

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, October 26, 2017 at 8:30 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
Sandra Manuele	Board Supervisor, Vice Chairman
Louis Peters	Board Supervisor, Assistant Secretary
Michael Dimos	Board Supervisor, Assistant Secretary
Richard Massa	Board Supervisor, Assistant Secretary

Also present were:

Clif Fischer	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley, Robin, & Vericker (Via Speakerphone)
Jason Pond	Clubhouse Management
Tonja Stewart	District Engineer, Stantec Consulting
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 28, 2017

On a Motion by Mr. Dimos, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 28, 2017, as amended, for Sterling Hill Community Development District.

45 **FOURTH ORDER OF BUSINESS**

46 **Consideration of Minutes of the Board of**  
47 **Supervisors' Continued Meeting on**  
48 **September 19, 2017**

On a Motion by Ms. Manuele, seconded by Ms. Peters, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' continued meeting held on September 19, 2017, as amended, for Sterling Hill Community Development District.

49 **FIFTH ORDER OF BUSINESS**

50 **Consideration of Operation and**  
51 **Maintenance Expenditures for September**  
52 **2017**

53 On a Motion by Mr. Dimos, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2017 (\$108,908.49) for Sterling Hill Community Development District.

54 **SIXTH ORDER OF BUSINESS**

55 **Discussion & Review to Hire Special**  
56 **Counsel**

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58 There was a discussion to hire special counsel in order to re coupe funds that were used  
59 towards the splash pad work that went unfinished.

60 On a Motion by Ms. Peters, seconded by Mr. Dimos, with all in favor, the Board of Supervisors agreed to hire Mr. Johnathan Ellis from Shumaker, Loop & Kendrick for Sterling Hill Community Development District.

61 **SEVENTH ORDER OF BUSINESS**

**Staff Reports**

62 **A. District Counsel**

63 No Report

64 **B. District Engineer**

65  
66 Ms. Stewart fielded questions and lead the discussion on the pavement management  
67 project. The test product from Whitaker Contracting was used at Meadow Pointe IV as  
68 shown in the pictures that were distributed. The Whitaker Contracting representative  
69 answered questions from the Board regarding the products that will be used and costs.  
70  
71

72 On a Motion by Ms. Manuele, seconded by Mr. Massa, with all in favor, the Board of Supervisors agreed to engage Whitaker Contracting to initiate the inspection and authorized the Chair to schedule the installation for Sterling Hill Community Development District.

73 **C. Field Operations Manager**

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75 A brief discussion was held regarding the monthly report. Mr. Massa gave an update  
76 on his project and he will provide his input at the next meeting.  
77  
78

79 **D. Amenity Management**

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81 Mr. Pond presented multiple proposals and gave his summary of each of them.

82  
83 There was a direction from the Board to get a cost comparison for installing Waynes coating  
84 on the walls at the clubhouse.

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86 The Board discussed the proposals for the splash pad and would like for Mr. Pond to  
87 negotiate the price.

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89  
90 On a Motion by Mr. Dimos, seconded by Ms. Manuele, with all in favor, the Board of  
Supervisors approved the proposal from Sunrise Builders to replace the dry rotting wood on  
the main columns and install hardy board at a cost of \$1,060.00 for Sterling Hill Community  
Development District.

91 **E. District Management**

92 Mr. Fischer reminded the Board that the next meeting is scheduled for November 30,  
93 2017 at 6:30 p.m.

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95 There were no questions on the Financial Statement.

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97 **EIGHTH ORDER OF BUSINESS**

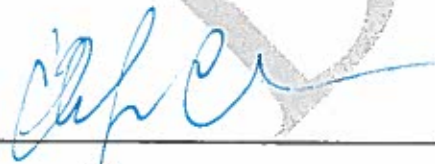
**Supervisor Requests and Audience  
Comments**

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100 The Board entertained a few comments from the audience about common areas

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102 **NINTH ORDER OF BUSINESS**

**Adjournment**

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104 On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of  
Supervisors continued the meeting until Tuesday, October 26, 2017 at 10:12 a.m. at the north  
clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

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Secretary/Assistant Secretary

  
Chairman/Vice Chairman