

**SOUTHERN HILLS PLANTATION II COMMUNITY  
DEVELOPMENT DISTRICT**

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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.

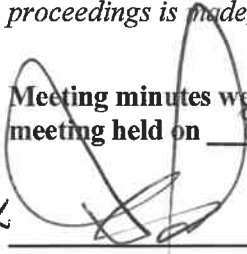
## 6. ADJOURNMENT

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

*\*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 8-10-18.


  
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Signature  
\* DEVIN S. Rushnell  
Printed Name

Title:  
 Chairman  
 Vice Chairman

  
\_\_\_\_\_  
Signature  
Brad Hunt  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

Recorded by Records Administrator

  
\_\_\_\_\_  
Signature  
8-20-18  
Date

