

**SOUTHERN HILLS
PLANTATION III
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

December 17, 2015

Southern Hills Plantation III
Community Development District
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

December 10, 2015

Board of Supervisors
Southern Hills Plantation III Community Development District

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

Dear Board Members:

A Regular Meeting of the Southern Hills Plantation III Community Development District's Board of Supervisors will be held on **Thursday, December 17, 2015 at 10:00 a.m.**, at the **Southern Hills Plantation Clubhouse**, located at **4200 Summit View Drive, Brooksville, Florida 34601**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments on Agenda Items
3. Approval of **October 15, 2015** Regular Meeting Minutes
4. Consideration of Award of Contract: Landscape, Lake and Dry Retention Area Maintenance
5. Consideration of **Resolution 2016-4**, Authorizing and Approving a Change of Registered Agent and Registered Office and Providing for an Effective Date
6. Other Business
7. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. **NEXT MEETING: January 21, 2016 at 10:00 A.M.**
8. Supervisors' Requests
9. 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

CONFERENCE ID: 8593810

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Southern Hills Plantation III Community Development District was held on **Thursday, October 15, 2015 at 10:33 a.m.** at the Southern Hills Clubhouse, located at 4200 Summit View Drive, Brooksville, FL 34601.

Present and constituting a quorum:

Robert Nelson	Board Supervisor, Vice Chairman
Ellen Johnson	Board Supervisor, Assistant Secretary
Jim Knierim	Board Supervisor, Assistant Secretary

Also present were:

Grady Miars	Board Supervisor, Chairman <i>(via speakerphone)</i>
Clifton Fischer	District Manager, Rizzetta & Company, Inc.
Jennifer Kilinski	District Counsel, Hopping Green & Sams <i>(via speakerphone)</i>
Don Lacey	District Engineer, Coastal Engineering
Pfilip Hunt	Representative, Wrathell, Hunt and Associates, LLC
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Fischer called the meeting to order and read the roll call confirming a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments put forward at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
September 17, 2015**

On a Motion, by Mr. Nelson, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 17, 2015 as presented for Southern Hills Plantation III Community Development District.
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43 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
44 **Maintenance Expenditures for September**
45 **2015**
46

On a Motion by Mr. Nelson, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2015 (\$3,825.53) as presented for Southern Hills Plantation III Community Development District.

47 **FIFTH ORDER OF BUSINESS** **Consideration of Replacement Supervisor**
48
49

The Board asked that this matter be tabled.

51 **SIXTH ORDER OF BUSINESS** **Consideration of District Management**
52 **Agreement**
53
54

Ms. Kilinski recommended that the Board approve the contract as presented.

55
56
On a Motion by Mr. Miars, seconded by Mr. Nelson, with all in favor, the Board of Supervisors approved the contract with Wrathell Hunt for district management services for Southern Hills Plantation III Community Development District.

57 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2016-01,**
58 **appointing Officers**
59
60

61 Mr. Fischer reviewed the slate of officers that were appointed by the Southern Hills I
62 Board. The Board indicated that it would like to have the same officers for this District. It was
63 noted that the resolution would go into affect on November 1, 2015.
64

On a Motion by Mr. Nelson, seconded by Mr. Miars, with all in favor, the Board of Supervisors approved Resolution 2016-01, appointing Grady Miars as Chairman, Robert Nelson as Vice Chairman, Craig Wrathell as Secretary and Treasurer, and Ellen Johnson, Kim Knierim, and Rick Woodville as Assistant Secretaries for Southern Hills Plantation III Community Development District.

65 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2016-02,**
66 **Authorizing Bank Signatories**
67
68

On a Motion by Ms. Johnson, seconded by Mr. Nelson, with all in favor, the Board of Supervisors approved Resolution 2016-02, naming the Treasurer as of November 1, 2015 as the account signatory for Southern Hills Plantation III Community Development District.

71 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2016-03,**
72 **Designating a qualified Public Depository**
73

On a Motion by Ms. Johnson, seconded by Mr. Nelson, with all in favor, the Board of Supervisors approved keeping Wells Fargo as the public depository for Southern Hills Plantation III Community Development District.

74 **TENTH ORDER OF BUSINESS** **Staff Reports**
75
76 A. District Counsel
77 No report.
78
79 B. District Engineer
80 No report.
81
82 C. District Manager
83 Mr. Fischer reminded the Board that the next meeting is scheduled for November
84 19, 2015 at 10:00 a.m.
85
86

87 **ELEVENTH ORDER OF BUSINESS** **Audience Comments and Supervisor**
88 **Requests**
89
90 There were not audience comments or Supervisor Requests put forward that pertained to
91 Southern Hills III.
92

93 **TWELFTH ORDER OF BUSINESS** **Adjournment**
94
95

On a Motion by Ms. Johnson, seconded by Mr. Miars, with all in favor, the Board of Supervisors adjourned the meeting at 10:38 a.m. for Southern Hills Plantation III Community Development District.

96
97
98 _____
99 Assistant Secretary _____
Chairman/Vice Chairman

Southern Hills CDD Landscape Proposal

	Current PAFF	Floralawn		Blue Heron		Girard		PAFF	
		Monthly	Annually	Monthly	Annually	Monthly	Annually	Monthly	Annually
Front Entrance & Medians	\$ 3,875.00	\$ 5,308.00	\$ 63,696.00	\$ 2,657.92	\$ 31,895.00	\$ 5,813.08	\$ 69,757.00	\$ 3,875.00	\$ 46,500.00
Mulch	\$ 6,525.00	\$ 460.00	\$ 5,520.00	\$ 247.33	\$ 2,968.00	\$ 1,125.00	\$ 13,500.00	\$ 543.75	\$ 6,525.00
Annuals (4x's)	\$ 11,450.00	\$ 616.67	\$ 7,400.00	\$ 1,266.67	\$ 15,200.00	\$ 1,488.67	\$ 17,864.00	\$ 1,275.00	\$ 15,300.00
Lake Banks		\$ 4,144.00	\$ 49,728.00	\$ 4,550.00	\$ 54,600.00	\$ 6,104.33	\$ 73,252.00	\$ 4,200.00	\$ 50,400.00
Aquatics	\$ 46,000.00			\$ 3,900.00	\$ 46,800.00	\$ 8,596.00	\$ 103,152.00	\$ -	
Year 1 Total	\$ 67,850.00	\$ 10,528.67	\$ 126,344.00	\$ 12,621.92	\$ 151,463.00	\$ 23,127.08	\$ 277,525.00	\$ 9,893.75	\$ 118,725.00
Year 2 Total		\$ 10,528.67	\$ 126,344.00	\$ 12,621.92	\$ 151,463.00	\$ 23,127.08	\$ 277,525.00		

* The current pricing with PAFF is not a true reflection as the total lakes on property were not included with the CDD.

* Floralawn does not have in house aquatics, referred us to Joe Craig with American Ecosystems. (Joe is now running the aquatics division for Blue Heron.)

* PAFF does not have in house aquatics currently, but will give us a reference for a different aquatics company. I will forward upon receipt.

* Annuals for all are negotiable as to the amount needed and the # of occurances. Current pricing is base on 4 rotations.

* Girard has annuals included in price

RESOLUTION 2016-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING A CHANGE OF REGISTERED AGENT AND REGISTERED OFFICE AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Southern Hills Plantation III Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being entirely situated within Hernando County, Florida; and

WHEREAS, the District has, as required by Statute, previously designated a registered agent and registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), Florida Statutes; and

WHEREAS, the registered agent and registered office has changed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The District's registered agent shall be Craig Wrathell – Wrathell, Hunt and Associates, LLC

Section 2. The District's registered office shall be 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Section 3. In accordance with Section 189.416(2) Florida Statutes, the District's Secretary is required to file certified copies of this resolution with Hernando County and the Florida Department of Economic Opportunity.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2016.

Secretary/Assistant Secretary

Chairman/Vice Chairman