

**Southern Hills Plantation II Community Development District
Board of Supervisors**

□ Matt Pallardy, Chairperson
□ John Franz, Vice Chairperson
□ Cheryl Bernal, Assistant Secretary
□ Wesley Jones, Assistant Secretary
□ Brian Spivey, Assistant Secretary

□ Debby Wallace, District Manager
□ Michelle T. Reiss, District Counsel
□ Joe Calamari, District Engineer

Regular Meeting Agenda
Friday, August 15, 2025 – 10:30 a.m.

Teams Meeting Information

Meeting ID: 264 308 563 251

Passcode: phSszc

[Join the meeting now](#)

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

- 1. Call to Order/Roll Call**
- 2. Public Comment on Agenda Items (*Comments limited to three (3) minutes per speaker*)**
- 3. Public Hearings**
 - A. Fiscal Year 2026 Budget**
 - i. Motion to Open Public Hearing
 - ii. Public Comments
 - iii. Motion to Close Public Hearing
 - iv. Consideration of Resolution 2025-05; Adopting Fiscal Year 2026 Budget
 - B. Levy of O&M Assessments**
 - i. Motion to Open Public Hearing
 - ii. Public Comments
 - iii. Motion to Close Public Hearing
 - iv. Consideration of Resolution 2025-06; Levying O&M Assessment for Fiscal Year 2026
- 4. Business Items**
 - A. Consideration of Resolution 2025-07 Assistant Secretary
 - B. Consideration of Resolution 2025-08 Fiscal Year 2026 Meeting Schedule
 - C. Consideration of Campus Suites Proposal for Website Services
 - D. Consideration of Goals & Objectives
- 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. Consent Agenda**
 - A. Consideration of Board of Supervisors' Minutes of the June 13, 2025 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures from June 2025
 - C. Acceptance of the Financials and Approval of the Check Register June 2025
 - D. Acceptance of the Fiscal Year 2024 Audit

District Office:

Inframark, Community Management Services
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Meeting Location:

Cascades Clubhouse
5459 Cotillion Blvd,
Brooksville, Florida 34601

- 7. Board of Supervisors' Requests and Comments**
- 8. Public Comments**
- 9. Adjournment**

The next CDD Meeting is scheduled for Friday, September 12, 2025, at 10:30 a.m.

District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
954-603-0033

Meeting Location:

Cascades Clubhouse
5459 Cotillion Blvd,
Brooksville, Florida 34601