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 Regular Meeting on August 12, 2024 at 10:00 a.m., at the Southern Hills Fitness Center, 19860 Southern Hills Boulevard, Brooksville, Florida 34601.

Present 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 10:10 a.m.

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

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2023 Prepared by Berger, Toombs, Elam, Gaines and Frank (to potentially be provided under separate cover)**

Mr. Adams stated the audit is not yet available.

This item was deferred.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-05, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023**

This item was deferred.

FIFTH ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget**

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented resolution 2024-06. He reviewed the proposed Fiscal Year 2025 budget, which is unchanged from when it was last presented.

Asked why the audit is not ready, Mr. Adams stated the Auditor has been extremely slow this year, which is something the Board might want to consider in the future.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. McGowan and seconded by Ms. Bloomquist, with all in favor, Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Fiscal Year 2025 Funding Agreement**

Mr. Adams presented the Fiscal Year 2025 Funding Agreement between the CDD and SH Venture II, LLC.

On MOTION by Mr. McGowan and seconded by Ms. Bloomquist, with all in favor, the Fiscal Year 2025 Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2024**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2024.

The financials were accepted.

EIGHTH ORDER OF BUSINESS **Approval of May 13, 2024 Regular Meeting Minutes**

On MOTION by Ms. Bloomquist and seconded by Mr. Noble, with all in favor, the May 13, 2024 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Other Business**

There was no other business.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kilinski|Van Wyk PLLC

- **Memorandum: Goals and Objectives Reporting**

Ms. Kobitter reminded Board Members to complete the required four hours of ethics training by December 31, 2024.

B. District Engineer: Coastal Engineering Associates, Inc.

There was no report.

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

- **0 Registered Voters in District as of April 15, 2024**

There were no registered voters residing within the District as of April 15, 2024.

- **NEXT MEETING DATE: September 9, 2024 at 10:00 AM**
  - **QUORUM CHECK**

The next meeting will be held on September 9, 2024.

ELEVENTH ORDER OF BUSINESS **Supervisors' Requests**

A Board Member asked about the number of meetings in the Goals and Objectives memorandum. Mr. Adams stated the CDD is required to have at least two meetings per fiscal year; one to present and approve the draft the budget for the purpose of setting the budget public hearing and the other to hold the budget public hearing and adopt the budget.

Ms. Kobitter stated an informational Memorandum regarding the Goals and Objectives reporting is included in the agenda packet. The CDD must adopt its Goals and Objectives by October 1st of every year. Staff prepared a sample for the Board's review, which includes the two required meetings.

Ms. Bloomquist referred to Page 3 of the May 13, 2024 meeting minutes and asked if the "uncollected receivables" that must be written off is $159,582. Mr. Adams replied affirmatively. Asked if the Board must approve it, Mr. Adams stated the Board must approve the write down amount of $159,582, by motion, on the record; it removes what was a part of the bankruptcy.

On MOTION by Ms. Bloomquist and seconded by Mr. McGowan, with all in favor, authorizing the write down amount of $159,582, to remove a part of the bankruptcy, was approved.

Ms. Kobitter noted that the Goals and Objectives Memorandum incorrectly states there must be eight Board Meetings but it should be revised to state two Board Meetings. She recommended approval of the form, as amended with two meetings.

On MOTION by Mr. McGowan and seconded by Mr. Noble, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, in substantial form and as amended to state two meetings per fiscal year, were approved.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. McGowan and seconded by Mr. Noble, with all in favor, the meeting adjourned at 10:22 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair