

# SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

May 12, 2015 Special Meeting

## *Minutes of the Special Meeting*

The Special Meeting of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on Tuesday, May 12, 2015 at 11:00 pm at the Southern Hills Clubhouse, located at 4200 Summit View Drive, Brooksville, FL 34601.

### **1. CALL TO ORDER/ROLL CALL**

Mr. Lamb called the Special Meeting of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on Thursday, May 12, 2015 at 11:00 a.m.

Mr. Lamb then swore in and administered the Oath of Office to Derrick Rushnell and went over requirements and paperwork with him.

Board Members Present and Constituting a Quorum:

Lance Ponton	Chairman
Devon Rushnell	Vice Chairman
Derrick Rushnell	Supervisor
Chuck Maynard	Supervisor

Staff Members Present:

Brian Lamb	Meritus
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One audience member

### **2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

### **3. BUSINESS ITEMS**

#### **A. Ratification of Insurance Policy**

Mr. Lamb went over this in detail with the Board. He stated they would look to ratify the action of the Chairman to purchase the insurance policy and also authorize the District to reimburse for those expenses which were \$4,551.72. (The complete discussion is available on recording)

MOTION TO:	Ratify the insurance policy and authorize reimbursement for the purchase of the \$4,551.72.
MADE BY:	Supervisor Ponton
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

#### **B. Consideration of Resolution 2015-01; Adopting Fiscal Year 2016 Proposed Budget & Setting Public Hearing**

Mr. Lamb Discussed this with the Board. The Public Hearing will be set for the August meeting date.

MOTION TO:	Approve Resolution 2015-01.
MADE BY:	Supervisor Ponton
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**C. Annual Disclosure of Qualified Electors**

Mr. Lamb went over this with the Board.

**D. Consideration of Resolution 2015-02; Appointment of District General Counsel**

*This agenda item was moved down after the other Resolutions were discussed*

**E. General Matters of the District**

Mr. Lamb went over with the Board the suspension of services from the previous Management Company. The Chairman received approximately two months ago a letter from Rizzetta & Company noticing a suspension of services. Mr. Lamb explained that essentially that the way this would work is they could re-negotiate with Rizzetta & Company and reinstate those services or to the degree that you are looking to move in a different direction with a service provider it would be recommended that they actually terminate pursuant to the contract the services for management services. He also explained that termination is a different action than suspending.

MOTION TO:	Terminate services with Rizzetta & Company.
MADE BY:	Supervisor Ponton
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Mr. Lamb went on to say that this typically requires a 60 day notice but with suspension in place if was not sure if they would look for payment or not and stated they would work through that as they progress.

The Chairman reached out to Meritus and Mr. Lamb stated they would be happy to provide services and stated they brought a form of a contract and a Resolution. This would be approved subject to review by Counsel and the Chairman.

Brian Lamb stated that Resolution 2015-03 would be to appoint Meritus Districts as District Manager, Financial Consultant and Designated Investment Representative with a form of the contract.

MOTION TO:	Approve Resolution 2015-03 subject to review by Chairman and or any Interim Counsel.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Ponton
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Mr. Lamb explained Resolution 2015-04 as Transfer Registered Agent Responsibility with Dept. of Economics Opportunity to Brian Lamb and Meritus.

MOTION TO:	Approve Resolution 2015-04.
MADE BY:	Supervisor Ponton
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Mr. Lamb explained Resolution 2015-05 as Transfer Funds to an Appropriate and Qualified Public Depository and that typically SunTrust is used.

MOTION TO:	Approve Resolution 2015-05 appointing SunTrust as Qualified Public Depository.
MADE BY:	Supervisor Ponton
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Mr. Lamb explained Resolution 2015-06 as the Authorize Signatories on Account. He stated that typically three people are used as signatories, i.e. The Chairman, Secretary and Treasurer.

MOTION TO:	Approve Resolution 2015-06.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Ponton
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Mr. Lamb went over Resolution 2015-07 and stated it authorizes Staff to make payments.

MOTION TO:	Approve Resolution 2015-07.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Ponton
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Mr. Lamb went over Resolution 2015-08; Re-Designating Officers. The Chair will be Lance Ponton, Vice Chair will be Devon Rushnell, Brian Lamb will be Secretary, Robert Rios will be Treasurer, Brian Howell will be Assistant Secretary and the Balance of the Board will serve as Assistant Secretaries as well.

MOTION TO:	Approve Resolution 2015-08 as stated.
MADE BY:	Supervisor Ponton
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

MOTION TO:	Authorize Chair and Staff to work with District Counsel in negotiating any contractual arrangements that this District might have albeit a normal agreement or bond indentures.
MADE BY:	Supervisor Ponton
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

There was included in the agenda packet another firm to provide legal services. It was recommended to look at a couple of different firms and to authorize a member of the Board to negotiate the terms of the final engagement letter and bring that back for ratification.

MOTION TO:	Allow Chair and District Manager to seek other proposals for District Counsel.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Ponton
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

MOTION TO:	Recess for five (5) minutes.
MADE BY:	Supervisor Ponton
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**4. STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

**5. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS**

**6. ADJOURNMENT**

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

- Chairman**
- Vice Chairman**

**Title:**

- Secretary**
- Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

