

**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 Public Hearing and Regular Meeting on September 12, 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
Grace Kobitter	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 attended via telephone. Supervisor Miars was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Public Hearing on the Adoption of the
Fiscal Year 2022/2023 Budget**

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

SOUTHERN HILLS PLANTATION III CDD

September 12, 2022

Mr. Adams presented Resolution 2022-06. The proposed Fiscal Year 2023 budget reflects a slight reduction, year-over-year, mainly because the “Repayment CDD I” expense was paid in Fiscal Year 2022. The operating portion of the budget increased but was partially offset by the elimination of the “Repayment CDD I” expense. It is a Developer-contribution budget.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Ms. Johnson and seconded by Mr. Knierim, with all in favor, Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Fiscal Year 2022/2023 Funding Agreement

Mr. Adams presented the Funding Agreement. Asked if it is recorded, Mr. Adams replied no; as it is only an agreement between the CDD and the major Developer/Landowner.

On MOTION by Mr. Knierim and seconded by Ms. Bloomquist, with all in favor, the Fiscal Year 2022/2023 Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2022.

The financials were accepted.

SIXTH ORDER OF BUSINESS

Approval of May 9, 2022 Regular Meeting Minutes

Mr. Adams presented the May 9, 2022 Regular Meeting Minutes.

On MOTION by Ms. Bloomquist and seconded by Ms. Johnson, with all in favor, the May 9, 2022 Regular Meeting Minutes, as presented, were approved.

Other Business

There was no other business.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

Ms. Kobitter stated the Chapter 164 proceedings between the CDD and Southern Hills Plantation I CDD (SHP I) are ongoing. She wanted confirmation that this CDD will participate in the October 3, 2022 joint meeting. Mr. Adams stated the CDD's participation is preferred.

Ms. Bloomquist stated she provided the summary from the last meeting and the Interlocal Agreement to Ms. Johnson and Mr. Knierim, which should be emailed to Mr. Nelson. Mr. Adams noted the multiple exhibits to the Interlocal Agreement as the cost-sharing is based upon developable units and tied to development credits in the Development Credit Agreement.

Mr. Knierim stated Southern Hills Plantation II CDD (SHP II) is advocating for the Golf Club to be part of the Interlocal Agreement; in his opinion, that should not happen as most members are property owners or residents of SHP I and are already included in the Agreement.

Mr. Nelson was asked to attend the October 3, 2022 meeting, in person, as Ms. Johnson will not be able to attend.

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

There was no report.

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

- **NEXT MEETING DATE: October 3, 2022 at 10:00 A.M. [Joint Special Meeting with Southern Hills Plantation I and II CDDs]**
 - **QUORUM CHECK**

NINTH ORDER OF BUSINESS

Supervisors' Requests


There were no Supervisors' requests.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Bloomquist and seconded by Mr. Knierim, with all in favor, the meeting adjourned at 10:09 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair