

**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 14, 2025 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601.

Present:

Jim McGowan
Ellen Johnson
Margaret Bloomquist

Chair
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Grace Kobitter
Joe Calamari
Maritza Stonebraker (via phone)

District Manager
District Counsel
District Engineer
Berger, Toombs, Elam, Gains and Frank

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:15 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

Administration of Oath of Office to Elected Supervisors [Ellen Johnson - Seat 3, Grady Miars - Seat 4, Margaret Bloomquist – Seat 5] (the following to be provided under separate cover)

Mr. Adams stated he administered the Oath of Office to incumbents Ellen Johnson and Margaret Bloomquist before the meeting. Both are familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Adams presented Resolution 2025-01.

The results of the Landowners' Election were as follows:

Seat 3	Ellen Johnson	182 Votes	2-Year Term
Seat 4	Grady Miars	183 Votes	4-Year Term
Seat 5	Margaret Bloomquist	183 Votes	4-Year Term

On MOTION by Ms. Bloomquist and seconded by Ms. Johnson, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2025-02.

The following slate was nominated:

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

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Chesley "Chuck" Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Johnson and seconded by Ms. Bloomquist, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gains and Frank

Ms. Stonebraker noted the pertinent information in the Audited Financial Report for the Fiscal Year Ending September 30, 2023. It was a clean audit; there were no findings, recommendations, deficiencies on internal control or instances of noncompliance.

Mr. McGowan asked if the District received a notice of noncompliance since the audit was not submitted timely to the State. Mr. Adams replied affirmatively; however, the lateness had no impact.

In response to a question, Ms. Stonebraker stated her office just received the District's payment for the Fiscal Year 2023 Audit and started work on the Fiscal Year 2024 Audit this week, which she anticipates being completed in two weeks.

A. Consideration of Resolution 2025-03, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

On MOTION by Ms. Bloomquist and seconded by Ms. Johnson, with all in favor, Resolution 2025-03, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Kilinski|Van Wyk PLLC Fee Increase

Ms. Kobitter presented Kilinski|Van Wyk PLLC's letter requesting a two-structure fee increase effective October 1, 2025 and January 1, 2027. She noted that the legal fees have not changed since 2021; the new fees align with the rates for the firm's current clients.

On MOTION by Mr. McGowan and seconded by Ms. Bloomquist, with all in favor, the Kilinski|Van Wyk PLLC Fee Increase, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 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 2025-04. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is a Developer-funded budget.

On MOTION by Ms. Johnson and seconded by Ms. Bloomquist, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 11, 2025 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.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Adams presented Resolution 2025-06. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This is an updated version of the Agreement.

On MOTION by Mr. McGowan and seconded by Ms. Bloomquist, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Hernando County Property Appraiser Interlocal Uniform Collection Agreement

Mr. Adams presented the Hernando County Property Appraiser Interlocal Uniform Collection Agreement.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, the Hernando County Property Appraiser Interlocal Uniform Collection Agreement, was approved.

TWELFTH ORDER OF BUSINESS**Update: Interlocal Agreement Committee Meeting**

- **Approval of Committee Recommendation for Annual Costs for Fiscal Year 2026**

Mr. Adams stated that the shared costs proforma data was incorporated into the Fiscal Year 2026 budget.

On MOTION by Ms. Johnson and seconded by Ms. Bloomquist, with all in favor, the Committee Recommendation for Annual Costs for Fiscal Year 2026, was approved.

THIRTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of May 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2025.

The financials were accepted.

FOURTEENTH ORDER OF BUSINESS**Approval of Minutes****A. August 22, 2024 Public Hearing and Regular Meeting**

On MOTION by Ms. Bloomquist and seconded by Ms. Johnson, with all in favor, the August 22, 2024 Public Hearing and Regular Meeting Minutes, as presented, was approved.

B. November 14, 2024 Landowners' Meeting

On MOTION by Ms. Johnson and seconded by Ms. Bloomquist, with all in favor, the November 14, 2024 Landowners' Meeting Minutes, as presented, was approved.

FIFTEENTH ORDER OF BUSINESS**Other Business**

There was no other business.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

Ms. Kobitter reminded the Board Members to file Form 1 by July 1, 2025 and to complete the required four hours of ethics training by December 31, 2025.

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, 2025**

There were no registered voters residing within the District as of April 15, 2025.

- **NEXT MEETING DATE: August 11, 2025 at 10:00 AM**
 - **QUORUM CHECK**

SEVENTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

EIGHTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Bloomquist and seconded by Ms. Johnson, with all in favor, the meeting adjourned at 10:31 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair