

Southern Hills Plantation III Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

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<https://southernhillsplantation3cdd.net/>

August 3, 2026

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Southern Hills Plantation III Community Development District

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation III Community Development District will hold Public Hearings and a Regular Meeting on August 10, 2026 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisor Grady Miars [Seat 4] *(the following to be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/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
4. Consideration of Resolution 2026-01, Electing and Removing Officers of the District, and Providing for an Effective Date
5. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
6. Consideration of Fiscal Year 2027 Funding Agreement

7. Public Hearing on the Adoption of the Amended and Restated Rules of Procedure
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2026-10, Adopting Amended and Restated Rules of Procedure; and Providing a Severability Clause; and Providing an Effective Date
8. Acceptance of Unaudited Financial Statements as of June 30, 2026
9. Approval of June 8, 2026 Regular Meeting Minutes
10. Other Business
11. Staff Reports
 - A. District Counsel: *Kilinski | Van Wyk PLLC*
 - B. District Engineer: *Coastal Engineering Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 14, 2026 at 10:00 AM
 - QUORUM CHECK

SEAT 1	JIM MCGOWAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	BRUCE NOBLE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	ELLEN JOHNSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	GRADY MIARS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARGARET BLOOMQUIST	☐ IN PERSON	☐ PHONE	☐ NO
 - Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*
12. Supervisors' Requests
13. Public Comments
14. Adjournment

If you have any questions or comments, please contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903