

**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, January 8, 2015 at 8:00 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	<b>Board Supervisor, Chairman</b>
Sandra Manuele	<b>Board Supervisor, Vice Chairman</b>
Frances Krause	<b>Board Supervisor, Assistant Secretary</b>
Louis Peters	<b>Board Supervisor, Assistant Secretary</b>
Cassi Harbuck	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Clif Fischer	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jason Pond	<b>Amenity Management</b>
John Vericker	<b>District Counsel, Straley &amp; Robin</b> <i>(via conference call)</i>
Tonja Stewart	<b>District Engineer, Stantec Consulting Services</b> <i>(via conference call)</i>

**FIRST ORDER OF BUSINESS**

**Call to Order and Pledge of Allegiance**

Ms. Miller called the meeting to order and Mr. Fischer performed the roll call confirming a quorum for the meeting.

Ms. Miller asked all those in attendance to stand and recite the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

No audience comments, on agenda items, were put forward at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of  
Supervisors' Meeting held on December  
11, 2014**

A few minor revisions to the minutes were requested.

On a Motion by Ms. Krause, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on December 11, 2014 as amended for Sterling Hill Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for December  
2014**

Discussion for this item will be tabled to the next Board of Supervisors' regular meeting as the December report was not available for today's meeting

**FIFTH ORDER OF BUSINESS**

**Further Discussion Regarding RV/Boat  
Storage Area Proposals**

Mr. Pond presented a summary of costs associated with building the RV/Boat Storage lot. He reviewed the costs previously provided by Ms. Stewart, which came in approximately \$31,000 over budget such as additional engineering fees, and Hernando County Utilities. He stated that there are some areas that can be cut, but he would not recommend eliminating the water if the desire for use of the area is to serve as an Amenity for the Residents.

A brief discussion ensued regarding the costs and possible options to reduce them. Concern was expressed with the timing of the project and funding. Requests were made for Ms. Stewart to hold off on the permitting applications for another month, so the Board can verify that the funding for the budget overage for this project is available, for her to obtain proposals for Board review next month, and for Management to provide a report regarding the amount of assessments collected last year.

**SIXTH ORDER OF BUSINESS**

**Update on Switching Phone Companies**

Mr. Pond stated that there isn't a need to switch phones lines because AT&T will reduce their price to match the proposed amount. The cost was \$1,400-\$1,500 a month for all 14 lines and it will become \$554.45 a month.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Vericker stated that there is a hearing on February 4th to determine how the court wants to proceed and will advise the Board on the outcome.

B. District Engineer

Ms. Stewart stated that a Public Facilities Report has been requested and she expects to be able to provide it at next month's meeting.

C. Field Operations Manager

Mr. Toborg provided a brief overview of the report, noting that the decline of plant material that was observed, which he has recommended crews start using herbicides and insecticides on them. He stated that there was significant plant damage to a section in Stone Creek as a result of a vehicular accident and he will get them replaced at a cost of approximately \$100. A brief discussion ensued regarding the possibility of being reimbursed for this expense and it was stated filing an insurance claim might be difficult if a police report was not filed. Ms. Harbuck suggested that the driver be approached with an invoice to pay for the damaged plants, if this is the case.

Mr. Toborg stated that he reminded Valley Crest to follow the bi-weekly schedule during the dormant months as he was told that they were not complying and it is evident that there is a need for pruning, sidewalk blowing and detailing.

D. Amenity Management

Mr. Pond presented a packet summarizing the year for the Board. There were no questions on the report.

Mr. Pond provided a report on the appearance of the boundary walls though out the District and recommended that they be pressure washed, sealed and repainted in phases in order to reduce the impact of the expense.

Mr. Pond stated that he has had several requests from residents to heat/cool the pool and he reviewed the results of his research on options and costs for informational purposes. A brief discussion ensued and Ms. Miller suggested putting a note to the residents in the newsletter requesting they fill out a survey that could be retrieved from the website and considering this further during the budget process.

E. District Manager

The Board requested that copies of the December O & M Report and November financials be emailed to them as soon as they become available.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

Audience

A brief discussion ensued regarding the Coyotes in the District. Mr. Fischer summarized the information he received from trappers and Florida Fish & Wildlife.

Supervisors

Ms. Krause indicated that the Board hasn't received a Sherriff's Report in a few months. Mr. Fischer will follow up and see that they are sent to the Board.

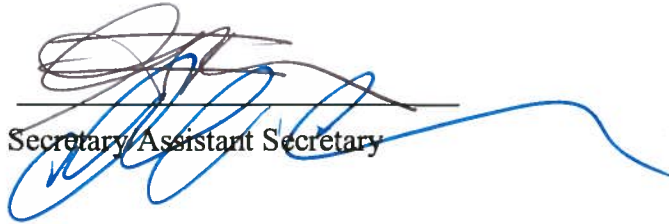
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**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors adjourned the meeting at 9:06 p.m. for Sterling Hill Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman