

SOUTHERN HILLS PLANTATION II COMMUNITY DEVELOPMENT DISTRICT

January 30, 2020 Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors for Southern Hills Plantation II Community Development District was held on **Thursday, January 30, 2020 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

Brian Lamb called the Special Meeting of the Board of Supervisors of the Southern Hills Plantation II Community Development District to order on **Thursday, January 30, 2020 at 10:30 a.m.**

Board Members Present and Constituting a Quorum:

Devon Rushnell	Chair	
Matt Pallardy	Vice Chair	
Jon Franz	Supervisor	
Cheryl Bernal	Supervisor	<i>via conference call</i>

Staff Members Present:

Brian Lamb	District Manager, Meritus
Scott Clark	District Counsel, Clark & Albaugh
Don Lacey	District Engineer, Coastal Engineering

Wesley Jones	Developer Counsel, Glausier Knight Jones
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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 2020-01; Establishing SPE, Authorizing an Assignment of Credit Bid and/or Conveyance of Delinquent Property to the SPE, Approving the Tri-Party Agreement, Approving Operating Agreement for the SPE and Related Agreements and Actions of the SPE

Mr. Lamb reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2020-01.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Franz
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration of Agreement of Credit Bid

Mr. Lamb and Mr. Clark reviewed the Agreement of Credit Bid with the Board.

MOTION TO:	Approve the Agreement of Credit Bid in substantial form.
MADE BY:	Supervisor Franz
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Tri-Party Agreement

The Board reviewed the Tri-Party Agreement.

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

D. Consideration of Operating Agreement for the SPE

The Board reviewed the Operating Agreement for the SPE. Mr. Jones said that one change he was made was to change the members from the District to the Bond Holders.

MOTION TO:	Approve the Operating Agreement for the SPE in substantial form subject to the change as indicated by Mr. Jones.
MADE BY:	Supervisor Franz
SECONDED BY:	Supervisor Rushnell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. Consideration of Minutes of the Board of Supervisors Public Hearing & Regular Meeting August 9, 2019

F. Consideration of Minutes of the Board of Supervisors Regular & Shade Meeting September 20, 2019

G. Consideration of Operations and Maintenance Expenditures July 2019 – Sep. 2019

H. Consideration of Operations and Maintenance Expenditures Oct. 2019 – Dec. 2019

I. Review of Financial Statements Month Ending December 31, 2019

The Board reviewed Business Items E-I.

MOTION TO:	Approve Business Items E-1.
MADE BY:	Supervisor Rushnell
SECONDED BY:	Supervisor Pallardy
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

J. General Matters of the District

4. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Clark provided an update on the upcoming sale. He had sent the repudiation of the Interlocal Agreement and had not received a response as of the last meeting. After that meeting, he received a two-sentence response from their District Counsel saying that they disagreed. They did not say why they disagreed. They also did not address the merits of the letter that Mr. Clark sent to them.

B. District Engineer

There was nothing additional to report from the Engineer at this time.

C. District Manager

Mr. Lamb reminded the Board that the budget process will be initiated in May, which is the next planned meeting, subject to any other special meetings that come up as a result of the sale and SPE. Mr. Lamb recommended for the Board to have a Supervisor work with District staff for the budget. Supervisor Pallardy said he would. Mr. Lamb said they will need to meet in April, as the agenda package will need to be prepared and sent out by May 1, 2020 for the May 8, 2020 budget meeting.

There was a question about title of the wetlands property after the foreclosure sale. Mr. Clark and Mr. Jones answered.

5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

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.*

**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 04/10/2020.

Devon Rushnell

Signature

Devon Rushnell

Printed Name

Title:

- Chairman
- Vice Chairman

Brian Lamb

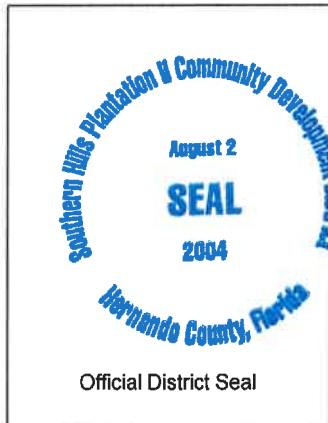
Signature

Brian Lamb

Printed Name

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator

Brittany Crutchfield

Signature

04/14/2020

Date