
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 22, 2016 at 6:30 p.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
Frances Krause	Board Supervisor, Assistant Secretary
Cassi Harbuck	Board Supervisor, Assistant Secretary
Louis Peters	Board Supervisor, Assistant Secretary
Sandra Manuele	Board Supervisor, Chairman

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. <i>(via speakerphone)</i>
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 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 September 22,
2016**

<p>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' meeting held on September 22 2016, as presented, for Sterling Hill Community Development District.</p>
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FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for August
2016**

On a Motion by Ms. Miller, seconded by Ms. Harbuck, with all in favor, the Board of Supervisors accepted the operation and maintenance expenditures for August (\$87,726.01) for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

**Acceptance of Series 2006 A&B Arbitrage
Report**

Mr. Fischer stated that there was no negative arbitrage for the Series 2006 A&B bonds.

On a Motion by Ms. Manuele, seconded by Ms. Krause, with all in favor, the Board of Supervisors accepted the Series 2006 A&B Arbitrage Report for Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Dissemination
Agreement**

Mr. Fischer explained that Prager Sealy recently decided to get out of the dissemination services business and Rizzetta has submitted a proposal to pick them up at the same cost (\$2,000 for the series 2003A and 2006A bonds). A brief discussion ensued and the following Board action taken.

On a Motion by Mr. Peters, seconded by Ms. Harbuck, with all in favor, the Board of Supervisors accepted the Prager Sealy resignation and approved the Rizzetta & Company proposal for Dissemination Services for Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Rizzetta Professional
Field Services Agreement**

Mr. Fischer stated that the agreement includes the pricing discussed during budget season (\$525 per month). Following a brief discussion, the Board authorized the Chairman to execute the agreement.

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the Rizzetta Professional Field Services Agreement for Sterling Hill Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2016-09, Re-Designating a Treasurer

Mr. Fischer explained that Mr. Kennedy has tendered his resignation and Rizzetta would like to recommend that William Rizzetta be named as treasurer.

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved Resolution 2016-09, appointing William Rizzetta as Treasurer for Sterling Hill Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Clubhouse Furniture Replacement

Mr. Pond reviewed proposals to replace the furniture in the clubhouses and a brief discussion was held regarding what rooms the furniture was for, color schemes, and funding.

On a Motion by Ms. Manuele, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$10,000 for replacing the furniture in the activity and kitchen areas for both the North and South Clubhouse for Sterling Hill Community Development District.

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$10,000 for replacing the furniture in the lounge areas for both the North and South Clubhouse and authorized the Chairman to select the final colors for Sterling Hill Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposal to Replace Gate DVRs

Mr. Pond spoke regarding the need to replace the gate DVRs and presented a proposal for Board consideration.

On a Motion by Ms. Harbuck, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the proposal from DCSI totaling \$4,939.00 to replace the gate DVRs for Sterling Hill Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker reminded the Board to forward any and all records requests they might receive to District Management as soon as they are received. He spoke briefly on the recent foreclosure sale.

A brief discussion was held regarding District signage, with the Board requesting that District Counsel draft a signage policy for Board review at the next meeting.

B. District Engineer
Not present.

C. Field Services Manager
Mr. Toborg reviewed his latest report and fielded questions from the Board regarding landscape matters.

It was stated that District Management has the authority to approve the proposal to remove the three dead trees.

D. Amenity Management
Mr. Pond presented a proposal to replace the District's Maintenance vehicle and a brief discussion ensued.

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$9,000 to replace the maintenance vehicle for Sterling Hill Community Development District.

E. District Manager
A request was made to have the SPE financial statements available to the Board at the next meeting.

It was also stated that the District may have an opportunity to obtain a full size pool table at a very reasonable cost. Mr. Pond will keep the Board apprised of the situation.

Mr. Fischer reminded the Board that the next meeting is scheduled for October 27, 2016 at 8:30 a.m.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no audience comments or Supervisor requests put forward at this time.

THIRTEENTH 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 8:03 p.m. for Sterling Hill Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman