



STERLING HILL

COMMUNITY DEVELOPMENT DISTRICT

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 - 813-994-1001 - sterlinghillcdd.org

**STERLING HILL
COMMUNITY
DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS
MEETING
SEPTEMBER 24, 2015**

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

Christina Miller
Chairman

Sandra Manuele
Vice Chairman

Cassi Harbuck
Supervisor

Frances Krause
Supervisor

Louis Peters
Supervisor

Clifton Fischer
District Manager

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT AGENDA SEPTEMBER 24, 2015 at 8:00 a.m.

At the Sterling Hill North Clubhouse, located at 4411 Sterling Hill Blvd, Spring Hill, FL 34609.

District Board of Supervisors	Christina Miller Sandra Manuele Cassi Harbuck Frances Krause Louis Peters	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Clifton Fischer	Rizzetta & Company, Inc.
District Attorney	John Vericker	Straley & Robin
District Engineer	Tonja Stewart	Stantec Consulting Services Inc

All Cellular phones and pagers must be turned off while in the clubhouse.

The District Agenda is comprised of six different sections:

The regular meeting will begin promptly at **8:00 a.m.** with the first section which is called **Audience Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called the **Business Administration** section and contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 994-1001 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fifth section which is called **Audience Comments on Other Items** provides members of the audience the opportunity to comment on matters of concern to them that were not addressed during the meeting. The same guidelines used during the first audience comment section will apply here as well. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 11 • WESLEY CHAPEL, FL 33544

September 16, 2015

Board of Supervisors
Sterling Hill Community
Development District

Dear Board Members:

The special meeting of the Board of Supervisors of the Sterling Hill Community Development District will be held on **Thursday, September 24, 2015 8:00 a.m.** at the North Sterling Hill Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, FL 34609. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ADMINISTRATION**
None
- 5. BUSINESS ITEMS**
 - A. Consideration of Matters Related to Sale of Lots (under separate cover)
 1. Draft Brokerage Agreement
 2. O & M Agreement
 3. Purchase and Sale Agreement
 - B. Discussion Regarding District Insurance..... Tab 1
- 6. STAFF REPORTS**
None
- 7. AUDIENCE COMMENTS ON OTHER ITEMS**
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

Clifton Fischer
District Manager

cc: John Vericker, Straley & Robin, PA
Tonja Stewart, Stantec Consulting Services

Tab 1

From: Sandie Grimes [<mailto:sandie.grimes@stahlinsurance.com>]
Sent: Friday, September 11, 2015 11:05 AM
To: Clifton Fischer
Subject: Sterling Hill Renewal Proposal

Clifton,

Stahl & Associates will not be providing a renewal quote for this district. We have been unable to secure a more competitive quote than the coverage you currently have with FIA. Therefore renewing with FIA is in the best interests of your district.

Thank you for the opportunity and please let me know if I can assist in the future.

Sandie Grimes
Vice President

Stahl & Associates Insurance, Inc.
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www.stahlinsurance.com