

**SOUTHERN HILLS PLANTATION II COMMUNITY  
DEVELOPMENT DISTRICT**

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May 31, 2018 Regular Meeting

**Minutes of the Regular Meeting**

The Regular Meeting and of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on **Thursday, May 31, 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 Regular Meeting of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on **Thursday, May 31, 2018 at 10:32 a.m.**

Board Members Present and Constituting a Quorum:

Devon Rushnell	Vice Chairman	
Matt Pallardy	Supervisor	
Jon Franz	Supervisor	
Chuck Maynard	Supervisor	<i>via conference call</i>

Staff Members Present:

Eric Davidson	Meritus	
Shawndel Kaiser	Meritus	
Jennifer Kilinski	District Counsel	<i>via conference call</i>
Kent Safriet	District Counsel	<i>via conference call</i>

Wesley Jones	Bush Ross
Scott Clark	Clark & Albaugh

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.

**3. BUSINESS ITEMS**

**A. Discussion on 5136 Jennings Trail Tree Removal**

Mr. Davidson described the letter regarding the trail tree removal at 5136 Jennings Trail. The homeowner's representative went over the contents of the letter and history of the tree removal. The homeowner clarified that it is Southern Hills Plantation II CDD. Mr. Clark asked the homeowner some questions about the removal, and the homeowner answered. The homeowner

and her representative also went over some other trees that were potential hazards and some flooding issues.

*The full discussion is available on audio recording.*

District Management will look into these issues and get back to the homeowner.

**B. Consideration of Hopping Green & Sams Fee Agreement**

Wesley Jones with Bush Ross went over why he invited counsel from outside firms to attend the meeting. Mr. Jones discussed a possible conflict of interest regarding the Interlocal Agreement between Southern Hills Plantation CDDS I, II, and III. The Board discussed the possible conflict of interest with retaining Hopping Green & Sams as Counsel.

MOTION TO:	Terminate Hopping Green & Sams as Counsel, sign an engagement letter with Clark & Albaugh, and have Clark & Albaugh substitute as Counsel for the pending foreclosure.
MADE BY:	Supervisor Pallardy
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**C. Consideration of Resolution 2018-01; Approving Fiscal Year 2019 Proposed Budget & Setting Public Hearing**

Mr. Davidson went over the resolution and budget line items with the Board. The Board discussed the budget and bonds. Mr. Davidson will check on some of the numbers and get back to the Board. The public hearing will be held on Friday, August 10, 2018 at 10:30 a.m. at the current location.

MOTION TO:	Approve Resolution 2018-01.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**D. Annual Disclosure of Qualified Electors**

Mr. Davidson announced that as of April 15, 2018, Southern Hills Plantation II CDD has 117 qualified electors.

**E. Announcement of Landowners Elections**  
**i. Sample Ballot & Proxy**

Mr. Davidson went over the process and timeline for the Landowners Elections in November 2018. Seats 1, 2, and 5 will be up for Landowners Election.

**F. Consideration of Resolution 2018-02; Landowners Election**

Mr. Davidson went over the resolution with the Board. There was a change noted to Exhibit A in the first paragraph. It should be "3 people" instead of "1 person."

MOTION TO:	Approve Resolution 2018-02 with the correction as noted to Exhibit A.
MADE BY:	Supervisor Pallardy
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**G. Discussion of Reimbursement of Prior Accounts Paid under the Interlocal Agreement**

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

**I. Discussion of Declaration of Easement Granted by Boomerang SH, LLC**

**J. Clarify Ownership of Tract "L" in Phase Two**

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

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

The Board agreed to defer Business Items G-L to the next meeting so that Mr. Clark can get up to speed as new Counsel.

MOTION TO:	Continue Business Items G-L to Friday, July 13, 2018 at 10:30 a.m. at the same location.
MADE BY:	Supervisor Pallardy
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**M. Discuss the Status of Audited Financials**

Mr. Davidson provided the Board with an update on the status of the audited financials.

**N. Discussion of Proof of Claim of Funds Received by the District(s) in the Prior Developer's Bankruptcy Proceedings**

The Board decided to also continue this item to July 13, 2018.

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

Mr. Davidson briefly went over the District's D&O insurance policies that were in place from 2011-2014. The Board asked to have copies of the policies emailed.

**P. Discussion of adding All Delinquent and Future Assessments on Tax Rolls**

The Board decided to continue this item to July 13, 2018 as well so that Mr. Clark can review.

**Q. General Matters of the District**

The Board opened up the meeting to resident comments. A resident asked about reclaimed water and irrigation. The Board asked for management to send them a map that shows which ponds are being maintained by the CDD and which are being maintained by the HOA.

**4. CONSENT AGENDA**

The Board discussed the prior attorney invoices. They went over which invoices to pay immediately and which invoices to hold off on paying. Mr. Davidson will send the Board a report to show which items have already been paid and which ones need to be paid, as well as how much money the CDD currently has. The Board wanted to make sure that going forward, payments over \$1,500 must be authorized by the Board before they are paid.

**A. Consideration of Minutes of the Board of Supervisors Meeting August 11, 2017**

The Board reviewed the August 11, 2017 minutes.

MOTION TO:	Approve the August 11, 2017 meeting minutes.
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 Minutes of the Continued Board of Supervisors Meeting August 21, 2017**

The Board reviewed the August 21, 2017 minutes.

MOTION TO:	Approve the August 21, 2017 meeting minutes.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**C. Consideration of Operations and Maintenance Expenditures Aug 2017 – Sep. 2017**

The Board went over the O&Ms. They wanted to clarify that they are only approving what has already been paid. The Board also wanted to make sure that the large invoices from the prior attorney have not been paid.

MOTION TO:	Approve the August 2017 – September 2017 O&Ms that have already been paid.
MADE BY:	Supervisor Pallardy
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**D. Consideration of Operations and Maintenance Expenditures Oct. 2017 – Apr. 2018**

The Board continued to go over the O&Ms.

MOTION TO:	Approve the October 2017 – April 2018 O&Ms that have already been paid.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**E. Review of Financial Statements Month Ending April 30, 2018**

The financials were reviewed and accepted.

**5. STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

There were no supervisor requests or audience comments at this time.

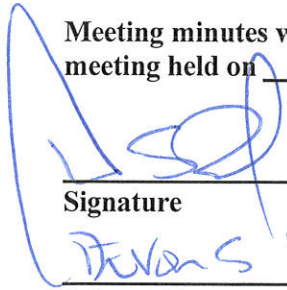
**7. ADJOURNMENT**

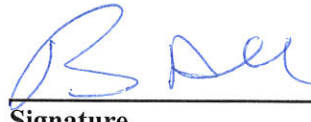
<b>MOTION TO:</b>	Adjourn.
<b>MADE BY:</b>	Supervisor Rushnell
<b>SECONDED BY:</b>	Supervisor Pallardy
<b>DISCUSSION:</b>	None Further
<b>RESULT:</b>	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

\*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 July 13, 2018.


  
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Signature  
Devon S. Rushnell  
Printed Name

  
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Signature  
Brian Howard  
Printed Name

Title:  
 Chairman  
 Vice Chairman

Title:  
 Secretary  
 Assistant Secretary

Recorded by Records Administrator

  
\_\_\_\_\_  
Signature  
7-14-18  
Date

