

187

188 No members of the public spoke.

189

190 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

191

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

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

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

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

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

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

- 201 • **NEXT MEETING DATE: April 13, 2026 at 10:00 AM**

- 202 ○ **QUORUM CHECK**

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

205

206 **FOURTEENTH ORDER OF BUSINESS**

Supervisors' Requests

207

208 There were no Supervisors' requests.

209

210 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

211

212 **On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, the**
213 **meeting adjourned at 11:00 a.m.**

214

215

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218

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

219

220

221

222 _____
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 <i>Presentation of FY2027 Proposed Budget</i>	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 McCaskrie
Print Name: John H. McCaskrie

Date: 12.08.25

Southern Hills Plantation I Community Development District

District Manager: Chuck Adams
Print Name: Chuck Adams

Date: 12.08.25

Southern Hills Plantation I Community Development District