

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, April 18, 2019 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
Louis Peters	Board Supervisor, Assistant Secretary
Michael Dimos	Board Supervisor, Assistant Secretary
Richard Massa	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
Kristen Schalter	District Counsel, Straley Robin & Vericker
John Toborg	Field Services Manager
Stephen Brletic	District Engineer, JMT Engineering
Jason Pond	Clubhouse Manager
George Woods	Representative, Capital Land Management
Jason Chambrot	Representative, Capital Land Management

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Montagna called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Ms. Montagna asked if there were any audience comments. There were none.

Ms. Montagna took the meeting agenda out of order so that Mr. Toborg could present his report and introduce the new landscape representatives.

Mr. Toborg presented and reviewed the Field Inspection Report dated April 2, 2019. He introduced the representatives from Capital Land Management

49 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board of**
50 **Supervisors' Meeting on March 21, 2019**

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52 Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on March
53 21, 2019. There were no changes to the meeting minutes.
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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 March 21, 2019 as presented for Sterling Hill Community Development District.

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56 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
57 **Maintenance Expenditures for March**
58 **2019**

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60 Ms. Montagna presented the Operation and Maintenance Expenditures for March 2019.
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On a Motion by Mr. Dimos, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for March 2019 (\$97,348.29) for Sterling Hill Community Development District.

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63 **FIFTH ORDER OF BUSINESS** **Update Regarding Investigation by John**
64 **Ellis**

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66 Ms. Manuele gave the Board an update on the progress. She will reach out to Mr. Ellis for
67 the status of the investigation and a recommendation.
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69 **SIXTH ORDER OF BUSINESS** **Consideration of Whitaker Contracting**
70 **Proposal**

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72 Mr. Brletic presented and reviewed his report dated April 18, 2019. Attached as (Exhibit
73 "A"). He also reviewed the proposal from Whitaker Contracting. Discussion ensued regarding
74 Bensbrook, Road and sending a demand letter to both residents to include pressure washing.
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On a Motion by Mr. Massa, seconded by Mr. Dimos, with all in favor, the Board of Supervisors approved the proposal from Whitaker Contracting for HA5 (\$3,200.00) for Sterling Hill Community Development District.

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On a Motion by Mr. Massa, seconded by Mr. Dimos, with all in favor, the Board of Supervisors approved having a deputy onsite on the day of the project for Sterling Hill Community Development District.

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79 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

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81 **A. District Counsel**

82 Ms. Schalter gave the Board an update on the demand letter regarding the pavement project.

Exhibit A



STERLING HILL CDD

ENGINEER'S REPORT FOR April 18, 2019 BOARD MEETING

Discussion item:

Splash Pad –

SplashPadsUSA has completed construction of the splash pad. The coating was applied as of March 26th. The required inspections with Hernando County have been completed and the project has passed the final inspection, however, the health department has notified the contractor that an additional permitting step is required to open the splash pad. This was the result of miscommunication between the health department and Hernando County. Hernando County made a mistake in granting final approval and closed out the project without the proper consent of the health department. Regardless of the origin of the oversight, Rick Funk with SplashPadsUSA is in process to obtain the required outstanding information from Hernando County Utilities and submit for the required pool permit through the health department to remedy any issue with health department consent. After the application is reviewed and approved, the splash pad will be able to be opened.

HA5 Pavement Report-

As discussed previously in the last meeting, the District Engineer did a final walkthrough on March 13th. Areas that were not found to be complete were listed and given to Whitaker to complete. There were 4 areas identified. Whitaker has responded with documentation of these 4 areas being completed. We still await asbuilt documentation regarding the batch reports and application rates.

Whitaker has also presented a proposal to fix the tire marks caused by a resident that occurred during the HA5 application on Bensbrook Drive in the amount of \$3,200. The full proposal will be presented to the board at the meeting.