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**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, September 24, 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	<b>Board Supervisor, Chairman</b>
Louis Peters	<b>Board Supervisor, Assistant Secretary</b>
Sandra Manuele	<b>Board Supervisor, Vice Chairman</b>
Cassi Harbuck	<b>Board Supervisor, Assistant Secretary</b>
Frances Krause	<b>Board Supervisor, Assistant Secretary</b> <i>(joined the meeting in progress at 8:12 a.m.)</i>

Also present were:

Clif Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel, Straley &amp; Robin</b> <i>(via speakerphone)</i>
Jason Pond	<b>Amenity Management</b>
Scott Campbell	<b>Lerner Real Estate Advisors</b> <i>(joined the meeting in progress at 8:05 a.m. via speakerphone)</i>
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**

**Audience Comments on Agenda Items**

There were no audience comments put forward at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of Matters Related to the  
Sale of Lots**

District Counsel and Mr. Campbell responded to Board questions regarding the Brokerage Agreement, Operations and Maintenance Agreement, and the Purchase and Sale Agreement. They touched briefly on the terms of the agreements and confirmed that the brokerage fees are paid out of the bondholder's portion of the proceeds.

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the sale of the lots, the Brokerage, Operations and Maintenance and the Purchase and Sale Agreements in substantial form; authorizing the Chairman to execute the documents once formalized for Sterling Hill Community Development District.

Mr. Vericker informed the Board that the District will be taking ownership of one more lot later today.

**FOURTH ORDER OF BUSINESS**

**Discussion Regarding District Insurance**

Mr. Fischer reviewed the available options for the District's insurance coverage for fiscal year 2015/2016 and the following Board action was taken:

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved renewing the insurance policy with EGIS for Fiscal Year 2015/2016 at a total cost of \$32,941 for Sterling Hill Community Development District.

**FIFTH ORDER OF BUSINESS    Staff Reports**

- A. District Counsel  
No report
- B. District Engineer  
Not present.
- C. Field Operations Manager  
Not present.
- D. Amenity Management  
No report.
- E. District Manager  
No report

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**SIXTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

There were no audience comments put forward.

Ms. Manuele sought clarification on the matter of tax certificates as it was her understanding that all prior year tax certificates had been sold. However, the last financial statement indicates that the District is currently owed \$57,000 on the 52 lots that are being sold for Fiscal Year 2013/2014. She requested the Management ensure that accurate information is provided to the Board relative to financial matters.

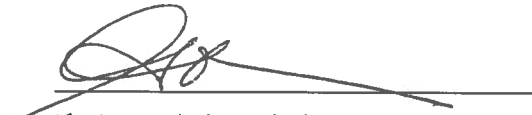
**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors adjourned the meeting at 8:16 a.m. for Sterling Hill Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman