

MINUTES OF MEETING

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

**STERLING HILL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Sterling Hill Community Development District was held on **Thursday, July 9, 2015 at 8:00 a.m.** at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

Present and constituting a quorum:

Christina Miller	Board Supervisor, Chairman
Sandra Manuele	Board Supervisor, Vice Chairman
Frances Krause	Board Supervisor, Assistant Secretary
Louis Peters	Board Supervisor, Assistant Secretary

Also present were:

Clif Fischer	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley & Robin
John Toborg	Operations Manager, RASI
Jason Pond	Amenity Management
Scott Campbell	Representative, Lerner Real Estate Advisor
Audience	

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Ms. Miller called the meeting to order and Mr. Fischer performed the roll call confirming a quorum for the meeting.

Ms. Miller asked all those in attendance to stand and recite the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

**Presentation by Lerner Real Estate
Advisors of Intent for Purchase of
Foreclosed Lots**

Mr. Campbell provided a brief overview of the history on the 50 lots that DR Horton has expressed an interest in purchasing from the SPE and reviewed a few of the proposed terms that are being considered. He explained that the terms are the same as what was used for the sale of the property within Windance.

A brief discussion ensued regarding the benefit this would provide to the District. Mr. Robin addressed the way funds from the purchase would be allocated between the District, the County, and the bond holders. He also touched on the status of the remaining 101 lots.

Mr. Robin emphasized that approval of the Letter of Intent is non-binding by either party.

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors authorized District Counsel to enter into negotiations with DR Horton and the Lerner Real Estate Advisors for the purchase of the 50 lots for Sterling Hill Community Development District.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments at this time.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on June 11, 2015

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on June 11, 2015 as presented for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for May 2015

On a Motion by Ms. Manuele seconded by Ms. Krause, with all in favor, the Board of Supervisors accepted the operation and maintenance expenses for May totaling \$66,056.61 as discussed for Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for LED Lighting

The Board asked that this item be tabled until next month as the revised proposals were not available.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Maintenance Services

Mr. Toborg reviewed the scoring process utilized during the workshop and read the results into the record. Luke Brothers, Inc. received 441.3 points, Sunrise Landscaping 437.55, Cardinal Landscaping 422.0 points, Landscape Maintenance Contractors 356.5 points and Murphey's Sod 329.45 points.

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors authorized Staff to finalize a contract with Luke Brothers, Inc. as the highest ranked bidder for landscape maintenance services for Sterling Hill Community Development District.

Mr. Toborg stated that he would be meeting with ValleyCrest to ensure that all of the items on their punch list are completed before Luke Brothers takes over the contract.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report
- B. District Engineer
Not present.
- C. Field Operations Manager
No report.
- D. Amenity Management
Mr. Ponds stated that he has nothing new to add to the report at this time.
- E. District Manager
Mr. Fischer updated the Board on the status of the RV Lot and confirmed that there has been no further contact from the County regarding the striping of the roads.

Mr. Fischer reminded the Board that the next meeting is scheduled for August 13, 2015.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Audience comments were entertained regarding locking the pedestrian gates, sections of property on Beaumont Loop and Greystone that are not being maintained, and the proposed land sale. Mr. Robin explained that Lerner will be paid by the bondholders out of their portion of the sale proceeds and it will not impact the funds coming back to the District.

It was stated that the reason for unlocking the pedestrian gates was due to safety concerns for the children. The installation of the gates was never to ensure security, but rather to discourage solicitation and non-resident traffic.

Mr. Toborg stated that he would look into the areas noted by the HOA representative and make a recommendation to the Board next month.


TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors adjourned the meeting at 7:20 p.m. for Sterling Hill Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman