

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, May 14, 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.
John Toborg	Operations Manager, RASI
John Vericker	District Counsel, Straley & Robin <i>(via speakerphone)</i>
Jason Pond	Amenity Management

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 April 9,
2015**

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on April 9, 2015 as presented for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for March
2015**

A question was raised regarding the increase in cost of the ATT bill for the gates and Mr. Pond stated that he would look into the matter.

On a Motion by Ms. Manuele, seconded by Ms. Krause, with all in favor, the Board of Supervisors accepted the operation and maintenance expenses for March totaling \$133,252.36 as discussed for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Formation of Tennis
Club and Tennis Instructor**

Mr. Vericker and Mr. Fischer indicated that there should be no insurance concerns with allowing the formation of a tennis club. Mr. Fischer recommended that any person desiring to provide tennis lessons be required to provide a copy of their own background check and proof of insurance, pay the required usage fee, and offer lessons outside peak usage hours. A brief discussion ensued regarding the amount of the fee and whether this sets a precedent for others who might want to offer other types of lessons here.

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors authorized the formation of a tennis club and approved Antonio Sumalde to provide tennis lessons upon submittal of the required background check, proof of insurance, and payment of usage fee as discussed for Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Concern with
Trespassing and Destruction of CDD
Plants**

Mr. Toborg stated that no sooner had the new plants gone into the ground were they being trampled and destroyed by individuals going through the area. A discussion ensued regarding what steps have been tried and what options are available to curtail the activity. A request was made that an article be placed in the newsletter to try and educate the community regarding the cost that is being incurred by the District as a result of this type of activity. It was decided to replant after school break.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal to Install
Playground Gate**

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved the proposal to install playground gates at the South Clubhouse in the amount of \$990.00 for Sterling Hill Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal to Replace
Tension Wire on Basketball Court
Fencing**

Mr. Ponds stated that at the time the fence was installed it did not include a tension wire around the bottom of the fence and individuals are stretching the fencing and crawling underneath to gain access to the courts. This would prevent them from doing so.

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved the proposal to install a tension wire along the bottom of the Basketball fencing in the amount of \$1,160.00 for Sterling Hill Community Development District.

NINTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2015/2016
Proposed Budget**

Mr. Fischer reviewed the changes made to the budget totaling \$1,590,123 following the workshop where the Board indicated that it would like to utilize some of the reserve account to build a new gym onto the North Clubhouse. He spoke regarding various options that included funding half of the estimated \$300,000 that it will take to complete the project this year and half next and increasing assessment levels to fund the monies above and beyond the available funds in the reserve account. Mr. Pond requested that additional funding be budgeted for special events and the Board reduced other line items in order to meet his request and keep the assessment increase below \$50.00 for each household.

A brief discussion ensued regarding the best time and date to hold the required public hearing. The following action was taken:

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved Resolution 2015-02, approving the fiscal year 2015/2016 proposed budget totaling \$1,590,123 and setting the public hearing for August 13, 2015 at 8:00 a.m. at the North Clubhouse, located at 4411 Sterling Hill Boulevard, Spring Hill, FL 34609 for Sterling Hill Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker stated that the foreclosures are moving along and he received notice that a couple of the tax certificates were purchased.

A brief discussion was held regarding the landscaping services that were not rendered in March. Mr. Vericker recommended that a meeting be set up with ValleyCrest to negotiate the price discount for services not rendered. He stated that if the vendor is unwilling to negotiate the Board has the option to terminate the contract and/or withhold the payment and see if they counter-sue for the non-payment.

B. District Engineer

Mr. Fischer stated that he confirmed with Ms. Stewart that the County permit does not allow for commercial vehicles whatsoever in the RV lot.

C. Field Operations Manager

Mr. Toborg discussed his last inspection with the Board expressing his dissatisfaction with the spring clean-up of the flower beds and expressed concern with the health of the a couple of trees that may have been struck by lightning. A brief discussion ensued regarding whether or not the April mulching is needed.

D. Amenity Management

Mr. Pond stated that based on continued issues with the pedestrian gates and it might be better to leave them unlocked. This could reduce maintenance costs and liability. The Board concurred.

On a Motion by Ms. Manuele, seconded by Ms. Harbuck, with all in favor, the Board of Supervisors approved unlocking the pedestrian gates throughout the community effective immediately for Sterling Hill Community Development District.

Mr. Pond sought and received confirmation from the Board that it was fine to allow the clubhouse to be used as a polling center this year. The Board did indicate that it would like to base the decision for next year's presidential election on how many people are in precinct #44 at that time.

A brief discussion ensued regarding options to provide wireless internet service for the RV Gates and the possibility that it may be necessary to enter into an agreement with DCSI for this service if Brighthouse won't do it.

On a Motion by Mr. Peters, seconded by Ms. Harbuck, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$2,497 for the installation of wireless internet at the RV Lot by DCSI if needed or Brighthouse is more expensive for Sterling Hill Community Development District.

Mr. Pond stated that he is in the process of obtaining proposals to install LED lighting at the playground and for the up-lighting at each of the village entrances and is hoping to have them available for review at the next meeting.

A brief discussion ensued regarding some serious encroachments that have been noticed, with Mr. Pond stating that the individuals involved will be notified that they must cease and desist and bring the area back to its original state or the District will address the issue and bill the resident for the costs involved.

E. District Manager

Mr. Fischer expressed his concern with the monthly financial summary as it does not really give an adequate representation of where the District is at or will end up at the end of the year. The Board asked that he continue to provide the graphs and include a running annual total of the expenses paid out year to date.

On a Motion by Ms. Manuele, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved deleting the MFS report (with the exception of both graphs and providing a running total) from the monthly agenda for Sterling Hill Community Development District.

Mr. Fischer stated that he still has not heard from the County regarding the date for the re-stripping and the next meeting is scheduled for June 11, 2015 at 8:00 p.m.

Mr. Fischer asked if there were any questions on the audit that was tabled last month. Hearing none he asked for a motion to accept it and authorize Staff to submit it as required.

On a Motion by Ms. Manuele, seconded by Ms. Krause, with all in favor, the Board of Supervisors accepted the Fiscal Year 2013/2014 Financial report and authorized Staff to submit it to the appropriate governmental entities for Sterling Hill Community Development District.

ELEVENTH ORDER OF BUSINESS

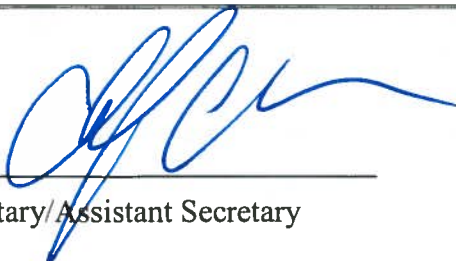
Supervisor Requests and Audience Comments

There were no Supervisor requests put forward.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Peters, seconded by Ms. Harbuck, with all in favor, the Board of Supervisors adjourned the meeting at 9:37 a.m. for Sterling Hill Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman