

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 28, 2016, 2016 at 8:30 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
Cassi Harbuck	Board Supervisor, Assistant Secretary
Louis Peters	Board Supervisor, Assistant Secretary

Also present were:

Clif Fischer	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin, & Vericker <i>(via speakerphone)</i>
John Toborg	Field Services Manager, Rizzetta & Co.
Jason Pond	Amenity Management
Audience	

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Mr. Fischer called the meeting to order and performed the roll call confirming a quorum for the meeting. He 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 Minutes of the Board of Supervisors' Meeting on May 26, 2016

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meetings held on May 26, 2016, as presented, for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for May and
June 2016**

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors accepted the operation and maintenance expenditures for April (\$56,760.55) and June (\$110,166.83) for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Proposal to Replace
One-Post and Panel in Fencing**

Mr. Pond reviewed the proposal from Signature Privacy Walls of Florida, Inc. to replace the panel and one post damaged in a vehicular accident. He stated that the work has been started and the District will be seeking reimbursement from the driver's insurance company.

On a Motion by Mr. Peters, seconded by Ms. Harbuck, with all in favor, the Board of Supervisors ratified the proposal from Signature Privacy Walls of Florida, Inc. in the amount of \$7,900 for Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal to Install GFI
Outlet at Basketball Ct.**

Mr. Pond explained that he requested the proposal so that a security camera can be installed for the court.

On a Motion by Ms. Manuele, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved the proposal from EC Electrical Company in the amount of \$1,182 to install a GFI outlet at the basketball court for Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Field Services Manager

Mr. Toborg discussed his latest inspection report noting the condition of the Palm at the entrance of Covey Run. He recommended that some testing be completed on the palm and depending on the results it may be necessary to initiate OTC injections. A brief discussion ensued regarding the cost of the program. John will provide pricing for consideration as part of next year's budget.

Mr. Toborg reviewed the proposal from Sunrise for landscape refurbishments in the amount of \$29,302.75 and one for removing some trees. A brief discussion ensued regarding funding. The Board asked that a cost analysis be completed to determine what can be spent.

On a Motion by Mr. Peters, seconded by Ms. Miller, with all in favor, the Board of Supervisors approved the proposal from Sunrise Landscape in the amount of \$29,302.75 for landscape refurbishments for Sterling Hill Community Development District.

B. District Counsel

Mr. Vericker updated the Board on the status of the Brown foreclosure, noting that it appears that the property will be assigned to the District. He asked that the Board authorize the assignment of the Judgement to the SPE.

On a Motion by Ms. Manuele, seconded by Ms. Krause, with all in favor, the Board of Supervisors authorized the Chairman to execute the Assignment of Judgement to the District SPE for Sterling Hill Community Development District.

Mr. Vericker informed the Board of a number of unusual records requests that have been received and asked that the Board be diligent about forwarding any thing that might be deemed as a request to the District Manager and /or District Counsel.

C. District Engineer

Not present.

D. Amenity Management

Mr. Pond reviewed his report and touched on issues that have held up progress on the new fitness center. However, construction should be starting soon. He recommended that the District start the permitting process for the splash park now, so that everything will be in place to ensure that it can be completed by Spring Break. No Board action was taken at this time.

Mr. Pond sought authorization to hold a pool party on September 18th.

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors authorized Staff to organize a pool party on September 18th for Sterling Hill Community Development District.

E. District Manager

Mr. Fischer reminded the Board that the next regular meeting is scheduled for August 25, 2016 at 8:30 a.m.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no resident comments or requests put forward.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Harbuck, seconded by Ms. Krause, with all in favor, the Board of Supervisors adjourned the meeting at 9:21 a.m. for Sterling Hill Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman