SOUTHERN HILLS PLANTATION III

COMMUNITY DEVELOPMENT DISTRICT

May 13, 2024

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

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

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

May 6, 2024

Board of Supervisors
Southern Hills Plantation III Community Development District

Dear Board Members:

The Board of Supervisors of the Southern Hills Plantation III Community Development District will hold a Regular Meeting on May 13, 2024 at 10:00 a.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

3. Consideration of Resolution 2024-02, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date

4. Consideration of Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

5. Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

6. Acceptance of Unaudited Financial Statements as of March 31, 2024

7. Approval of January 8, 2024 Regular Meeting Minutes

8. Other Business

9. Staff Reports

   A. District Counsel: *Kilinski | Van Wyk PLLC*

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

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

- NEXT MEETING DATE: June 10, 2024 at 10:00 AM
  - QUORUM CHECK

SEAT 1	JIM MCGOWAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	BRUCE NOBLE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	ELLEN JOHNSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	GRADY MIARS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MARGARET BLOOMQUIST	☐ IN PERSON	☐ PHONE	☐ NO

10. Supervisors' Requests

11. 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
PARTICIPANT PASSCODE: 229 774 8903

SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on September 12, 2022, the Board of Supervisors ("Board") of the Southern Hills Plantation III Community Development District ("District"), adopted a Budget for Fiscal Year 2022/2023; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2022/2023.

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

Section 1. The Fiscal Year 2022/2023 Budget is hereby amended in accordance with Exhibit "A" attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 13th day of May, 2024.

ATTEST:

SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2023
EFFECTIVE NOVEMBER 30, 2023

SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2023
EFFECTIVE NOVEMBER 30, 2023

	FY 2023 Actual	Adopted Budget	Budget to Actual Variance	Proposed amendment Increase/ (Decrease)	FY 2023 Amended Budget
REVENUES					
Developer contribution	$ 112,149	$ 85,120	$ (27,029)	$ 31,633	$ 116,753
Total revenues	112,149	85,120	(27,029)	31,633	116,753
EXPENDITURES					
Professional & administrative					
Legislative					
Supervisor fees	2,000	3,000	1,000	(1,000)	2,000
Financial & Administrative					
Management	15,000	15,000	-	-	15,000
Engineering	-	1,000	1,000	(1,000)	-
Audit	3,425	3,200	(225)	225	3,425
Insurance	-	3,200	3,200	(3,200)	-
Legal advertising	551	325	(226)	226	551
Bank fees	-	150	150	(150)	-
Annual district filing fee	175	200	25	(25)	175
Contingencies	826	1,500	674	6,326	7,826
ADA website compliance	210	-	(210)	210	210
Website	705	1,000	295	(295)	705
Postage	124	400	276	(276)	124
Legal counsel					
District counsel	32,892	4,000	(28,892)	28,892	32,892
Total professional & administrative	55,908	32,975	(22,933)	29,933	62,908
Field operations					
Electric utility services					
Street lights	8,649	8,000	(649)	649	8,649
Stormwater control					
Lake/pond bank maintenance	4,209	500	(3,709)	3,709	4,209
Aquatic maintenance	1,032	3,000	1,968	(1,968)	1,032
Other physical environment					
Entry & walls maintenance	-	595	595	(595)	-
Landscape maintenance	24,184	15,000	(9,184)	9,184	24,184
Holiday lighting	3,332	2,200	(1,132)	1,132	3,332
Irrigation repairs & maintenance	4,415	5,000	585	(585)	4,415
Landscape replacement	8,519	17,850	9,331	(9,331)	8,519
Total field operations	54,340	52,145	(2,195)	2,195	54,340
Total other fees & charges	54,340	52,145	(2,195)	2,195	54,340
Total expenditures	110,248	85,120	(25,128)	32,128	117,248
Excess/(deficiency) of revenues over/(under) expenditures	1,901	-	(1,901)	(495)	(495)
Fund balances - beginning	495	-	(495)	495	495
Fund balances - ending	$ 2,396	$ -	$ (2,396)	$ -	$ -

SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Southern Hills Plantation III Community Development District ("**District**") prior to June 15, 2024, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**Fiscal Year 2025**"); 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 THE SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2024

HOUR: 10:00 a.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Brooksville and Hernando County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF MAY 2024.

ATTEST:

SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2025

Exhibit A: Proposed Budget for Fiscal Year 2025

SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025
PROPOSED BUDGET

SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
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SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Developer contribuitions	$ 65,545	$ 25,513	$ 38,065	$ 63,578	$ 68,845
Interest and miscellaneous	-	214	-	214	-
Total revenues	65,545	25,727	38,065	63,792	68,845
EXPENDITURES					
Professional & administrative					
Supervisors	3,000	400	1,000	1,400	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	786	2,000	2,786	4,000
Engineering	1,000	-	500	500	1,000
Audit	3,200	-	3,200	3,200	3,200
Postage	400	25	375	400	400
Legal advertising	325	-	325	325	325
Annual district filing fee	200	175	25	200	200
Insurance	3,200	-	3,200	3,200	3,200
Website	1,000	-	720	720	1,000
Contingencies	1,500	227	500	727	1,500
Total professional & administrative	32,975	9,113	19,495	28,608	32,975
Field operations					
Street lights	8,300	4,297	4,300	8,597	8,600
Aquatic maintenance	870	-	870	870	870
Landscape maintenance	21,000	10,946	11,000	21,946	22,000
Holiday lighting	-	2,618	-	2,618	2,000
Irrigation maintenance and repairs	2,400	3,548	-	3,548	2,400
Total field operations	32,570	21,409	16,170	37,579	35,870
Total expenditures	65,545	30,522	35,665	66,187	68,845
Excess/(deficiency) of revenues over/(under) expenditures	-	(4,795)	2,400	(2,395)	-
Fund balance - beginning (unaudited)	-	2,395	(2,400)	2,395	-
Fund balance - ending (projected)	$ -	$ (2,400)	$ -	$ -	$ -

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

EXPENDITURES
Professional & administrative

Supervisors	$ 3,000
Statutorily set at $200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed $4,800 for each fiscal year.	
Management/accounting/recording	15,000
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.	
Bank fees	150
Bank charges and other miscellaneous expenses incurred during the fiscal year.	
Legal general counsel	4,000
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.	
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.	
Engineering	1,000
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.	
Audit	3,200
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.	
Postage	400
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	325
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual district filing fee	200
Annual fee paid to the Department of Economic Opportunity.	
Insurance	3,200
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.	
Website	1,000
To provide and maintain legally required District website.	
Contingencies	1,500
Cover banking related costs.	

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

EXPENDITURES (continued)	
Field operations	
Street lights	8,600
Regular inspections, maintenance and repairs	
Aquatic maintenance	870
Monthly service of aquatic weed control	
Landscape maintenance	22,000
Monthly service of landscape maintenance, including lawn care	
Holiday lighting	2,000
Irrigation maintenance and repairs	2,400
Regular inspection and any needed maintenance and/or repairs to the irrigation system	
Total expenditures	$ 68,845

SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-04

A RESOLUTION OF THE SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District ("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 the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Hernando County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 13th day of May, 2024.

Attest:

SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A

SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION *Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 7, 2024*	**Regular Meeting**	**10:00 AM**
November 4, 2024*	**Landowners' Meeting & Regular Meeting**	**10:00 AM**
December 9, 2024	**Regular Meeting**	**10:00 AM**
January 13, 2025	**Regular Meeting**	**10:00 AM**
February 10, 2025	**Regular Meeting**	**10:00 AM**
March 10, 2025	**Regular Meeting**	**10:00 AM**
April 14, 2025	**Regular Meeting**	**10:00 AM**
May 12, 2025	**Regular Meeting**	**10:00 AM**
June 9, 2025	**Regular Meeting**	**10:00 AM**
July 14, 2025	**Regular Meeting**	**10:00 AM**
August 11, 2025	**Regular Meeting**	**10:00 AM**
September 8, 2025	**Regular Meeting**	**10:00 AM**

***Exception**

The October and November meeting dates are one (1) week earlier to accommodate the Columbus Day and Veterans Day holidays.

SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2024

SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2024

	General Fund	Total Governmental Funds
ASSETS		
Wells Fargo	$ 2,875	$ 2,875
Due from Developer	4,000	4,000
Accounts receivable	159,582	159,582
Allowance for uncollectable receivable	(159,582)	(159,582)
Deposits	1,190	1,190
Total assets	$ 8,065	$ 8,065
LIABILITIES		
Liabilities:		
Accounts payable	$ 1,311	$ 1,311
Due to Southern Hills I	2,654	2,654
Developer advance	2,500	2,500
Total liabilities	6,465	6,465
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	4,000	4,000
Total deferred inflows of resources	4,000	4,000
FUND BALANCES		
Unassigned	(2,400)	(2,400)
Total fund balances	(2,400)	(2,400)
Total liabilities, deferred inflows of resources and fund balances	$ 8,065	$ 8,065

SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Developer contribution	$ 11,127	$ 25,513	$ 65,545	39%
Interest and miscellaneous	214	214	-	N/A
Total revenues	11,341	25,727	65,545	39%
EXPENDITURES				
Professional & administrative				
Legislative				
Supervisor fees	-	400	3,000	13%
Financial & Administrative				
Management	1,250	7,500	15,000	50%
Engineering	-	-	1,000	0%
Audit	-	-	3,200	0%
Insurance	-	-	3,200	0%
Legal advertising	-	-	325	0%
Bank fees	-	-	150	0%
Annual district filing fee	-	175	200	88%
Contingencies	34	227	1,500	15%
Website	-	-	1,000	0%
Postage	-	25	400	6%
Legal counsel				
District counsel	61	786	4,000	20%
Total professional & administrative	1,345	9,113	32,975	28%
Field operations				
Electric utility services				
Street lights	700	4,297	8,300	52%
Stormwater control				
Aquatic maintenance	-	-	870	0%
Landscape maintenance	1,957	10,946	21,000	52%
Holiday lighting	-	2,618	-	N/A
Irrigation repairs & maintenance	211	3,548	2,400	148%
Total field operations	2,868	21,409	32,570	66%
Total expenditures	4,213	30,522	65,545	47%
Excess/(deficiency) of revenues over/(under) expenditures	7,128	(4,795)	-	
Fund balances - beginning	(9,528)	2,395	-	
Fund balances - ending	$ (2,400)	$ (2,400)	$ -	

SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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 Regular Meeting on January 8, 2024 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601.

Present at the meeting were:

Jim McGowan	Chair
Bruce Noble	Vice Chair
Ellen Johnson	Assistant Secretary
Margaret Bloomquist	Assistant Secretary

Also present:

Chuck Adams	District Manager
Grace Kobitter	District Counsel
Joe Calamari	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:00 a.m.

Supervisors Noble, Johnson and Bloomquist were present. Supervisor McGowan was not present at roll call. Supervisor Miars was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Appointment of Committee Member for Interlocal Agreement (ILA)**

Mr. Adams recalled that the Interlocal Agreement contains a subcommittee provision, which requires a member of the CDD Board to participate. CDD #1 selected Mr. McCaffrey as its representative.

Mr. McGowan joined the meeting at 10:01 a.m.

Mr. McGowan nominated Ms. Johnson to serve on the committee.

On MOTION by Mr. McGowan and seconded by Mr. Noble, with all in favor, appointing Ms. Johnson as the CDD's representative Committee Member, in relation to the Interlocal Agreement, was approved.

On MOTION by Mr. McGowan and seconded by Ms. Johnson, with all in favor, appointing Mr. McGowan as the CDD's substitute representative Committee Member, in relation to the Interlocal Agreement, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-01, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date**

On MOTION by Mr. McGowan and seconded by Mr. Noble, with all in favor, Resolution 2024-01, Designating a Date, Time, and Location of November 4, 2024 at 10:00 a.m., at the Southern Hills Plantation Clubhouse, located at 4200 Summit View Drive, Brooksville, Florida 34601, for the Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of November 30, 2023**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2023.

The financials were accepted.

SIXTH ORDER OF BUSINESS **Approval of September 11, 2023 Public Hearing and Regular Meeting Minutes**

Mr. Adams presented the September 11, 2023 Public Hearing and Regular Meeting Minutes.

On MOTION by Ms. Bloomquist and seconded by Ms. Johnson, with all in favor, the September 11, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS Other Business

Ms. Bloomquist asked if all Board Members must participate in the required ethics training. Ms. Kobitter stated her office can coordinate a Board training if the Board Members prefer. Mr. Adams stated a memo was circulated earlier; the State offers online classes that can be taken individually. The memo will be recirculated to the Board.

EIGHTH ORDER OF BUSINESS Staff Reports

A. District Counsel: Kilinski|Van Wyk PLLC

B. District Engineer: Coastal Engineering Associates, Inc.

There were no District Counsel or District Engineer no reports.

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

- **NEXT MEETING DATE: February 12, 2024 at 10:00 A.M**
  - **QUORUM CHECK**

The next meeting will be held on February 12, 2024, unless canceled.

NINTH ORDER OF BUSINESS Supervisors' Requests

There were no Supervisors' requests.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Johnson and seconded by Ms. Bloomquist, with all in favor, the meeting adjourned at 10:07 a.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair

SOUTHERN HILLS PLANTATION III
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION *Southern Hills Plantation Clubhouse, 4200 Summit View Drive, Brooksville, Florida 34601*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 2, 2023* CANCELED	**Regular Meeting**	**10:00 AM**
November 13, 2023 CANCELED	**Regular Meeting**	**10:00 AM**
December 11, 2023 CANCELED	**Regular Meeting**	**10:00 AM**
January 8, 2024	**Regular Meeting**	**10:00 AM**
February 12, 2024 CANCELED	**Regular Meeting**	**10:00 AM**
March 11, 2024 CANCELED	**Regular Meeting**	**10:00 AM**
April 8, 2024 CANCELED	**Regular Meeting**	**10:00 AM**
May 13, 2024	**Regular Meeting**	**10:00 AM**
June 10, 2024	**Regular Meeting**	**10:00 AM**
July 8, 2024	**Regular Meeting**	**10:00 AM**
August 12, 2024	**Regular Meeting**	**10:00 AM**
September 9, 2024	**Regular Meeting**	**10:00 AM**

***Exception**

October meeting is one (1) week earlier to accommodate the Columbus Day holiday.