

**SOUTHERN HILLS PLANTATION II COMMUNITY
DEVELOPMENT DISTRICT**

May 10, 2019 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, May 10, 2019 at 10:30 a.m.** at the Southern Hills Temporary Clubhouse, located at 19751 Fort King Run, 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 **Friday, May 10, 2019 at 10:34 a.m.**

Board Members Present and Constituting a Quorum:

Devon Rushnell	Chair
Matt Pallardy	Vice Chair
Jon Franz	Supervisor
Cheryl Bernal	Supervisor

Staff Members Present:

Eric Davidson	Meritus
Scott Clark	District Counsel
Wesley Jones	Developer Counsel

There were no 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. Consideration of Resolution 2019-01; Canvassing and Certifying the Results of the Landowners Election

Mr. Davidson went over the resolution with the Board. It was noted that the spelling of Supervisor Franz's name needs to be corrected on the resolution.

MOTION TO:	Approve Resolution 2019-01.
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 Resolution 2019-02; Designating Officers

Mr. Davidson went over the resolution with the Board. The Board wanted to keep the officers with the same with Supervisor Rushnell as the Chair and Supervisor Pallardy as the Vice Chair.

MOTION TO:	Approve Resolution 2019-02.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Resolution 2019-03; Approving Proposed Budget and Setting Public Hearing

Mr. Davidson went over the resolution and budget line items with the Board. The public hearing is scheduled for August 9, 2019 at the current location. The Board changed the meeting time to 10:30 a.m.

MOTION TO:	Approve Resolution 2019-03.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Acceptance of Financial Report for Fiscal Year Ended September 30, 2017

The Board reviewed the audit. The Board wanted to note that they contest the amount owed to the CDD I. The Board also went through some changes they wanted to make regarding the wording of some of the comments in the audit as they did not feel that the wording was accurate. Mr. Clark recommended going ahead and getting the audit filed since the deadline is June 30, but noted that it could be accepted subject to corrections that were stated on the record.

The full discussion is available on audio recording.

MOTION TO:	Accept the Financial Report for Fiscal Year Ended September 30, 2017 subject to changes from the Board.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. Consideration of Resolution 2019-04; Bondholders Reimbursement

Mr. Clark went over the resolution with the Board.

MOTION TO:	Approve Resolution 2019-04.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

4. CONSENT AGENDA

A. Consideration of Minutes of the Public Hearing and Regular Meeting Aug. 10, 2018

The Board reviewed the August 10, 2018 meeting minutes.

MOTION TO:	Approve the August 10, 2019 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 Landowners Election November 9, 2018

The Board reviewed the Landowners Election minutes from November 9, 2018.

MOTION TO:	Approve the November 9, 2018 minutes.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

- C. Consideration of Operations and Maintenance Expenditures Jul. 2018 - Sep. 2018**
- D. Consideration of Operations and Maintenance Expenditures October 2018**
- E. Consideration of Operations and Maintenance Expenditures November 2018**
- F. Consideration of Operations and Maintenance Expenditures December 2018**
- G. Consideration of Operations and Maintenance Expenditures January 2019**
- H. Consideration of Operations and Maintenance Expenditures February 2019**
- I. Consideration of Operations and Maintenance Expenditures March 2019**

The Board reviewed the O&Ms and asked about the dissemination agent invoice. Mr. Clark will follow up with the company. The Board also asked about the Southern Hills Plantation I invoices. Mr. Clark said there will be an additional discussion about this item during the meeting, and he will make a recommendation. The Board said they approve the Meritus invoices, Clark & Albaugh, advertising fees, the audit, and Duke Energy.

MOTION TO:	Approve payments to Meritus, Clark & Albaugh, the newspaper, utilities, and the auditor.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

J. Review of Financial Statements Month Ending March 31, 2019

The Board reviewed the financials. They asked if the bond payments are on the tax roll. The Board approved the financials except for the tax portion.

5. VENDOR/STAFF REPORTS

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

Mr. Clark provided a litigation update. The pleadings have been combined into one case, and it was filed in January. The case was originally scheduled for early trial in early June, but now that

has been moved to continue to the beginning of October. Discovery is pending. The case has been ordered to mediation, which will occur on Friday, May 17, 2019. The Chair will be the representative. Anything that is agreed to will have to come back to the Board for a decision. If there's a settlement, a special meeting will need to be called to address it. If the mediation fails, the trial will be October 1-3, 2019.

Mr. Clark discussed the Interlocal Agreement. He received some documents and invoices from the CDD I in response to the request. The Interlocal Agreement was never recorded and should have been as part of the statute. There are exhibits to the agreement that cannot be located. Mr. Clark recommended for the District to state that they do not think it is enforceable and likely never was. The District and the CDD I can talk about entering into another agreement that makes more sense.

MOTION TO:	Direct Counsel to indicate to CDD I that the Interlocal Agreement is not enforceable.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	Supervisor Pallardy stated he also would maybe like for the District to get reimbursed for some of the fees since the Interlocal Agreement is not enforceable.
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

7. ADJOURNMENT

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

*These minutes were done in summary format.

*An audio recording is available upon request.

*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 8/9/19.

Matt Pallardy
Signature

Matt Pallardy 8/9/19
Printed Name

Title:
 Chairman
 Vice Chairman

Brian Lamb
Signature

Brian Lamb
Printed Name

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator

[Signature]
Signature

08/12/19
Date