

**SOUTHERN HILLS PLANTATION II  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
SPECIAL MEETING  
MARCH 11, 2016**

**SOUTHERN HILLS PLANTATION II  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
MARCH 11, 2016 AT 11:00 a.m.**

Southern Hills Plantation II  
4200 Summit View Drive, Brooksville, FL 34601

<b>District Board of Supervisors</b>	Chairman	Lance Ponton
	Vice Chairman	Devon Rushnell
	Supervisor	Eric Davidson
	Supervisor	Chuck Maynard
	Supervisor	Derrick Rushnell
<b>District Manager</b>	Meritus	Brian Lamb
<b>District Attorney</b>	Fletcher & Fischer	Leigh Fletcher
<b>District Engineer</b>	Coastal Engineering	Don Lacey

*All cellular phones and pagers must be turned off while in the meeting room*

**The District Agenda is comprised of four different sections:**

The meeting will begin at **11:00 a.m.** with the first section called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The sixth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINISTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

March 11, 2016

Board of Supervisors  
**Southern Hills Plantation II**

Dear Board Members:

The Special Meeting of the Board of Supervisors of the Southern Hills Plantation II Community Development District will be held on **Friday, March 11, 2016 at 11:00 a.m.** at the Southern Hills Clubhouse, located at 4200 Summit View Drive, Brooksville, FL 34601. Included below is the agenda:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 4. CONSENT AGENDA**
  - A. Consideration of 2016-01; Re-Designating Officers .....Tab 01
  - B. Consideration of Minutes of the Board of Supervisors Meeting August 20, 2015 .....Tab 02
- 5. BUSINESS ITEMS**
  - A. Matters Relating to Bonds and Delinquencies
  - B. General Matters of the District
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



Brian Lamb  
District Manager

**RESOLUTION 2016-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Southern Hills Plantation II Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hernando County, Florida; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

**WHEREAS**, the Board now desires to re-designate certain Officers.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT THAT:**

- Section 1.** \_\_\_\_\_ is appointed Chairman.  
\_\_\_\_\_ is appointed Vice Chairman.  
Brian Lamb \_\_\_\_\_ is appointed Secretary.  
Walter X. Morales \_\_\_\_\_ is appointed Treasurer.  
Brian Howell \_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.

**Section 2.** All prior designations which are inconsistent with the designations herein are forthwith rescinded.

**Section 2.** This Resolution shall become effective on March 11, 2016.

**PASSED AND ADOPTED THIS 11<sup>TH</sup> DAY OF MARCH, 2016.**

**SOUTHERN HILLS PLANTATION II  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

**SOUTHERN HILLS PLANTATION II COMMUNITY  
DEVELOPMENT DISTRICT**

**August 20, 2015 Regular Meeting and Public Hearing**

***Minutes of the Regular Meeting and Public Hearing***

The Regular Meeting and Public Hearing of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on Thursday, August 20, 2015 at 2:00 pm at the Southern Hills Clubhouse, located at 4200 Summit View Drive, Brooksville, FL 34601.

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

Mr. Joines called the Regular Meeting and Public Hearing of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on Thursday, August 20, 2015 at 2:05 p.m.

Board Members Present and Constituting a Quorum:

Lance Ponton	Chairman
Derrick Rushnell	Supervisor
Chuck Maynard	Supervisor
Eric Davidson	Supervisor

Staff Members Present:

Ken Joines	Meritus
Leigh Fletcher	District Counsel

One audience member

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

There were no audience questions or comments.

**3. STAFF REPORTS**

**A. District Counsel**

District Counsel Leigh Fletcher informed the Board that on September 30, 2015 there will be a case management hearing for the foreclosure. Ms. Fletcher has found that a new title search will need to be done and will run about \$1,500.00. Ms. Fletcher will see if other parcels can be added to the title search and added into foreclosure process. *(Entire discussion available on audio)*

MOTION TO:	Approve getting title search subject to funding.
MADE BY:	Supervisor Ponton
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. District Engineer**

**C. District Manager**

**4. PUBLIC HEARING ON FISCAL YEAR 2016 PROPOSED BUDGET**

**A. Open Public Hearing on Fiscal Year 2016 Proposed Budget**

MOTION TO:	Open Public Hearing on Fiscal Year 2016 Proposed Budget.
MADE BY:	Supervisor Maynard
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. Staff Presentations**

Management reviewed the main portions of the budget and noted that it is the same as FY 2015 and that assessments will remain the same.

**C. Public Comment**

The owner present had questions about the aquatics and the foreclosures. It was noted that there was an agreement with the HOA for the aquatics contract and the landscaping contract with CDD I. The owner requested a copy of the budget. (*Entire discussion available on audio*)

**D. Close Public Hearing on Fiscal Year 2016 Proposed Budget**

MOTION TO:	Close the Public Hearing on Fiscal Year 2016 Proposed Budget.
MADE BY:	Supervisor Ponton
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**E. Consideration of Resolution 2015-09; Adopting Fiscal Year 2016 Budget**

MOTION TO:	Approve Resolution 2015-09 as proposed in substantial form and subject to review of records from Rizzetta and funding agreement.
MADE BY:	Supervisor Ponton
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**5. CONSENT AGENDA**

**A. Consideration of 2015-2016 Developer Funding Agreement**

MOTION TO:	Approve the Developer Funding Agreement in Substantial Form.
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 2015-10; Imposing Special Assessments**

MOTION TO:	Approve Imposing Special Assessments in Substantial Form Subject to Counsel Review and Revision.
MADE BY:	Supervisor Ponton
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**C. Consideration of Resolution 2015-11; Setting FY 2016 Meeting Schedule**

MOTION TO:	Approve Resolution 2015-11: Setting FY 2016 Meeting Schedule.
MADE BY:	Supervisor Maynard
SECONDED BY:	Supervisor Ponton
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**D. Consideration of Minutes of the Board of Supervisors Meeting May 12, 2015**

MOTION TO:	Approve May 12, 2015 meeting minutes.
MADE BY:	Supervisor Ponton
SECONDED BY:	Supervisor Maynard
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**6. BUSINESS ITEMS**

**A. General Matters of the District**

**7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

**8. ADJOURNMENT**

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



*\*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*

