

# Southern Hills Plantation II Community Development District

**Board of Supervisors:**

Matt Pallardy, Chairman  
John Franz, Vice Chairman  
Cheryl Bernal, Assistant Secretary  
Wesley Jones, Assistant Secretary  
Brian Spivey, Assistant Secretary

**Staff:**

Deborah Wallace, District Manager  
Michelle T. Reiss, District Counsel  
Joe Calamari, District Engineer  
Nancy Hix, Accountant II  
Kelly Dattler, Administrative Assistant III

## Regular Meeting Agenda Friday, February 13, 2026 – 10:30 a.m.

The Regular Meeting of Southern Hills Plantation II Community Development District will be held at the **Cascades Clubhouse, 5459 Cotillion Boulevard, Brooksville, FL 34601.**

Microsoft Teams Meeting: [Join the meeting now](#)

**Meeting ID:** 288 681 830 666 8

**Call in (audio only):** +1 (646) 838-1601

**Passcode:** 4Ez2R8YN

**Phone Conference ID:** 429 512 11#

### 1. Call to Order/Roll Call

### 2. Audience Comments – *Three- (3) Minute Time Limit*

### 3. Business Items

- A. Consideration of Arbitrage Rebate Counselors, LLC - Proposal for Bond Series 2004 Annual Arbitrage Calculation
- B. Items Related to the Series 2004 Bonds
  - 1. GreenbergTraurig Engagement Letter (Jan 2026)
- C. Consideration of Resolution 2026-02; Designating a Date, Time & Location for a Landowners' Meeting
- D. Consideration of Resolution 2026-03; Removing Assistant Treasurer
- E. Consideration of Public Facilities Report Proposal
- F. Consideration of Payment of Interlocal Cost Share Agreement
- G. Ratification of Resolution 2026-01, Hernando County General Election
- H. Ratification of First Amendment to the Management & Financial Services Agreement Between SHP II CDD & Inframark
- I. Ratification of Egis Insurance Proposal for FY2026
- J. Ratification of Transferring General Funds from Truist to Valley Bank

**District Office:**

Pan Am Circle, Suite 300  
Tampa, FL 33607  
(813) 873-7300

**Meeting Location:**

In person: 5459 Cotillion Boulevard, Brooksville, FL  
Participate remotely: Microsoft Teams [Join the meeting now](#)  
OR dial in for audio only (646) 838-1601  
Meeting ID: 290 455 739 175 9  
Passcode: 5fi6rK9

**4. Staff Reports**

- A. District Counsel
- B. District Engineer
- C. District Manager

- 1. Update on Transfer to Interest Bearing Account

**5. Consent Agenda Items**

**A. Approval of Meeting Minutes**

- 1. August 15, 2025 Public Hearing & Regular Meeting Minutes

**B. Acceptance of Financials**

- 1. August 2025
- 2. September 2025
- 3. October 2025
- 4. November 2025
- 5. December 2025

**C. Acceptance of the Check Registers**

- 1. August 2025
- 2. September 2025
- 3. October 2025
- 4. November 2025
- 5. December 2025

**D. Consideration of Operations and Maintenance Report**

- 1. August 2025
- 2. September 2025
- 3. October 2025
- 4. November 2025
- 5. December 2025

**6. Supervisor Requests**

**7. Adjournment**