

**MINUTES OF MEETING
SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Southern Hills Plantation III Community Development District held a Regular Meeting on May 9, 2022, at 10:00 a.m., at Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601.

Present at the meeting were:

Robert Nelson (via telephone)	Vice Chair
Ellen Johnson	Assistant Secretary
Margaret Bloomquist	Assistant Secretary
Jim Knierim	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Lauren Gentry (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors Bloomquist, Johnson and Knierim were present. Supervisor Nelson was attending via telephone. Supervisor Miars was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2022-01,
Amending the General Fund Portion of the
Budget for Fiscal Year 2020/2021; and
Providing for an Effective Date**

Mr. Adams presented Resolution 2022-01. He discussed the reasons that it was necessary to amend the Fiscal Year 2021 budget.

On MOTION by Mr. Knierim and seconded by Ms. Bloomquist, with all in favor, Resolution 2022-01, Amending the General Fund Portion of the Budget for Fiscal Year 2020/2021; and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2022-02. He reviewed the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any adjustments. He discussed the landscape maintenance line item and a replanting program on the Boulevard proposed by the Developers.

Discussion ensued regarding the irrigation repairs and zones, replacing dead vegetation, trip hazards and the lack of maintenance along State Road 41.

Mr. Nelson joined the meeting via telephone.

On MOTION by Ms. Johnson and seconded by Mr. Knierim, with all in favor, Resolution 2022-02, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 12, 2022 at 10:00 a.m. at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

- **Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

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

Mr. Adams presented Resolution 2022-04.

On MOTION by Ms. Johnson and seconded by Ms. Bloomquist, with all in favor, Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2022-03. Seats 1, 2 and 3, held by Supervisors Knierim, Nelson and Johnson, respectively, will be up for election.

On MOTION by Mr. Knierim and seconded by Ms. Johnson, with all in favor, Resolution 2022-03, Designating November 14, 2022 at 10:00 a.m., at the Southern Hills Plantation Clubhouse; 4200 Summit View Drive, Brooksville, Florida 34601, as the Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

This item was presented following the Fourth Order of Business.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022. The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of August 9, 2021 Public Hearing and Regular Meeting Minutes

Mr. Adams presented the August 9, 2021 Public Hearing and Regular Meeting Minutes.

On MOTION by Ms. Bloomquist and seconded by Ms. Johnson, with all in favor, the August 9, 2021 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Other Business

There was no other business.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

- **2021 Legislative Updates**
 - I. **Stormwater Management Needs Analysis**
 - **Draft Letter to State of Florida**

Mr. Adams stated, since the CDD does not have a stormwater system, Staff will send a letter acknowledging the Stormwater Management Needs Analysis Report requirement and advising that the CDD does not currently own a stormwater system but, when it acquires and/or constructs one, the Report would be filed immediately.

On MOTION by Mr. Knierim and seconded by Ms. Johnson, with all in favor, authorizing Staff to finalize a submit a letter advising that the CDD does not have a stormwater system, was approved.

II. Prompt Payment Policy

- **Consideration of Resolution 2022-05, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Ms. Gentry presented Resolution 2022-05. The CDD already has a prompt payment policy; however, a few changes were made during the most recent Legislative session. This new policy simply updates the old prompt payment policy and includes language that will keep it automatically updated to comply with any future updates.

On MOTION by Ms. Bloomquist and seconded by Mr. Knierim, with all in favor, Resolution 2022-05, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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

There was no report.

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

I. 0 Registered Voters in District as of April 15, 2022

II. NEXT MEETING DATE: June 13, 2022 at 10:00 a.m.

o QUORUM CHECK

The next meeting will be held on June 13, 2022, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

TWELFTH ORDER OF BUSINESS


Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Knierim and seconded by Mr. Nelson, with all in favor, the meeting adjourned at 10:17 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair