

Southern Hills Plantation I Community Development District

OFFICE OF THE DISTRICT MANAGER

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<https://southernhillsplantation1cdd.net/>

July 6, 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 July 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. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Berger, Toombs, Elam, Gaines & Frank
 - A. Consideration of Resolution 2026-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
4. Update/Discussion/Consideration: Premier Lakes, Inc. Items
 - Lake Maintenance Reports – June 2026
5. Update/Discussion/Consideration: Steadfast Environmental, LLC Items
 - Landscape Maintenance Report
6. Update: Boulevard Mainline Irrigation Line Replacement Project
7. Continued Discussion: Fiscal Year 2026/2027 Proposed Budget
8. Acceptance of Unaudited Financial Statements as of May 31, 2026
9. Approval of June 8, 2026 Regular Meeting Minutes
10. Other Business
11. Public Comments (*Non-Agenda Items*)

12. 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: August 10, 2026 at 10:00 AM [Adoption of FY2027 Budget and O&M Assessments]

- 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