

**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 October 1, 2025 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601.

Present:

Bruce Noble
Ellen Johnson
Margaret Bloomquist

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

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

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 10:00 a.m.

Supervisors Noble, Johnson and Bloomquist were present. Supervisors McGowan 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 Supervisor Grady Miars [Seat 4], (the following to be provided under separate cover)

This item was deferred.

- 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 2026-01, Electing and Removing Officers of the District, and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines and Frank

Ms. Stonebreaker presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

- A. **Consideration of Resolution 2026-02, Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024**

On MOTION by Ms. Bloomquist and seconded by Mr. Noble, with all in favor, Resolution 2026-02, Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

Ms. Stonebreaker left the call.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Ratifying the Action of the District

Manager in Re Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2025/2026; Amending Resolution 2025-04 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2026-03.

On MOTION by Mr. Noble and seconded by Ms. Bloomquist, with all in favor, Resolution 2026-03, Ratifying the Action of the District Manager in Re Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2025/2026; Amending Resolution 2025-04 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget

- A. **Proof/Affidavit of Publication**
- B. **Consideration of Resolution 2026-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams presented Resolution 2026-04. The proposed Fiscal Year 2026 budget is unchanged from when it was last presented. This continues to be a Developer-contribution budget, with expenses paid as they are incurred.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Noble and seconded by Ms. Johnson, with all in favor, Resolution 2026-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Funding Agreement

On MOTION by Ms. Johnson and seconded by Ms. Bloomquist, with all in favor, the Fiscal Year 2026 Funding Agreement, was approved.

NINTH ORDER OF BUSINESS

Consideration of Special Districts Performance Measures and Standards Reporting FY2026

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Johnson and seconded by Mr. Noble, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to FY2025 Special Districts Performance Measures and Standards Reporting**

Mr. Adams noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Noble and seconded by Ms. Johnson, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

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

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of July 14, 2025 Regular Meeting Minutes

On MOTION by Ms. Bloomquist and seconded by Mr. Noble, with all in favor, the July 14, 2025 Regular Meeting Minutes, as presented, was approved.

TWELFTH ORDER OF BUSINESS

Other Business

There was no other business.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kilinski | Van Wyk PLLC**
- B. District Engineer: Coastal Engineering Associates, Inc.**
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC**
 - **NEXT MEETING DATE: October 13, 2025 at 10:00 AM**
 - **QUORUM CHECK**

The October 13, 2025 meeting will be cancelled.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

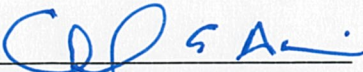
No members of the public spoke.

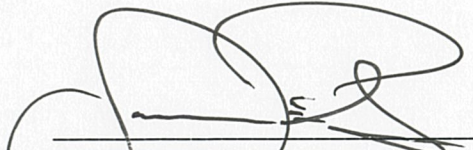
SIXTEENTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair