

**MINUTES OF MEETING
SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Southern Hills Plantation III Community Development District held a Public Hearing and a Regular Meeting on Thursday, September 6, 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, located at 4200 Summit View Drive, Brooksville, Florida 34601.

Present at the meeting was:

Grady Miars (via telephone)	Chair
Robert Nelson	Vice Chair
Ellen Johnson	Assistant Secretary
Margaret Bloomquist	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jennifer Kilinski (via telephone)	District Counsel
David McGuire (via telephone)	Berger, Toombs, Elam, Gaines & Frank

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:36 a.m. Supervisors Bloomquist, Nelson and Johnson, were present, in person. Supervisor Miars was attending via telephone. Supervisor Knierim was not present.

SECOND ORDER OF BUSINESS

Public Comments (*Agenda Items*)

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2017, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. McGuire, of Berger, Toombs, Elam, Gaines & Frank, presented the Audit, reviewed the information found on each page and noted that Pages 1 and 2 reflected an unmodified opinion. There were no deficiencies or instances of non-compliance. He highlighted the Finding, Status and Response, on Page 24, and the Finding and Response, on Page 26 of the Management Letter, and took questions.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2018-03, Approving the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2017

Mr. Adams presented Resolution 2018-03.

On MOTION by Mr. Nelson and seconded by Ms. Johnson, with all in favor, Resolution 2018-03, Approving the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2017, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Adoption of the District's Final Budget for Fiscal Year 2018/2019, Pursuant to Florida Law

A. Affidavit/Proof of Publication

The proof of publication was provided for informational purposes.

B. Consideration of Resolution 2018-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2018-04. The budget was exactly as it was when presented in draft form at the May 2, 2018 meeting. Most of the budget relates to the shared cost agreement with the other two districts for the improvements.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Nelson and seconded by Ms. Johnson, with all in favor, Resolution 2018-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2018/2019 Funding Agreement

Mr. Adams presented the Fiscal Year 2018/2019 Funding Agreement with SH Venture II LLC. The Agreement was identical to previous agreements and recognizes the budget, which is Developer-funded. It provides for a lien, collection methods; it is periodic billing, based upon actual expenses incurred, on a quarterly or semi-annual basis.

On MOTION by Ms. Bloomquist and seconded by Ms. Johnson, with all in favor, the Fiscal Year 2018/2019 Funding Agreement between the District and SH Venture II LLC, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2018-05, Adopting the Annual Meeting Schedule for Fiscal Year 2019

Mr. Adams presented Resolution 2018-05 The following change was made:
November 15, 2018: Change "Regular Meeting" "Landowners' Meeting"

On MOTION by Mr. Nelson and seconded by Ms. Johnson, with all in favor, Resolution 2018-05, Adopting the Annual Meeting Schedule for Fiscal Year 2019, as revised, was adopted.

EIGHTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of July 31, 2018

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2018. The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of May 2, 2018 Public Hearing and Regular Meeting Minutes

Mr. Adams presented the May 2, 2018 Public Hearing and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Ms. Johnson and seconded by Mr. Nelson, with all in favor, the May 2, 2018 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

There being no report, the next item followed.

B. District Engineer: *Coastal Engineering Associates, LLC*

There being no report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

i. Consideration of ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

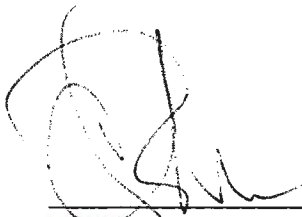
Mr. Adams stated that Management engaged ADA Site Compliance (ADASC) to affix an ADA Compliance Shield on the District’s homepage and bring its clients’ websites into compliance with the ADA website requirements. The CDD’s website will be reduced to include only the documents and information required by Statute. The annual cost would be \$200.

ii. UPCOMING MEETINGS

- **September 19, 2018, immediately following the adjournment of the Southern Hills Plantation I CDD meeting scheduled to commence at 10:00 a.m.**
- **October 18, 2018 at 10:00 a.m.**

Mr. Adams stated that the September 19, 2018, meeting will be cancelled. The Board will be notified of whether the October 18, 2018 meeting will be held. The Landowners’ Election Meeting will be on November 15, 2018.


Secretary/Assistant Secretary


Chair/Vice Chair