

**SOUTHERN HILLS
PLANTATION III
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

May 2, 2018

Southern Hills Plantation III
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

April 25, 2018

Board of Supervisors
Southern Hills Plantation III Community Development District

Dear Board Members:

A Regular Meeting of the Southern Hills Plantation III Community Development District's Board of Supervisors will be held on Wednesday, May 2, 2018, immediately following the adjournment of the Southern Hills Plantation I CDD meeting scheduled to commence at 12:30 p.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*Agenda Items*)
3. Consideration of Resolution 2018-01, Approving the District's Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon Pursuant to Florida Law; and Providing An Effective Date
4. Consideration of Resolution 2018-02, Designating a Date, Time and Location for a Landowners' Meeting; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date
5. Approval of Unaudited Financial Statements as of March 31, 2018
6. Approval of September 7, 2017 Public Hearing and Regular Meeting Minutes
7. Other Business
8. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, P.A.*
 - B. District Engineer: *Coastal Engineering Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - i. 0 Registered Voters in District as of April 15, 2018
 - ii. NEXT MEETING DATE: May 17, 2018, at 10:00 a.m.
9. Supervisors' Requests

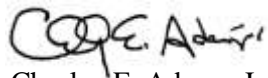
ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

10. Adjournment

If you have any questions or comments, please contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**CALL IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8593810**

**SOUTHERN HILLS
PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Southern Hills Plantation III Community Development District (the "Board") a proposed operating budget for Fiscal Year 2018/2019; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. The operating budget proposed by the District Manager for Fiscal Year 2018/2019 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: August 16, 2018

HOUR: Immediately following the adjournment of the Southern Hills Plantation I CDD meeting scheduled to commence at 10:00 A.M.

**LOCATION: Southern Hills Plantation Clubhouse
4200 Summit View Drive
Brooksville, Florida 34601**

3. The District Manager is hereby directed to submit a copy of the proposed budget to the City of Brooksville and Hernando County, Florida at least 60 days prior to the hearing set above.
4. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budget on the District's website at least two days before the budget hearing date as set forth in Section 2.

5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2018.

ATTEST:

**SOUTHERN HILLS
PLANTATION III COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2018/2019 Budget

**SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019
PROPOSED BUDGET
UPDATED APRIL 23, 2018**

**SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
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**SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2019**

	Fiscal Year 2018			Total Actual and Projected	Proposed Budget FY 2019
	Adopted Budget FY 2018	Actual through 3/31/18	Projected through 9/30/2018		
REVENUES					
Developer contributions	\$ 61,478	\$ 77,135	\$ 72,677	\$ 149,812	\$ 61,425
Total revenues	<u>61,478</u>	<u>77,135</u>	<u>72,677</u>	<u>149,812</u>	<u>61,425</u>
EXPENDITURES					
Professional & administrative					
Supervisors	3,000	-	2,000	2,000	3,000
Management/accounting/recording	15,000	7,500	7,500	15,000	15,000
Bank fees	150	-	150	150	150
Legal general counsel	4,000	488	750	1,238	4,000
Engineering	1,000	-	500	500	1,000
Audit	3,200	3,100	100	3,200	3,200
Postage	400	-	400	400	400
Legal advertising	325	90	235	325	325
Annual district filing fee	200	175	-	175	200
Insurance	3,200	-	3,200	3,200	3,200
Website	1,000	-	500	500	1,000
Contingencies	2,500	647	750	1,397	1,500
Total professional & administrative	<u>33,975</u>	<u>12,000</u>	<u>16,085</u>	<u>28,085</u>	<u>32,975</u>
Field operations					
Street lights	8,500	3,329	3,500	6,829	7,200
Aquatic maintenance	500	212	288	500	500
Lake/pond bank maintenance	500	-	500	500	500
Entry & walls maintenance	250	-	250	250	250
Landscape maintenance	12,600	10,504	7,500	18,004	15,000
Irrigation maintenance and repairs	3,000	932	1,000	1,932	3,000
Landscape replacement plants, shrubs, trees	2,153	4,940	-	4,940	2,000
Total field operations	<u>27,503</u>	<u>19,917</u>	<u>13,038</u>	<u>32,955</u>	<u>28,450</u>
Total expenditures	<u>61,478</u>	<u>31,917</u>	<u>29,123</u>	<u>61,040</u>	<u>61,425</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	45,218	43,554	88,772	-
Fund balance - beginning (unaudited)	(12,951)	(88,772)	(43,554)	(88,772)	-
Fund balance - ending (projected)	<u>\$ (12,951)</u>	<u>\$ (43,554)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*Prior year funding collected in current fiscal year.

**SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 3,000
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.</p>	
Management/accounting/recording	15,000
<p>Wrathell, Hunt and Associates, LLC, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.</p>	
Legal general counsel	4,000
<p>Provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p> <p>Pursuant to the trust indenture, the District is paying for legal representation incurred by the trustee for foreclosure related matters that relate to the District. These services are being provided by Hopping, Green & Sams.</p>	
Engineering	1,000
<p>Provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	3,200
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.</p>	
Postage	400
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	325
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual district filing fee	200
<p>Annual fee paid to the Department of Economic Opportunity.</p>	
Insurance	3,200
<p>The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.</p>	
Contingencies	1,500
<p>Various expenditures that relate to foreclosure related matters.</p>	
Website	1,000
<p>District website per bondholder request.</p>	
Bank fees	150
<p>Bank charges and other miscellaneous expenses incurred during the fiscal year.</p>	

**SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

Street lights	7,200
Regular inspections, maintenance and repairs	
Aquatic maintenance	500
Monthly service of aquatic weed control	
Lake/pond bank maintenance	500
Treatments to prevent alge and weed growth on lake and pond banks.	
Entry & walls maintenance	250
Treatments to prevent weed growth between the pavement and gutters to prevent deterioration of asphalt.	
Landscape maintenance	15,000
Monthly service of landscape maintenance, including lawn care	
Irrigation maintenance and repairs	3,000
Regular inspection and any needed maintenance and/or repairs to the irrigation system	
Landscape replacement plants, shrubs, trees	2,000
Vegetation control of the plants, shrubs and trees at the curbsides	
Total expenditures	<u><u>\$61,425</u></u>

**SOUTHERN HILLS
PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Southern Hills Plantation III Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hernando County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

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

WHEREAS, the effective date of City of Brooksville Ordinance No. 678, creating the District (the "Ordinance") is August 2, 2004; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. In accordance with section 190.006(2)(b), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 15th day of November, 2018, immediately following the adjournment of the Southern Hills Plantation I CDD meeting scheduled to commence at 10:00 a.m., at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election has been announced at the Board's Regular Meeting held the 2nd day of May, 2018. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2018.

ATTEST:

**SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

EXHIBIT A

**SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF LANDOWNERS' MEETING AND BOARD OF SUPERVISORS MEETING**

Notice is hereby given to the public and all landowners within Southern Hills Plantation III Community Development District in Hernando County, Florida advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 15, 2018

TIME: Immediately following the adjournment of the Southern Hills Plantation I CDD meeting scheduled to commence at 10:00 a.m.

PLACE: Southern Hills Plantation Clubhouse
4200 Summit View Drive
Brooksville, Florida 34601

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. At said meeting, each landowner or his/her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him/her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and Board of Supervisors Meeting are open to the public and will be conducted in accordance with the provisions of Florida Law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. A copy of the agenda for these meetings may be obtained from the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

Any person requiring special accommodations at these meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at these meetings is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Southern Hills Plantation III Community Development District

SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 15, 2018**

TIME: **Immediately following the adjournment of the Southern Hills Plantation I CDD meeting
scheduled to commence at 10:00 A.M.**

LOCATION: **Southern Hills Plantation Clubhouse
4200 Summit View Drive
Brooksville, Florida 34601**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT
HERNANDO COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 15, 2018**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Southern Hills Plantation III Community Development District to be held immediately following the adjournment of the Southern Hills Plantation I CDD meeting scheduled to commence at 10:00 a.m., on November 15, 2018 at the Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
----------------------------------	-----------------------	--------------------------------

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2016), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT
HERNANDO COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 15, 2018

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the remaining candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Southern Hills Plantation III Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
1. _____	_____
2. _____	_____
3. _____	_____

Date: _____

Signed: _____

Printed Name: _____

**SOUTHERN HILLS
PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT**

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**SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2018**

**SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2018**

	General Fund	Total Governmental Funds
ASSETS		
Wells Fargo	\$ 10,467	\$ 10,467
Investments		
Due from Developer	25,978	25,978
Accounts receivable	159,582	159,582
Allowance for uncollectable receivable	(159,582)	(159,582)
Deposits	1,190	1,190
Total assets	\$ 37,635	\$ 37,635
LIABILITIES		
Liabilities:		
Accounts payable	\$ 52,511	\$ 52,511
Due to Developer	200	200
Developer advance	2,500	2,500
Total liabilities	55,211	55,211
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	25,978	25,978
Total deferred inflows of resources	25,978	25,978
FUND BALANCES		
Unassigned	(43,554)	(43,554)
Total fund balances	(43,554)	(43,554)
 Total liabilities, deferred inflows of resources and fund balances	 \$ 37,635	 \$ 37,635

**SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2018**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Developer contribution	\$ 56,210	\$ 77,135	\$ 61,478	125%
Total revenues	<u>56,210</u>	<u>77,135</u>	<u>61,478</u>	125%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	-	-	3,000	0%
Financial & Administrative				
Management	1,250	7,500	15,000	50%
Engineering	-	-	1,000	0%
Audit	-	3,100	3,200	N/A
Insurance: public officials liability	-	-	3,200	0%
Legal advertising	-	90	325	28%
Bank fees	-	-	150	0%
Annual district filing fee	-	175	200	88%
Contingencies	41	242	2,500	10%
Website	-	-	1,000	0%
Postage	-	-	400	0%
Legal counsel				
District counsel	376	488	4,000	12%
Total professional & administrative	<u>1,667</u>	<u>11,595</u>	<u>33,975</u>	34%
Field operations				
Electric utility services				
Street lights	820	3,329	8,500	39%
Stormwater control				
Lake/pond bank maintenance	-	-	500	0%
Aquatic maintenance	106	212	500	0%
Entry & walls maintenance	-	-	250	0%
Landscape maintenance	6,998	10,504	12,600	83%
Irrigation repairs & maintenance	381	932	3,000	31%
Landscape replacement	2,199	4,940	2,153	229%
Contingency				
Miscellaneous contingency	-	405	-	0%
Total field operations	<u>10,504</u>	<u>20,322</u>	<u>27,503</u>	74%
Total other fees & charges	<u>10,504</u>	<u>20,727</u>	<u>27,503</u>	75%
Total expenditures	<u>12,171</u>	<u>31,917</u>	<u>61,478</u>	52%
Excess/(deficiency) of revenues				
over/(under) expenditures	44,039	45,218	-	
Fund balances - beginning	(87,593)	(88,772)	(12,951)	
Fund balances - ending	<u>\$ (43,554)</u>	<u>\$ (43,554)</u>	<u>\$ (12,951)</u>	

**SOUTHERN HILLS
PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT**

6

1 **MINUTES OF MEETING**
2 **SOUTHERN HILLS PLANTATION III**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 A Public Hearing and Regular Meeting of the Southern Hills Plantation III Community
6 Development District's Supervisors was held on **Thursday, September 7, 2017 at 10:00 a.m.**, at
7 the **Southern Hills Plantation Clubhouse**, located at **4200 Summit View Drive, Brooksville,**
8 **Florida 34601.**
9

10 **Present at the meeting was:**

11 Grady Miars (<i>via telephone</i>)	Chair
12 Robert Nelson	Vice Chair
13 James Knierim (<i>via telephone</i>)	Assistant Secretary
14 Ellen Johnson	Assistant Secretary
15 Margaret Bloomquist	Assistant Secretary

16 **Also present were:**

17 Chuck Adams (<i>via telephone</i>)	District Manager
18 Jennifer Kilinski (<i>via telephone</i>)	District Counsel

19 **FIRST ORDER OF BUSINESS**

20 **Call to Order/Roll Call**

21 Mr. Adams called the meeting to order at 10:23 a.m. Supervisors Nelson, Johnson and
22 Bloomquist were present, in person. Supervisors Knierim and Miars were attending via
23 telephone.
24

25 **SECOND ORDER OF BUSINESS**

26 **Public Comments (*Agenda Items*)**

27 There being no public comments, the next item followed.
28

29 **THIRD ORDER OF BUSINESS**

30 **Presentation of Audited Financial Report**
31 **for Fiscal Year Ended September 30,**
32 **2016, Prepared by Berger, Toombs, Elam,**
33 **Gaines & Frank**

34 Mr. Adams presented the Audited Financial Report for Fiscal Year 2016. The District
35 was required to have an audit because the operating account exceeded the \$50,000 threshold, in
36
37
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41 the prior operating year. On Page 13, the “Fund Balance - September 30, 2016” reflected a
42 negative \$20,698, which resulted in “Finding 2016-01”, on Page 24, and, ultimately became an
43 audit finding. The negative fund balance, at year-end, was due to a liability of approximately
44 \$20,800, which remained on the books, from the prior management firm. Those billings, going
45 back to 2009 and 2010, created the negative fund balance. Later in the agenda, the Board would
46 be asked to consider writing that off, as the prior management firm did not request or pursue
47 those funds. The following change would be made to the Fiscal Year 2016 Audit:

48 Page 14, Item 1, Line 11: Change “All” to “Four of”.

49

50 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-05,
Accepting the Audited Financial Report
for the Fiscal Year Ended September 30,
2016**

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55 Mr. Adams presented Resolution 2017-05, with the edit noted.

56
57 **On MOTION by Mr. Miars and seconded by Mr. Nelson, with**
58 **all in favor, Resolution 2017-05, Accepting the Audited**
59 **Financial Report for the Fiscal Year Ended September 30,**
60 **2016, as amended, was adopted.**

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63 **FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and
Objections on Adoption of Fiscal Year
2017/2018 Budget**

64
65
66 **A. Proof of Publication**

67 Mr. Adams presented the proof of publication for today’s Public Hearing and Regular
68 Meeting.

69
70 **B. Consideration of Resolution 2017-06, Relating to the Annual Appropriations and**
71 **Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending**
72 **September 30, 2018**

73 Mr. Adams presented Resolution 2017-06. The appropriations were nearly the same,
74 year-over-year, aside from the addition of \$3,200, for Fiscal Year 2018 audit, in anticipation that
75 the District would once again exceed the \$50,000 threshold requiring an audit. The net increase
76 to the overall appropriations would be approximately \$1,700.

77 *****Mr. Adams opened the Public Hearing.*****

78 No members of the public spoke.

79 *****Mr. Adams closed the Public Hearing.*****

80

81 **On MOTION by Ms. Bloomquist and seconded by Ms.**
82 **Johnson, with all in favor, Resolution 2017-06, Relating to the**
83 **Annual Appropriations and Adopting the Budget for the Fiscal**
84 **Year Beginning October 1, 2017, and Ending September 30,**
85 **2018, was adopted.**

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87

88 **SIXTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2017/2018
Funding Agreement**

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91 Mr. Adams presented the Fiscal Year 2017/2018 Funding Agreement.

92

93 **On MOTION by Ms. Johnson and seconded by Mr. Nelson,**
94 **with all in favor, the Fiscal Year 2017/2018 Funding**
95 **Agreement, was approved.**

96

97

98 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-07,
Adopting the Annual Meeting Schedule
for Fiscal Year 2017/2018**

99

100

101

102 Mr. Adams presented Resolution 2017-07. The following change was made:

103 Item 2, Line 2: Change “County” to “County, the City of Brooksville”

104

105 **On MOTION by Ms. Bloomquist and seconded by Mr. Miars,**
106 **with all in favor, Resolution 2017-07, as amended, Adopting**
107 **the Annual Meeting Schedule for Fiscal Year 2017/2018, was**
108 **adopted.**

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111 **EIGHTH ORDER OF BUSINESS**

**Approval of Unaudited Financial
Statements as of July 31, 2017**

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114 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2017.

115

116 NINTH ORDER OF BUSINESS

Approval of June 15, 2017 Regular Meeting Minutes

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Mr. Adams presented the June 15, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Ms. Johnson and seconded by Ms. Bloomquist, with all in favor, the June 15, 2017 Regular Meeting Minutes, as presented, were approved.

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TENTH ORDER OF BUSINESS

Other Business

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Mr. Adams asked the Board to consider writing off the seven to eight year old billings, from the previous management company, which created the negative fund balance, resulting in a finding in the Fiscal Year 2016 Audit. The former management company has not requested or pursued payment of the \$20,890.

On MOTION by Ms. Bloomquist and seconded by Ms. Johnson, with all in favor, writing off the billings, held over from Rizzetta, in the amount of \$20,890, was approved.

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ELEVENTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel

There being no report, the next item followed.

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B. District Engineer

There being no report, the next item followed.

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146

C. District Manager

There being no report, the next item followed.

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TWELFTH ORDER OF BUSINESS

Supervisors' Requests

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There being no Supervisors' requests, the next item followed.

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152

THIRTEENTH ORDER OF BUSINESS

Adjournment

153 There being no further business to discuss, the meeting adjourned.

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155 **On MOTION by Ms. Johnson and seconded by Mr. Nelson,**
156 **with all in favor, the meeting adjourned at 10:32 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

DRAFT

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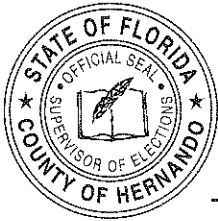
Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

**SOUTHERN HILLS
PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT**

8Ci



Shirley Anderson
Hernando County Supervisor of Elections

April 15, 2018

Ms. Daphne Gillyard
Director of Administrative Services
2300 Glades Rd, Suite 410W
Boca Raton, FL 33431

Dear Ms. Gillyard:

As of April 15, 2018 there were 279 registered voters in Southern Hills Plantation I and 0 voters in Southern Hills Plantation III.

If I can be of further assistance, please let me know.

Sincerely,

P. Barnett

Pat Barnett
Election Specialist

PB/SA

Date 4/25/2018
 Time 09:22 AM

Shirley Anderson
Supervisor of Elections
Active Voters by District/Precinct

Hernando County, FL

SOUTHERN HILLS 3

	<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
4 JEROME BROWN COMMUN	0	0	0	0	0	0	0	0	0	0	0	0
SOUTHERN HILLS 3	0	0	0	0	0	0	0	0	0	0	0	0