

**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 July 10, 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
Jay Gaines (via telephone)	Auditor

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:01 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**

**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines and Frank**

Mr. Gaines presented the Audited Financial Report for the Fiscal Year Ended September 30, 2022 and noted the pertinent information. There were no findings, recommendations,

deficiencies on internal control or instances of non-compliance; it was an unmodified opinion, also known as a clean audit.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022**

Mr. Adams presentation Resolution 2023-04.

**On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2023-04, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Ratification of Interlocal Agreement**

Mr. Adams presented the Interlocal Agreement between Southern Hills Plantation I CDD, Southern Hills Plantation II CDD and Southern Hills Plantation III CDD.

**On MOTION by Ms. Johnson and seconded by Ms. Bloomquist, with all in favor, the Interlocal Agreement between Southern Hills Plantation I CDD, Southern Hills Plantation II CDD and Southern Hills Plantation III CDD, was ratified.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05, Approving a Proposed Budget for Fiscal Year 2023/2024 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 2023-05. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. This is a Developer-funded budget with expenses funded as they are incurred.

It was noted that the proposed Fiscal Year 2024 budget was not presented by June 15, 2023 as stated in the first paragraph of Resolution 2023-05.

The following change was made to Resolution 2023-05:

Paragraph 1, third line: Delete "prior to June 15, 2023"

**On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2023-05, as amended, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 14, 2023 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

Mr. Adams presented Resolution 2023-06.

**On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2023-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of May 31, 2023**

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2023.

The financials were accepted.

**NINTH ORDER OF BUSINESS**

**Approval of February 13, 2023 Meeting Minutes**

Mr. Adams presented the February 13, 2023 Meeting Minutes.

**On MOTION by Ms. Bloomquist and seconded by Ms. Johnson, with all in favor, the February 13, 2023 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Other Business**

There was no other business.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kilinski|Van Wyk PLLC**

Ms. Gentry noted the firm’s name change to Kilinski|Van Wyk. She discussed recently passed legislation that will require CDD Board Members to complete four hours of ethics training, annually, effective January 1, 2024. Other passed legislation involves changes to retainage requirements related to project completion.

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

There was no report.

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

- **0 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: August 14, 2023 at 10:00 A.M**
  - **QUORUM CHECK**

**TWELFTH ORDER OF BUSINESS**

**Supervisors’ Requests**

There were no Supervisors’ requests.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, the meeting adjourned at 10:16 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair