
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, February 12, 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	Board Supervisor, Chairman
Sandra Manuele	Board Supervisor, Vice Chairman
Frances Krause	Board Supervisor, Assistant Secretary
Louis Peters	Board Supervisor, Assistant Secretary
Cassi Harbuck	Board Supervisor, Assistant Secretary

Also present were:

Clif Fischer	District Manager, Rizzetta & Company, Inc.
Bryan Rizzetta	District Manager, Rizzetta & Company, Inc.
Jason Pond	Amenity Management
Tracy Robin	District Counsel, Straley & Robin <i>(via conference call)</i>
Tonja Stewart	District Engineer, Stantec Consulting Services <i>(Joined the meeting in progress)</i>
John Toborg	Operations Manager, RASI <i>(Joined the meeting in progress)</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

It was noted that there were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on January 8, 2015

One revision to the minutes was 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 January 8, 2015 as amended for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for December 2014

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors accepted the operation and maintenance expenses for December totaling \$150,830.86 for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

Further Discussion Regarding RV/Boat Storage Area Proposals

Mr. Pond stated that he was able to reduce the costs for the RV/Boat storage area by seeking additional proposals from other vendors and providing updated plans to others, who were then able to adjust their proposals. The cost is now \$169,309 which is down from the \$189,000 discussed last month. Mr. Pond reviewed the proposals received and a brief discussion ensued regarding the experience of vendors that have not been used in the community previously. Ms. Stewart outlined the process to be followed should the Board decide to move forward at this time. She confirmed that the costs for any geotechnical testing that might be needed would be minimal and the cost of the surveying had already been included. Mr. Robin recommended that the Board approve each proposal separately, so that individual contracts could be prepared. The following Board actions were taken relative to the RV/boat storage area:

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved the proposal from D & J Fencing in the amount of \$11,635 for Sterling Hill Community Development District.

On a Motion by Ms. Krause, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved the proposal for Lane Electric in the amount of \$26,000 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 the proposal from Murphey's Sod in the amount of \$15,575 for Sterling Hill Community Development District.

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved the proposal for Southern Automated Access in the amount of \$5,589 for Sterling Hill Community Development District.

On a Motion by Ms. Krause, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved the proposal from DCSI, Inc. in the amount of \$10,289 for Sterling Hill Community Development District.

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved the proposal from Bayonet Plumbing in the amount of \$1,200 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 the proposal from Central Concrete for installation of the asphalt millings and striping in the amount of \$40,000 for Sterling Hill Community Development District.

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the proposal from Central Concrete for site work in the amount of \$37,060 for Sterling Hill Community Development District.

On a Motion by Ms. Manuele, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved the proposal from Hernando County Utilities in the amount of \$4,691 for Sterling Hill Community Development District.

Ms. Stewart asked that Mr. Pond check with Bayonet Plumbing and Central Concrete to ensure that there is no duplication in services on the water bollards.

SIXTH ORDER OF BUSINESS

Consideration of Website Services Agreement

Mr. Fischer reviewed the proposal to update the District website to ensure compliance with the new Florida Statute going into effect on October 1, 2015. He noted that there is also an option to set up seat specific email address that would run through the website for the purpose of archiving emails and protecting individual Board Supervisors personal information in the event of a records request. A brief discussion ensued on both the website and the email service. A request was made for additional information on what changes will be made to the current website and concern expressed regarding additional fees that might be associated with the administration of the website. Mr. Fischer stated that he would research the questions and get back to the Board on them.

On a Motion by Mr. Peters, seconded by Ms. Harbuck, with all in favor, the Board of Supervisors approved the proposal from Rizzetta & Company to update the District website at a cost of \$750.00 and tabled action on the email function for Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Trellis
Shade Covers for North Clubhouse**

Mr. Pond presented the proposal from Awnings by Coversol to install trellis shade covers for the North Clubhouse pool area, noting that the color of the awning would be up to the Board. A request was made for additional proposals to be obtained and the following board action taken:

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$5,560.20 to install trellis shade covers in the North Clubhouse pool area for Sterling Hill Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal to add Flag
Pole at South Clubhouse**

Discussion was held regarding a proposal to install a flag pole at the South Clubhouse and to repair the fascia boards on the North Clubhouse at a cost of \$1,845. Mr. Pond stated that this was a budgeted item. Mr. Toborg confirmed that salvaging the plant material that is to be removed would most likely not be successful due to the size of the root ball.

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved the proposal from Corbin's Custom Design, LLC to install a flag pole and repair the fascia boards at the North Clubhouse in the amount of \$1,845.00 for Sterling Hill Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposals for Painting
Boundary Walls**

A brief discussion was held regarding the proposals that had been received to paint the boundary walls in sections. Mr. Pond stated that the vendor is recommending that the District go with a lighter color. Mr. Toborg stated that at the time the project is completed, care will need to be taken to coordinate with the landscaper to provide a 12 inch area between the landscaping and the walls. It was decided to table this matter for another month so that additional proposals could be obtained.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin reviewed the process for the foreclosure sale that has been scheduled for March 12, 2015 where all 101 lots in the Pasco Sawgrass case will be sold as a single sale.

Mr. Robin stated that he anticipates that the District will own the District in the name of the SPE, explaining that the District has bid credits equal to the judgment amount and there will be no out of pocket expense. He stated that the reason for going through the foreclosure process relates more to the terms of the Trust Indenture than an attempt to make any money on the property. It was noted that the amount of liens on the property makes the sale of the property more difficult.

Mr. Robin touched on the status of the Brown Investment Group, Mufus Family Trust, and the Grant Homes Lots in terms of where they each stand on their foreclosure proceedings.

B. District Engineer

Ms. Stewart stated that she believes there is no other area suitable for an open play area. It was decided to abandon the search.

Ms. Stewart reviewed that the Public Facilities Report is actually for the local government's use in planning for future services and is required every seven years.

On a Motion by Ms. Manuele, seconded by Ms. Krause, with all in favor, the Board of Supervisors accepted the 2015 Public Facilities Report as presented for Sterling Hill Community Development District.

C. Field Operations Manager

Mr. Toborg reviewed his report and spoke briefly regarding the Oak replacement and Viburnum install projects, as well as the plant choices for the next round of annuals. The Board authorized Mr. Toborg to make the plant selection.

D. Amenity Management

Mr. Pond reviewed proposals for heating the pool for informational purposes recommending that if this is something the Board wants to consider it should look at doing one pool at a time. Mr. Fischer asked for an analysis of the life of the system and any savings available to the Board. The Board indicated that it would look at this more when it gets closer to budget discussions.

A question was raised regarding whether any other options were available for gate access. A request was made for this information to be available for budget discussions as well.

Discussion was held regarding the status of the walk-up gates and issues with the basketball courts and wells, and a section of turf that was noted in Mr. Toborg's report. Mr. Pond reviewed a proposal to address these areas from Murphey's Sod (\$2,622)

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved the proposal from Murphey's Sod for sod replacement as discussed for Sterling Hill Community Development District.

Mr. Pond stated that he should have an estimate to address the well issues at the next meeting.

Mr. Pond stated that he has researched the issues noted on the Facebook page relative to inappropriate language and non-resident use of the facilities. He noted that he has a listing of 30 individuals that will not be allowed to utilize the courts until they present a current ID card.

A discussion was held regarding concerns with facebook postings and issues with Staff and Board responding to facebook posts.

E. District Manager

Mr. Fischer stated that his review of the summary report discovered that the actual percentage of collection is 78% not 60%. He reminded the Board that the next meeting is scheduled for March 12th at 6:00 p.m.

The Board informed Mr. Fischer that it was not necessary to include the reports provided by the Sheriff's Office in the agenda book as an email copy is sufficient.

A brief discussion ensued regarding parking issues by the bus stops and the inconsistent practice of issuing tickets and possible solutions to the problem. It was decided to have Staff hand out a letter informing residents that effective immediately that pictures will taken of vehicles parked on District property and invoices will be sent to those individuals to cover the cost of repairing any damages.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Audience

There were no audience members in attendance.

Supervisors

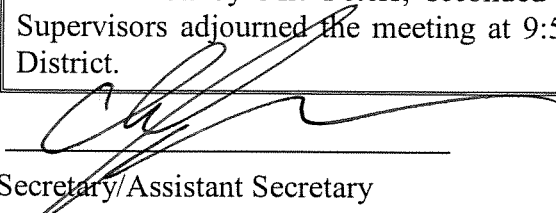
Ms. Miller sought and received confirmation that other Board Supervisors are notaries.

A brief discussion ensued regarding whether the current meeting schedule works for the new Supervisors. It was stated that it does for now, but it may be necessary to relook at it at a future date.

TWELFTH 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 9:55 a.m. for Sterling Hill Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman