

RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the Southern Hills Plantation II Community Development District, for the Fiscal Year 2019, shall be held as provided on the schedule, which is attached hereto and made a part heretofore, as Exhibit A.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Hernando County and the Florida Department of Community Affairs, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10th DAY OF AUGUST, 2018.

**SOUTHERN HILLS PLANTATION II
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

**SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

FISCAL YEAR 2018/2019

May	10, 2019	10:30 a.m.
August	09, 2019	10:30 a.m.

All meetings will convene at 10:30 a.m. at the Sales Office of Inland Homes at Cascades at Southern Hills, located at 19790 Southern Hills Blvd., Brooksville, FL 34601.

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

July 13, 2018 Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on **Friday, July 13, 2018 at 10:30 a.m.** at the Southern Hills Clubhouse, located at 4200 Summit View Drive, Brooksville, FL 34601.

1. CALL TO ORDER/ROLL CALL

Eric Davidson called the Continued Meeting of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on **Friday, July 13, 2018 at 10:30 a.m.**

Board Members Present and Constituting a Quorum:

Devon Rushnell	Chairman	
Matt Pallardy	Supervisor	
Jon Franz	Supervisor	
Chuck Maynard	Supervisor	via conference call

Staff Members Present:

Eric Davidson	Meritus
Scott Clark	District Counsel
Joe Calamari	District Engineer

There were several members of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

MOTION TO:	Move on from the public comments.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

3. BUSINESS ITEMS

A. Discussion of Reimbursement of Prior Accounts Paid under the Interlocal Agreement

Mr. Davidson went over the payments that are due regarding the interlocal agreement. There is an exhibit that is missing. Mr. Clark stated that one of the requirements of the agreement was that it be recorded, but it was never recorded. Mr. Clark continued to go over his findings regarding the agreement with the Board. The Board discussed the findings.

The full discussion is available on audio recording.

Mr. Clark stated that he will send a letter to CDD I to request a full copy of the agreement as recorded and a full accounting of what was spent under the agreement. Mr. Davidson is going to pull the amount that has already been sent to Southern Hills Plantation I.

MOTION TO:	Direct Counsel to write a letter to CDD I demanding documents related to the interlocal agreement.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration of Assessment for the Spine Road Connecting Phase One with Phases Two, Three, and Four

The Board stated that they are waiting on a second proposal from Coastal. They will revisit this item at the next meeting.

C. Discussion of Declaration of Easement Granted by Boomerang SH, LLC

D. Clarify Ownership of Tract "L" in Phase Two

Mr. Clark went over the Boomerang Easement and Tract L in Phase Two with the Board. The Board asked some questions, and Mr. Clark answered.

The full discussion is available on audio recording.

E. Coordinate Meeting with the City of Brooksville to Discuss Future Development Plans

F. Discussion of Status for Permits for Phases Two, Three, and Four

Mr. Calamari stated that the water and sewer permits may need to be redone because they are expiring. The Board requested for him to create a report of what is expiring for each phase.

G. Discussion of the District’s D&O Insurance Policies in Place from 2011-2014

Mr. Davidson stated that his understanding was that the policy was cancelled during that time frame because they had no money. The Board has had a policy since 2015. Mr. Davidson will double check on the previous policy cancellation in 2011-2014.

H. General Matters of the District

Mr. Davidson asked the Board about the two trees that he has a proposal for. The proposal is for \$1,950 for both trees. The homeowner went on CDD property and excessively cut one of the trees. The Board discussed the trees and proposal and directed Mr. Davidson to have the company separate out the proposal. Only one of the trees needs to be taken care of from a CDD standpoint.

MOTION TO:	Direct Mr. Davidson to split the proposal and have the CDD cut back the tree that is not in good shape.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

4. CONSENT AGENDA

- A. Consideration of Minutes of the Board of Supervisors Meeting May 31, 2018**
- B. Consideration of Operations and Maintenance Expenditures May 2018**
- C. Review of Financial Statements Month Ending May 31, 2018**

The Board reviewed the Consent Agenda items. They asked Mr. Davidson about seeing a list of expenses that still need to be paid. He will email it to the Board when he returns to the office.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Mr. Clark went over the litigation. He recommends that the two cases be consolidated and went over the reasoning behind his recommendation for the Board. He will continue to move the litigation forward.

The Board agreed to go ahead and pay Mr. Clark a \$5,000 retainer.

6. ADJOURNMENT

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

DRAFT

**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

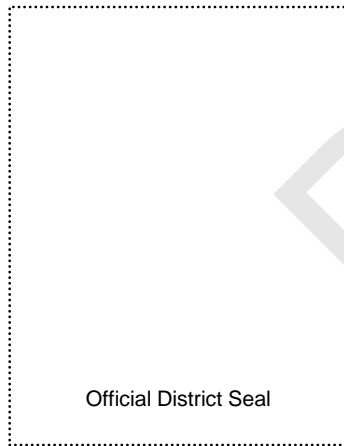
Title:

- Chairman**
- Vice Chairman**

Title:

- Secretary**
- Assistant Secretary**

Recorded by Records Administrator



Signature

Date

**Southern Hills II Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8405	\$ 1,023.53		Management Services - June
Monthly Contract Sub-Total		\$ 1,023.53		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Kaiser Landscape Services	1001	\$ 250.00		Dead Tree Removal - 05/01/18
Southern Hills Plantation I CDD	OMR0418 2	4,681.50		O&M Expense Reimbursement - April
Southern Hills Plantation I CDD	OMR0518 2	3,918.82	\$ 8,600.32	O&M Expense Reimbursement - May
Additional Services Sub-Total		\$ 8,850.32		
TOTAL:		\$ 9,873.85		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Southern Hills II Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 120
 Tampa, FL 33607

INVOICE

Invoice Number: 8405
 Invoice Date: Jun 1, 2018
 Page: 1

Voice: 813-397-5121
 Fax: 813-873-7070

Bill To:
Southern Hills Plantation II 2005 Pan Am Circle Suite 120 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Southern Hills Plant		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			6/2/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - June		1,000.00
	Postage	Postage - April		4.51
	Bank Fee	SunTrust acct analysis fee		19.02
<i>Handwritten mark</i>				

Subtotal	1,023.53
Sales Tax	
Total Invoice Amount	1,023.53
Payment/Credit Applied	
TOTAL	1,023.53

Check/Credit Memo No:

REVIEWED thomas 5/23/2018

Kaiser Landscape Services LLC
12442 Victarra Place
Trinity, FL 34655
(727)267-1195
kaiserlandscapeservices@gmail.com



INVOICE

BILL TO
Meritus Corp
C/O Southern Hills Plantation
CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 34655

INVOICE # 1001
DATE 05/01/2018
DUE DATE 05/31/2018
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/30/2018	Landscape Removal	Dead Tree Removal Behind 5136 Jennings Trail	1	250.00	250.00

BALANCE DUE **\$250.00**

REVIEWEDdtomas 7/3/2018

Received

JUN 11 2018

Southern Hills Plantation I CDD

INVOICE

2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone 561.571.0010 Fax 561.571.0013

DATE: 1-Apr-2018
INVOICE # OMR0418-2
DUE: UPON RECEIPT

Bill To:

Southern Hills Plantation II CDD
Attn: Teresa Farlow
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

TYPE	DESCRIPTION	AMOUNT
OMR	Operation & Maintenance Expense Reimbursement	\$ 4,681.50
TOTAL		\$ 4,681.50

Make all checks payable to Southern Hills Plantation I CDD

If you have any questions regarding this invoice please contact Stephanie Spidell at 561-571-0010 ext. 303.

REVIEWEDdthomas 7/3/2018

Invoices Paid by Southern Hills I CDD
(costs shared by Southern Hills II and Southern Hills III)
4/1/2018

	39.60%	36.60%	23.80%	100.00%
	<u>Southern Hills I</u>	<u>Southern Hills II</u>	<u>Southern Hills III</u>	<u>InvoiceTotal</u>
Sitex Land LLC.				
Invoice #4828 - 04/18 Service	2854.34	2638.10	1715.48	7207.92
Sitex Land LLC. Total	2854.34	2638.10	1715.48	7207.92
Duke Energy				
Account #14217 76311 04/18				
Utility Service 04/03/18-05/02/18	1327.55	1226.98	797.87	3352.40
Account #97029 56320 04/18				
Utility Service 04/03/18-05/02/18	32.73	30.25	19.67	82.65
Duke Energy Totals	1360.28	1257.23	817.54	3435.05
Tampa Bay Irrigation, LLC				
Invoice #000051 - Evaluation for ent	850.61	786.17	511.22	2148.00
Tampa Bay Irrigation Total	850.61	786.17	511.22	2148.00
 GRAND TOTAL	 <u>\$ 5,065.22</u>	 <u>\$ 4,681.50</u>	 <u>\$ 3,044.25</u>	 <u>\$ 12,790.97</u>



Sitex Land LLC

7643 Gate Parkway #104-127
 Jacksonville, FL 32256

941-468-6267

office@sitexlandscape.com

Invoice

Date	Invoice #
4/1/2018	4828

Bill To
Southern Hills Plantation 1 CDD 9220 Bonita Beach Rd. #214 Bonita Springs, FL 34135

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Landscape Maintenance CDD	7,207.92	7,207.92
	539.461 - 2,854.34		
	131.006 - 2,638.10		
	131.007 - 1,715.48		
	APR 27 REC'D		
Total			\$7,207.92

Handwritten signature
 35 KARE A



STATEMENT OF SERVICE

MAY 2018



ACCOUNT NUMBER

14217 76311

FOR CUSTOMER SERVICE OR
PAYMENT LOCATIONS CALL:
1-877-372-8477

WEB SITE: www.duke-energy.com

TO REPORT A POWER OUTAGE:
1-800-228-8485

SOUTHERN HILLS PLTN 1 CDD
2300 GLADES RD
SUITE 410W
BOCA RATON FL 33431

SERVICE ADDRESS
5374 BROAD ST LITE,
SOUTHERNHILLBLVD S/L

DUE DATE TOTAL AMOUNT DUE
MAY 24 2018 3,352.40

NEXT READ DEPOSIT AMOUNT
DATE ON OR ON ACCOUNT
ABOUT 5,000.00

PIN: 340809449

METER READINGS

PAYMENTS RECEIVED AS OF APR 20 2018 3,352.40 THANK YOU

LS-1 017 LIGHTING SER COMPANY OWNED/MAINTAINED

BILLING PERIOD..04-03-18 TO 05-02-18 29 DAYS

CUSTOMER CHARGE			1.20
ENERGY CHARGE	4508 KWH @	2.71500¢	122.39
FUEL CHARGE	4508 KWH @	3.94500¢	177.84
ASSET SECURITIZATION CHARGE	4508 KWH @	0.03900¢	1.76
*TOTAL ELECTRIC COST			303.19

EQUIPMENT RENTAL FOR:

18	DEC CONC WASHNG	16
37	DEC CON DB WASH	16
92	SV FLAGLER ACR	9500L

FIXTURE TOTAL	2,865.21
MAINTENANCE TOTAL	158.24
GROSS RECEIPTS TAX	7.77
MUNICIPAL FRANCHISE FEE	17.99

TOTAL CURRENT BILL 3,352.40

TOTAL DUE THIS STATEMENT \$3,352.40

MAY 08 REC'D

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account. Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 20%, Purchased Power 16%, Gas 64%, Oil 0%, Nuclear 0% (For Prior 12 months ending March 31, 2018).

ENERGY USE

DAILY AVG. USE - 155 KWH/DAY
USE ONE YEAR AGO - 141 KWH/DAY
*DAILY AVG. ELECTRIC COST -\$114.71

537-310-1,327.55

131-006-1,226.93

131-007-797.87

001



STATEMENT OF ELECTRIC SERVICE



ACCOUNT NUMBER
97029 56320

MAY 2018

FOR CUSTOMER SERVICE OR
PAYMENT LOCATIONS CALL:
1-877-372-8477

WEB SITE: www.duke-energy.com

TO REPORT A POWER OUTAGE:
1-800-228-8485

SOUTHERN HILLS PLTN 1 CDD
2300 GLADES RD
SUITE 410W
BOCA RATON FL 33431

SERVICE ADDRESS
19160 SOUTHERN HILLS BLVD,
MAIN ENT LIGHTING

DUE DATE TOTAL AMOUNT DUE
MAY 24 2018 82.65

NEXT READ DEPOSIT AMOUNT
DATE ON OR ON ACCOUNT
ABOUT
JUN 04 2018 245.00

PIN: 340809449

METER READINGS

METER NO. 001088653
PRESENT (ACTUAL) 097548
PREVIOUS (ACTUAL) 096907
DIFFERENCE 000641
PRESENT ONPEAK 018511
PREVIOUS ONPEAK 018464
DIFFERENCE ONPEAK 000047
TOTAL KWH 641
ON PEAK KWH 47
PRESENT KW (ACTUAL) 0001.99
PRESENT PEAK KW 0001.96
BASE KW 2
ON-PEAK KW 2
LOAD FACTOR 46.0%

PAYMENTS RECEIVED AS OF APR 20 2018 91.46 THANK YOU

GSD-1 070 GENERAL SERVICE -- DEMAND SEC
BILLING PERIOD .04-03-18 TO 05-02-18 29 DAYS

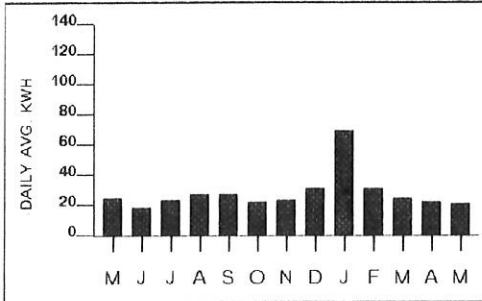
CUSTOMER CHARGE		11.67
ENERGY CHARGE	641 KWH @ 2.51700¢	16.13
FUEL CHARGE	641 KWH @ 4.13200¢	26.49
DEMAND CHARGE	2 KW @ \$10.37000	20.74
ASSET SECURITIZATION CHARGE	641 KWH @ 0.17900¢	1.15

*TOTAL ELECTRIC COST	76.18
GROSS RECEIPTS TAX	1.95
MUNICIPAL FRANCHISE FEE	4.52

TOTAL CURRENT BILL 82.65

TOTAL DUE THIS STATEMENT \$82.65

MAY 08 REC'D



ENERGY USE

DAILY AVG. USE - 22 KWH/DAY
USE ONE YEAR AGO - 26 KWH/DAY
*DAILY AVG. ELECTRIC COST - \$2.63

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account. Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 20%, Purchased Power 16%, Gas 64%, Oil 0%, Nuclear 0% (For Prior 12 months ending March 31, 2018).

537310 - 32.73

131.006 - 30.25

131.007 - 19.67

001

Tampa Bay Irrigation LLC
8115 N 13th St
Tampa Florida 33604
U.S.A

INVOICE

INV-000051

Balance Due
\$2,148.00

Bill To
Southern Hills CDD

Invoice Date : 10 Apr 2018
Terms : Due on Receipt
Due Date : 10 Apr 2018

#	Item & Description	Qty	Rate	Amount
1	Bid Job Evaluation for entry way revamp proposal	1.00	2,148.00	2,148.00

Sub Total 2,148.00

Total \$2,148.00

Balance Due \$2,148.00

Notes

Thanks for your business.

Payment Options  

CA
IRR. REPAIRS
SHARED

APR 13 REC'D

539.463 - 850.61

131.006 - 786.17

131.007 - 511.22

001

Received

JUN 29 2018

Southern Hills Plantation I CDD

INVOICE

2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone 561.571.0010 Fax 561.571.0013

DATE: 31-May-2018
INVOICE # OMR0518-2
DUE: UPON RECEIPT

Bill To:

Southern Hills Plantation II CDD
Attn: Teresa Farlow
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

TYPE	DESCRIPTION	AMOUNT
OMR	Operation & Maintenance Expense Reimbursement	\$ 3,918.82
TOTAL		\$ 3,918.82

REVIEWEDdtomas 7/3/2018

Make all checks payable to Southern Hills Plantation I CDD

If you have any questions regarding this invoice please contact Stephanie Spidell at 561-571-0010 ext. 303.