

**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 February 13, 2023, at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601.

Present at the meeting were:

Jim McGowan	Chair
Bruce Noble	Vice Chair
Ellen Johnson	Assistant Secretary
Margaret Bloomquist	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Lauren Gentry	District Counsel
Jennifer Kilinski (via telephone)	KE Law Group, PLLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors Noble, McGowan, Johnson and Bloomquist were present. Supervisor Miars was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Interlocal Agreement
between Southern Hills Plantation I, II and
III CDDs**

Ms. Kilinski stated Counsel for CDD II advised that the CDD II Board is agreeable to all the proposed changes in the Interlocal Maintenance Agreement, except for the notion that two Committee Members could constitute a quorum if one CDD failed to send a Committee Member for three consecutive meetings. She discussed the administrative changes to the Agreement since it was last presented. She noted that CDD II is now agreeable to paying CDD I \$40,000 by January 31, 2024, which is an improvement over the multi-year rolling repayment

program. The bulk of the changes addressed how the Committee is handled. The Committee can still meet quarterly to discuss how each CDD handles the funding and scope but they do not have the right to change any of the parameters on scope, financials or percentages without each CDD having an opportunity to consider such changes.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, the Interlocal Agreement between Southern Hills Plantation I CDD, Southern Hills Plantation II CDD and Southern Hills Plantation III CDD, in substantial form and subject to any final changes by an authorized Board Member, was approved.

FOURTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2022

The financials were accepted.

FIFTH ORDER OF BUSINESS

Approval of Minutes

Mr. Adams presented the following Meeting Minutes:

A. November 14, 2022 Landowners’ Meeting

The following changes were made:

Lines 14 and 15: Change “Resident” to “Landowner Representative”

Line 21: Change “residents” to “Landowner Representatives”

On MOTION by Mr. McGowan and seconded by Mr. Noble, with all in favor, the November 14, 2022 Landowners’ Meeting Minutes, as amended, were approved.

B. November 14, 2022 Regular Meeting

The following changes were made:

Line 21: Move “Jim McGowan” and “Supervisor-elect” to below Line 13

Line 22: Move “Bruce Noble” and “Supervisor-elect” to below Line 13

On MOTION by Ms. Bloomquist and seconded by Ms. Johnson, with all in favor, the November 14, 2022 Regular Meeting Minutes, as amended, were approved.

C. November 29, 2022 Joint Public Meeting

Mr. Adams presented the September 12, 2022 Public Hearing and Regular Meeting Minutes. The revisions discussed at the CDD I meeting were already made to these minutes.

On MOTION by Ms. Bloomquist and seconded by Ms. Johnson, with all in favor, the November 29, 2022 Joint Public Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Other Business

There was no other business.

SEVENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Kilinski stated the name of her law firm changed to Kilinski | Van Wyk.

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

There was no report.

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

- **NEXT MEETING DATE: March 13, 2023 at 10:00 A.M**
- **QUORUM CHECK**

EIGHTH ORDER OF BUSINESS

Supervisors' Requests


There were no Supervisors' requests.

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chair/Vice Chair