

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
SPECIAL MEETING
SEPTEMBER 21, 2016**

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT AGENDA
SEPTEMBER 21, 2016 AT 10:00 a.m.**

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

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Lance Ponton Devon Rushnell Eric Davidson Chuck Maynard Derrick Rushnell
District Manager	Meritus	Brian Lamb
District Attorney	Fletcher & Fischer	Leigh Fletcher
District Engineer	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 **10:00 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.

September 21, 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 **Wednesday, September 21, 2016 at 10:00 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. BUSINESS ITEMS**
 - A. Authorization to Declare Delinquency and Start Foreclosure Actions on Additional Lots – Per Trustee’s Direction
 1. Trustee LetterTab 01
 - B. Authorization of CDD Representation with Authorization at Upcoming Court Proceedings
 - C. General Matters of the District
- 5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 6. 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

August 30, 2016

Leigh Kellett Fletcher, Esq.
Fletcher & Fischer P.L.
501 E. Kennedy Boulevard, Suite 802
Tampa, FL 33602

**Re: \$3,610,000 Southern Hills Plantation II Community Development District
(City of Brooksville, Florida) Capital Improvement Revenue Bonds, Series
2004**

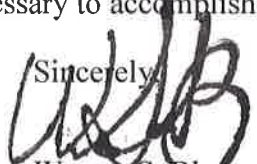
Dear Leigh:

As you are aware, we represent U.S. Bank National Association in its capacity as Trustee under that certain Master Trust Indenture dated as of December , 2004 (the "Master Indenture") between the Southern Hills Plantation II Community Development District (the "District") and the Trustee, as amended and supplemented by a First Supplemental Trust Indenture dated as of December 1, 2004 (the "Supplemental Indenture" and collectively with the Master Indenture, the "Indenture") between the District and the Trustee. Capitalized terms not otherwise used in this letter shall have the terms assigned to them in the Indenture.

We are writing to you in your capacity as the counsel for the District. The Trustee has received direction from the beneficial holder of 100% of the subject Bonds, HCI Property Interests, LLC (the "Bondholder") regarding the District's ongoing foreclosure lawsuit against Boomerang SH, LLC ("Boomerang") for non-payment of Special Assessments. The Bondholder has directed the following delinquent real property also owned by Boomerang be added to the foreclosure lawsuit:

"Lots 192 through 281, Lots 283 through 327, Lots 329 through 344, and Lots 346 through 382 of CASCADES AT SOUTHERN HILLS PLANTATION, PHASE 2, according to the map or plat thereof as recorded in Plat Book 37, Page 38, of the Public Records of Hernando County, Florida."

Please take whatever action is necessary to accomplish this direction.

Sincerely,

Warren S. Bloom

cc: Trustee
HCI