

**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 13, 2024 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601.

**Present were:**

Jim McGowan	Chair
Ellen Johnson	Assistant Secretary
Margaret Bloomquist	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Grace Kobitter	District Counsel
Joe Calamari	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:03 a.m. Supervisors McGowan, Johnson and Bloomquist were present. Supervisors Noble and Miars were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2024-02,  
Relating to the Amendment of the Annual  
Budget for the Fiscal Year Beginning  
October 1, 2022 and Ending September 30,  
2023; and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-02. It is necessary to amend the annual budget for Fiscal Year 2023 because the CDD exceeded appropriations, which were funded by the Developer. Amending the budget will avoid a finding in the annual audit. Unanticipated legal fees, the cost associated with increasing the scope of services and the contractor change for landscaping services caused the budget to exceed appropriations.

**On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2024-02, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2025 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 2024-03. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

**On MOTION by Mr. McGowan and seconded by Ms. Bloomquist, with all in favor, Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 12, 2024 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.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

**On MOTION by Ms. Bloomquist and seconded by Mr. McGowan, with all in favor, Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2024**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2024. A Resolution will be presented at an upcoming meeting to remove uncollectable receivables related to the bankruptcy many years ago; these will be written off.

The financials were accepted.

**SEVENTH ORDER OF BUSINESS**

**Approval of January 8, 2024 Regular Meeting Minutes**

**On MOTION by Ms. Johnson and seconded by Ms. Bloomquist, with all in favor, the January 8, 2024 Regular Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There was no other business.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Ms. Kobitter discussed the requirement to complete four hours of ethics continuing education by December 31, 2024. She recommended keeping completion documentation.

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

There was no District Engineer report.

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

- **NEXT MEETING DATE: June 10, 2024 at 10:00 A.M**
  - **QUORUM CHECK**

The next meeting will be held on June 10, 2024, unless canceled.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**


There were no Supervisors' requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Johnson and seconded by Mr. McGowan, with all in favor, the meeting adjourned at 10:11 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair