

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 **Tuesday, January 11, 2011 at 9:00 a.m.** at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Springhill, FL 34609.

Present and constituting a quorum:

Mark Sifford	Board Supervisor, Chairman
Ken Jones	Board Supervisor, Vice Chairman
John Blakley	Board Supervisor, Assistant Secretary
Christina Miller	Board Supervisor, Assistant Secretary
Sandra Manuele	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin <i>(via speakerphone)</i>
Tonja Stewart	District Engineer, WilsonMiller, Inc. <i>(via speakerphone)</i>
Kelly Evans	Operations Manager, Rizzetta Amenity Services
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Sifford called the meeting to order and Mr. Cox read the roll call. Mr. Sifford asked all those in attendance to join him in saying the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held on December 14, 2010

Mr. Sifford presented the Minutes of the Board of Supervisors' meeting held on December 14, 2010. Two changes were made to the minutes, in the seventh order of business, Craig Cox was amended to read Greg Cox and January 1, 2010 was amended to read January 1, 2011.

On a Motion by Mr. Jones, seconded by Mr. Blakley, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on December 14, 2010, as amended, for Sterling Hill Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for January 2011 (\$63,007.85)

Mr. Sifford presented the Operation and Maintenance expenditures for January 2011 in the amount of \$63,007.85.

Some Board members raised questions regarding invoices and the Board discussed them. Ms. Miller questioned the bank's "Commercial Service Charges for 2010". Mr. Cox stated that he would research to find out what these charges were for. Ms. Manuele also questioned the information from the Sheriff's department and Mr. Sifford explained that Jason had been working with the Sheriff's office on scheduling issues and that on certain days there were double shifts.

On a Motion by Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board approved the Operation and Maintenance expenditures for January 2011 in the amount of \$63,007.85 for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

Continued Discussion Regarding Pond Restoration Project

Ms. Stewart stated that she had inspected the two wash-out sites and had one qualified quote in hand for \$25,850 from Central Concrete Products and is preparing to get two additional quotes from other service providers. Ms. Stewart requested that the Board consider approving a "not to exceed" amount and allow her to move forward with the repairs once the other quotes are received.

On a Motion by Mr. Jones, seconded by Mr. Blakley, with all in favor, the Board authorized a not-to-exceed amount of \$26,000 for the execution of the storm drain/erosion repairs following receipt of two additional quotes for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

Discussion Regarding Security Camera Installation

Ms. Evans introduced visiting Hernando County Sheriff's Deputy Matt Spooner to speak towards issues related to crime prevention in the Community and to address questions the Board has regarding the ability to prosecute individuals caught in a criminal act on camera.

Deputy Spooner discussed ways that the Community and the Deputies can work together on crime prevention measures. He expressed the value of a neighborhood watch program. In

response to questions regarding the value of cameras in prosecuting for a crime, Deputy Spooner responded that it is different depending upon the type of crime. He noted that an inexpensive “game” camera or even a “dummy” camera can have a positive effect on undesirable activity in an area.

The Board discussed the camera proposal under consideration and the general consensus was that there were too many questions about its cost effectiveness and no further action was taken for considering the proposal. Ms. Evans indicated that she and Jason Pond would continue to monitor the situation to see if it warrants any other action from the Board at some other date.

SIXTH ORDER OF BUSINESS

Discussion Regarding Clubhouse Policies

Chairman Sifford asked Ms. Evans if she would address the Club House policies issue that was carried forward from the last meeting. Ms. Evans explained the recent discussions on the policies and proposed adding specific language to amend them. The amended policy would read as follows:

The recreation center and adjoining park facilities may not be used for commercial use unless the event is sponsored by the Homeowners Association and/or Community Development District and has prior approval from the Board of Supervisors. The facility cannot be used for religious services. Small groups may however meet for the purposes of religious study. Banners and signs are limited to celebratory messages such as birthdays, anniversaries and such. All banners and signs must be approved by the manager and cannot be larger than 20 square feet.

On a Motion by Ms. Manuele, seconded by Mr. Blakley, with all in favor, the Board approved the amended Club House policy as proposed for Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding Bus Stop Shelters

Chairman Sifford informed the Board that two bus stop shelter proposals were presented for their discussion and consideration. He explained that this subject had been discussed previously on several occasions. The Board members held a brief discussion and the general consensus was that there was no real need for the shelters and no further action was taken by the Board.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Erosion Issue at Elgen Boulevard

Mr. Cox explained that Mr. Toborg had an appointment to meet with a vendor at the erosion site that afternoon and therefore had no information to bring before the Board. He indicated that this item would be postponed until the next meeting. No further action was taken by the Board.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Ms. Stewart let the new Board members know in regard to the erosion repairs that she is going to send them a report to bring them up to speed on the current game plan.
- C. Field Operations Manager
Not Present.
- D. Amenity Management
Ms. Evans stated that she had nothing to add beyond the monthly report.
- E. District Manager
Mr. Cox stated that he is glad to be here and will become more accustomed to everyone soon. He noted that the unaudited District financials were under budget as of November. Mr. Cox stated that he will keep working with Scott Brizendine as things come up to stay abreast of some of the things he knows about.

TENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Jones brought up the issue of having the meetings rotate between the South and North Clubhouse.

Ms. Manuele asked if the Board was against standardizing the meeting location.

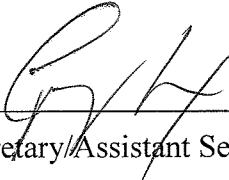
On a Motion by Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board agreed to have all of the meetings at the North Clubhouse for Sterling Hill Community Development District.
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Ms. Manuele inquired about the dying tree issue. Mr. Sifford stated that John Toborg was monitoring the issue and they will get an update closer to the spring.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Jones, seconded by Ms. Manuele, with all in favor, the Board of Supervisors adjourned the meeting at 9:57 a.m. for Sterling Hill Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman