
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, June 11, 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 <i>(left the meeting at 9:17a.m.)</i>
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
Audience	

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 May 14, 2015

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on May 14, 2015 as presented for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2015

Mr. Pond discussed the reduction in the AT&T costs, explaining that the credit will be reflected in the next invoice.

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors accepted the operation and maintenance expenses for April totaling \$191,944.81 as discussed for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for LED Lighting

Mr. Pond reviewed the proposals that were received to install LED Lighting and a brief discussion ensued. The Board asked that this item be tabled until next month and more detailed proposals obtained showing the cost breakdowns.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Swipe Card readers at the clubhouses

Mr. Pond spoke regarding the issues with the current card readers and presented a proposal from DCSI, Inc. in the amount of \$8,887 to replace them. A brief discussion was held regarding funding for the expense, with it being decided to pull funds from line items that are running under budget for the year.

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved the proposal from DCSI, Inc. to replace the card readers at both the North and South Clubhouse totaling \$8,887 for Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Summer Tutoring Program

Mr. Pond reviewed the request to run a summer tutoring program at the clubhouse, noting that the individual organizing the program will be hiring Hernando County teachers to provide the services. A brief discussion ensued regarding the need for background checks, scheduling, and waiving fees for use of the room.

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved the summer tutoring program and waived the rental fees for use of the facility for Sterling Hill Community Development District.

EIGHTH ORDER OF BUSINESS

**Further Discussion on Fiscal Year
2015/2016 Budget**

Mr. Fischer reviewed the amount of the rollover funds that will be available next year, emphasizing that even though it appears that there will be less funds available than initially anticipated, but he is comfortable that there funds will be available to cover the expenses in October and November or until funds start to come in from the assessments. He stated that it may mean that work on the expanded fitness center may need to proceed at a slower pace than planned.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

A brief discussion ensued on the status of the foreclosures and tax liens

B. District Engineer

Not present.

C. Field Operations Manager

Mr. Toborg updated the Board on the status of the contract with ValleyCrest and the current condition of the landscaping services being provided. He explained that he did not prepare an actual report, as he was preparing the RFP package based on the resignation of ValleyCrest effective June 30th. He reviewed the bid process and timing of a meeting with ValleyCrest to address the issues with the services. A brief discussion ensued. It was decided to hold a workshop at 5:30 p.m. on the 9th to discuss the bids prior to the meeting.

Mr. Toborg recommended that Murphey's Sod be hired as an interim provider.

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors authorized Staff to enter into an agreement with Murphey's Sod to provide interim services between the end of the current contract and the start of the new one for Sterling Hill Community Development District.

Mr. Peters inquired about the option of attending the bid opening on the 30th. It was stated that the Board can appoint a liaison to attend, but they can not all be present

On a Motion by Ms. Manuele, seconded by Ms. Krause, with all in favor, the Board of Supervisors appointed Louis Peters as the Board liaison for the landscaping bid meetings for Sterling Hill Community Development District.

D. Amenity Management

Mr. Pond reviewed his report and informed the Board that he is in the process of working with Progressive to provide trash services for both clubhouses and he should have something finalized soon that will mean a savings of approximately \$300 a month. He also noted that the new gate motors have been installed by Lift Masters and they provided additional safety features and made some minor repairs at no additional charge. They also provided ne remotes at a reduced cost.

E. District Manager

Mr. Fischer explained the change to the Monthly Financial Report and touched briefly on the numbers.

A brief discussion ensued regarding the police reports, with Mr. Fischer stating that he would only be providing reports when there is an incident.

Mr. Fischer reminded the Board that the next meeting is scheduled for July 9th at 6:30 p.m. that includes the public hearing on the budget. The workshop will be held at 5:30 p.m. for the purpose of reviewing the landscape proposals.

Mr. Fischer stated that he has not heard anything from the County on the results of the striping inspection.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

A resident addressed the Board regarding the improvements that were made to the common area behind their home. She stated that they have removed the man made materials and asked that they be allowed to keep the plantings in place. Mr. Fischer responded to her statements explaining the natural areas policy and the restrictions that the District must adhere to. Mr. Toborg spoke on the matter indicating that any compromise would need to be limited to indigenous plants; however, there should never be a landscaping plan. It was noted that whatever the Board decides will set a precedent for the rest of the District and several of those areas are marked as "No Trespassing" areas. Following a brief discussion, the Board indicated that all of the natural areas be returned to their natural state.

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisor mandated that all natural areas be returned to their natural state as per Statutory requirements for Sterling Hill Community Development District.

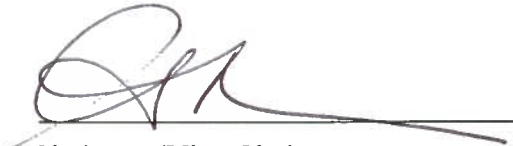
ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Krause, seconded by Mr. Peters, with all in favor, the Board of Supervisors adjourned the meeting at 9:32 a.m. for Sterling Hill Community Development District.



Secretary/ Assistant Secretary



Chairman/Vice Chairman