

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

February 10, 2017 Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on Friday, February 10, 2017 at 10:30 am at the Southern Hills Clubhouse, located at 4200 Summit View Drive, Brooksville, FL 34601.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on Friday, February 10, 2017 at 10:30 a.m.

Board Members Present and Constituting a Quorum:

Devon Rushnell	Vice Chairman
Chuck Maynard	Supervisor
Matt Pallardy	Supervisor
Jon Franz	Supervisor

Staff Members Present:

Brian Lamb	District Manager
Leigh Fletcher	District Counsel

Wesley Jones
Lance Ponton
Frank Valenti

2. OATH OF OFFICE FOR THE NEWLY APPOINTED SUPERVISORS

Mr. Lamb stated that he has all of the Oaths of Office for the new supervisors on file.

3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no residents present.

4. STAFF REPORTS

A. District Counsel

Ms. Fletcher reviewed Sunshine Laws with the Board.

B. District Engineer

C. District Manager

5. BUSINESS ITEMS

A. Consideration of Resolution 2017-01; Canvassing and Certifying the Results of the December 28, 2016 Landowners' Election

Mr. Lamb reviewed the resolution with the Board and stated that he has the original proxies from the landowner election in hand: Devon Rushnell received 567 votes, Matt Pallardy 341 received votes, and Jon Franz received 341 votes. The terms are four years for Devon Rushnell, four years for Matt Pallardy, and two years for Jon Franz.

MOTION TO:	Approve Resolution 2017-01.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration of Resolution 2017-02; Re-Designating Officer of the District

Mr. Lamb explained the resolution. He went over the officer positions and their responsibilities and asked if there are any questions from the Board; he also went over some different procedures that the Board could use to nominate officers.

MOTION TO:	Approve Resolution 2017-02 with Devon Rushnell as Chair, Matt Pallardy as Vice Chair, the remaining Board members as Assistant Secretaries, and Meritus staff retaining their positions as Secretary, Treasurer, and Assistant Treasurer.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Maynard
DISCUSSION:	There was a question about which position would be writing checks vs. signing.
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Review of Interlocal Agreement

Mr. Lamb explained the Interlocal Agreement. The Board had a question about a payment to the previous management company, and Ms. Fletcher answered the question and discussed why the District needs clarity from the other parties involved regarding some of the items in the Interlocal

Agreement. Ms. Fletcher answered more questions from the Board. Mr. Lamb then discussed some of the financial details. Ms. Fletcher went over some of the legal details.

The full discussion is available on audio.

MOTION TO:	Appoint four members of the Board to the Audit Committee—Devon Rushnell, Matt Pallardy, Chuck Maynard, and Jon Franz—and authorize management staff to advertise the committee meetings.
MADE BY:	Supervisor Pallardy
SECONDED BY:	Supervisor Devon Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

The Board agreed to hold an Audit Committee meeting on Wednesday, March 1, 2017 at 10:00 a.m. at the Southern Hills Clubhouse, subject to availability.

Mr. Lamb, Ms. Fletcher, and the Board continued to discuss the Audit and Interlocal Agreement. Mr. Lamb said he will give the State an update about the progress of the Audit based on what the Board has decided in the meeting today.

MOTION TO:	Have District Counsel continue to make reasonable efforts to try to obtain the exhibits in the Interlocal Agreement, and have the District Manager work with other District Managers to determine a date that there can be an open discussion with the other Districts about the Interlocal Agreement.
MADE BY:	Supervisor Pallardy
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Review of Management Services Contract

Ms. Fletcher said that the Board would like to seek proposals from available district management providers, including the current provider, in an effort to be fiscally responsible. Mr. Lamb went over the District's current Management Services Contract with Meritus.

MOTION TO:	Put out a RFQ for management companies and a RFQ for District Engineers.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	There was a question from the Board about how much is owed to the District Engineer, and Mr. Lamb answered the question. There was also a discussion about RFPs vs. RFQs. Ms. Fletcher will send out for RFQs. Ms. Fletcher clarified that the Audit cannot be included in the motion because audits have their own sets of rules and procedures.
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Ms. Fletcher explained the RFQ process to the Board.

E. Review of FY 2017 Meeting Schedule

F. Discussion on Accounts Payable and Operations Collections Status

Mr. Lamb discussed the expenses that the District should focus on in regards to accounts payable and collections. Ms. Fletcher further clarified some financial and legal details. Ms. Fletcher also talked about foreclosure decisions made by previous Boards.

MOTION TO:	Have District Counsel work with the District Manager, and upon review of the new title, amend the O&M complaint as needed.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

MOTION TO:	Have District Counsel and Direct Manager work together to provide the Tax Collector with evidence of any outstanding O&Ms for the 26 lots that are subject to tax deed foreclosure on March 1, 2017.
MADE BY:	Supervisor Maynard
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

G. Discussion on Engineer Suspending Services
H. General Matters of the District

6. CONSENT AGENDA

- A. Consideration of Operations and Maintenance Expenditures May 2016**
- B. Review of Financial Statements Month Ending March 31, 2016**

7. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Devon Rushnell
SECONDED BY:	Supervisor Maynard
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 5-12-17.

Signature

Devon S. Rushock

Printed Name

Title:

☒ Chairman

☐ Vice Chairman

Signature

Brian Lamb

Printed Name

Title:

☒ Secretary

☐ Assistant Secretary



Recorded by Records Administrator

Bethany G. Gifford

Signature

5-19-17

Date