

**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 April 13, 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
Brett Sealy (via telephone)	MBS Capital Markets, LLC
Kendall Hahn (via telephone)	MBS Capital Markets, LLC

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.

- **Continued Discussion/Update: Revised Amortization Schedule Removing Escheated Parcels**

This item, previously the Seventh Order of Business, was presented out of order.

Brett Sealy, Managing Partner of MBS Capital Markets, LLC, (MBS), stated MBS was engaged to assist in exploring potentially refinancing the Series 2011A-1 bond, with the existing bondholders' willingness to allow for the refinancing of the bonds based upon the principal excluding the portion that is allocable to the escheated lots. Mr. Sealy distributed and presented a summary of his findings, based on data on the 2011 Trust Estate and noted the following:

- Approximately 229 of 505 assessable lots, related to the 2011A-1 Assessment Area remain vacant developed lots. He thinks the percentage of assessments allocated to vacant developed lots will result in an extremely low probability of a successful private placement.
- While the credit dynamic of 47% of the assessments being allocated to vacant developed lots tends not to be an impediment to a limited public offering, it might impact the ultimate rates and terms due to the previously escheated lots no longer being assessed.
- To the extent that a decision to proceed with refinancing is undertaken, one of the key credit dynamics that should be considered is to what extent any unsold tax certificates or unredeemed tax certificates may be prevalent with the remaining vacant developed lots.

Mr. Sealy discussed the refunding and refinancing considerations in his summary.

Discussion ensued regarding the interest rate used in the model, likelihood of the bonds not receiving an investment grade rating, principal amount, total amount of bonds to be issued, use of funds towards refunding, Debt Service Reserve fund amounts, and costs of issuance.

Mr. Pakan asked for a pro-forma Sources of Use of Funds Statement and a proforma Amortization Schedule for both the \$3.6 million and \$4 million options. He thinks the question is whether the escheated principal should be paid off or refinanced, if refinancing is $4\frac{5}{8}$ or $4\frac{3}{4}$ % and the current rate is 5.8%.

Mr. Sealy voiced his belief that refunding the bonds pertains only to the non-escheated lots principal, and the remaining 335 would drop to 310 after the May payment would be canceled. Ms. Kilinski stated that is her understanding as well, if refunding.

Mr. Sealy will provide the numbers and the Amortization Schedule adjustments.

This item was deferred, pending receipt of the items requested by Mr. Pakan.

THIRD ORDER OF BUSINESS

Update/Discussion/Consideration: Premier Lakes, Inc. Items

- **Lake Maintenance Reports – March 2026**

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

- Grass carp stocking was delayed; delivery will likely be in early May.
- Submerged weed treatments were applied to L5-GG for hydrilla and Illinois Pondweed.
- Algae initially increased and is now well-controlled.

- **Landscape Maintenance Report – March 2026**

It was noted that the Report was not received.

Mr. McCoskrie discussed the need to review and follow the adopted rules, some of which apply to an annual report from the District Engineer related to the ponds and to drainage structures. He distributed and presented the following estimates provided by Steadfast:

- **Panault LLC Invoice #202610072 for Cleaning of Culvert on Summit View Drive**

This item was an addition to the agenda.

Mr. McCoskrie stated, while the Southern Valley Loop culvert seems to be in good condition with low water levels and no sediment, the 48” Summit View Drive culvert has at least 10” to 12” that cannot be visually inspected. When Panault cleaned the culvert last year, there was substantially more sediment, and the cost was approximately \$24,000. This year, the bid addresses removal of an estimated 80 Cubic Yards of sediment.

Mr. McCoskrie stated the invoice does not include repair to the concrete spillway on the east side of the culvert, where creeks have risen during continued rains and water has run underneath the spillway, which might be starting to undermine the concrete spillway.

Mr. Calamari will provide a sketch/drawing and description of the repairs needed.

Mr. McCoskrie suggested scheduling the culvert cleaning before the rainy season.

On MOTION by Mr. McCoskrie and seconded by Mr. Pakan, with all in favor, Panault LLC Invoice #202610072 for Culvert Cleaning, with payment of the 50% deposit, equating to \$14,247.50, was approved.

- **Steadfast Invoice for Southern Valley Loop and Summit View Drive Creek Cleaning**

This item was an addition to the agenda.

Mr. McCoskrie discussed his meeting with Joe Hamilton, of Steadfast. He distributed and presented a diagram with highlighted areas on Southern Valley Loop Creek and Summit View Drive Creek where, four-man crews with chainsaws previously checked the creeks for fallen timber, cleared debris and moved debris impeding flow to the woods away from the creek area.

On MOTION by Ms. Bloomquist and seconded by Mr. Pakan, with all in favor, the Steadfast estimate for Creek Cleaning of both creeks, in the amount of \$2,160, was approved.

- **Outfall Review and Cleaning**

This item was an addition to the agenda.

Mr. McCoskrie discussed the scope of work for outflow structure maintenance of 26 ponds. He thinks \$4,300 is high. The consensus was for Mr. Calamari to perform the Engineering inspection and identify areas in need of cleanup. This item was deferred.

▪ **Lake L-5FF**

This item was an addition to the agenda.

Mr. McCoskrie stated initial bushhogging was performed on the left-hand side of #16. He discussed the \$2,160 estimate for one day crew to hand cut, brush cut and weed eat the steeper area of the southern wall pond bank. This item was deferred pending Mr. Calamari’s inspection.

Discussion ensued regarding the pond, green and fairway; work performed by the golf course; deferred maintenance; and the quantity and location of buildable lots.

Mr. McCoskrie stated that, as of December 31, 2025, there are 457 homes built and 59 under construction, totaling 516. The total number of lots was previously estimated at 827, and 31 are under review. Approximately 300 buildable lots remain, with more in A2 than A1.

Discussion ensued regarding lots owned by the Developer, a shortage of fill dirt, underpinning, and issues on the #4 green.

FIFTH ORDER OF BUSINESS

Continued Discussion/Update: Conveyance of Pond 5ii

Mr. McCoskrie stated it was confirmed that a resident installed improvements on HOA property; three lights are located barely on the CDD’s property line. Ms. Rinaldi stated, once confirmed that the lights were removed from CDD property, Staff can proceed with recording the deed for conveyance. It was noted that the HOA sent a letter to the homeowner.

Ms. Rinaldi stated the CDD can also send a letter related to the three lights if it was not addressed in the HOA letter. Mr. McCoskrie will look into these matters and report his findings.

SIXTH ORDER OF BUSINESS

Update: Boulevard Mainline Irrigation Line Replacement Project

Mr. Ostensen stated he met with Golf Club Superintendent Scott Griffin, who recommends the High Density Polyethylene (HDPE) pipes, rather than the conventional PVC pipes. They discussed the planning process and how Mr. Ostensen determined what to put in a single package for all bidders, without contingencies or extra work orders, for consistency when

comparing bids. Mr. Griffin provided some leads on contractors and suppliers that could be interested in the project and expressed his willingness to share his experience in the future.

This item will remain on the agenda.

Mr. Ostensen was pleased to see the Boulevard issue was patched. In his opinion, the ribbon of paving was well done by the contractor formerly known as Goodwin Brothers.

Mr. Ostensen reported the following:

- More leaks on the main line will be viewed. A2 will be updated as needed.
- Lighting and electrical repairs at the entrance are not completed. Jeb Bennett, of Festive Glow, advised that delivery of the new brass boxes for the connectors to the lights is expected at the end of the month, and work will be scheduled at that time.
- The entrance sign flowers were installed. The sign could not be cleaned before installation, as it was necessary to install the flowers.

Discussion ensued regarding difficulty reaching Mr. Griffin and overdue items.

Mr. Adams stated a new painting/pressure washing contractor is needed.

All streetlights previously reported were repaired; all are currently operational.

SEVENTH ORDER OF BUSINESS

Continued Discussion/Update: Revised Amortization Schedule Removing Escheated Parcels

This item was presented following the Second Order of Business.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2026

Mr. Adams stated \$200,000 was moved into the investment account after the last meeting; it will be reflected in the March financials. The interest rate is in the low 3% range.

Mr. Pakan asked what the "Due from other" General Fund asset on the Balance Sheet pertains to. Mr. Adams will research and provide an update.

A1 and A2 revenue and what happens if principal payments resume, were discussed.

Mr. Pakan noted the \$310,000 on A2 payment is due. How payments will be applied is unknown. Mr. Adams thinks the May 1, 2026 payment and Mr. Sealy's analysis will resolve most issues.

On MOTION by Mr. McCoskrie and seconded by Mr. Tomahosky, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted.

NINTH ORDER OF BUSINESS**Approval of March 9, 2026 Regular Meeting Minutes**

The following changes were made:

Line 157: Change "Gentry" to "Rinaldi"

Line 183: Change "Calamari" to "Ostensen"

On MOTION by Mr. Ostensen and seconded by Mr. McCoskrie, with all in favor, the March 9, 2026 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS**Other Business**

Mr. McCoskrie discussed audit correspondence that the Chair and the District Manager received. Mr. McCoskrie read his response, "I am not aware of any fraud that has occurred which would have affected Southern Hills Plantation I CDD. Furthermore, I am not aware of any other matters that you should be aware of in conducting your 9/30 2025 Audit." Mr. Adams stated that is usually one of the last steps and voiced his opinion that the audit should be finalized soon.

- **Resident request for Fountain in Lake on 16-17 Hole**

This item was an addition to the agenda.

Mr. McCoskrie presented a request from homeowner Tom Mayberry and others to fund a fountain in Lake L5-GG. If the Board lets homeowners pay for a fountain, it must consider installation and maintenance. Mr. Adams stated a Consent to Use Agreement between the CDD and homeowners would make those homeowners responsible for installation based on a specific scope of work and maintaining it. The CDD reserves the right to remove the fountain and cancel the Agreement if breached. All liability is placed on the homeowners and their contractors. If approved, the CDD and Master Association must approve the proposals. Ms. Rinaldi stated, even with homeowner funding, the CDD can also contract with the vendors and manage the permits.

Mr. McCoskrie discussed what appears to be an electrical box near Pond 5GG, that no longer has power. He thinks the homeowners might expect to draw power from it. He asked Staff to provide the discussed information to the homeowners. Mr. McCoskrie stated the 21 lots on Evening Ray Drive are nearly complete; the CDD will be asked to maintain the 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

Ms. Rinaldi discussed recently passed legislation pending the Governor’s signature, including a procedure to recall elected CDD Supervisors and increasing sovereign immunity thresholds from \$200,000 to \$350,000 per claim, with a per incident aggregate limit increase from \$300,000 to \$500,000. The impact on premiums is pending; if signed into law, the change will go into effect on October 1, 2026 for claims from that day forward. An e-bike Task Force was created to provide recommendations to the State, and additional operational requirements were imposed related to shared pathways and permitted speeds when near pedestrians.

Mr. McCoskrie stated he received reports about scooters or bikes running around Lake L7-FF. The situation will be monitored; incidences should be reported.

- **Discussion/Update: District Boundaries**

B. District Engineer: Coastal Engineering Associates, Inc.

There was no report.

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

Mr. Adams stated the Shared Cost Committee will meet. The package was updated and a 10% increase is planned, mainly due to irrigation costs. Mr. Ostensen is the CDD’s representative.

Mr. Pakan asked for A1 and A2 to be broken out on the Income Statement Fund Schedule.

- **NEXT MEETING DATE: May 11, 2026 at 10:00 AM**
 - **QUORUM CHECK**
- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

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. Pakan, with all in favor, the meeting adjourned at 11:12 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair