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**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, February 8, 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	<b>Board Supervisor, Chairman</b>
Ken Jones	<b>Board Supervisor, Vice Chairman</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
Christina Miller	<b>Board Supervisor, Assistant Secretary</b>
Sandra Manuele	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Toborg	<b>Field Operations Manager, Rizzetta &amp; Company, Inc.</b>
Kelly Evans	<b>Operations Manager, Rizzetta Amenity Services</b>
Jason Pond	<b>Clubhouse Manager, Rizzetta Amenity Services</b>
Mark Straley	<b>District Counsel, Straley &amp; Robin</b> <i>(via speakerphone)</i>
Tonja Stewart	<b>District Engineer, Wilson Miller, Inc.</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cox called the meeting to order and 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 January  
11, 2011**

Mr. Sifford presented the Minutes of the Board of Supervisors' meeting held on January 11, 2011. It was noted that in the third order of business it states that there was a comment made by Ms. Manuele that should be changed to read that the comment was made by Ms. Miller.

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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 January 11, 2011, as amended, for Sterling Hill Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for February 2011 (\$63,526.94)**

Mr. Sifford presented the Operation and Maintenance expenditures for February 2011 in the amount of \$63,526.94. Ms. Manuele inquired if AT&T was contacted regarding the 25% discount discussed in the previous meeting. Mr. Cox said he will follow up on this with AT&T.

On a Motion by Ms. Miller, seconded by Ms. Manuele, with all in favor, the Board approved the Operation and Maintenance expenditures for February 2011 in the amount of \$63,526.94 for Sterling Hill Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposals for Erosion Repair at Elgen Boulevard and Sterling Hill Boulevard**

Mr. Toborg stated that he met with Rob Brown of Cornerstone and they looked at the erosion at the corner of Elgen Boulevard and Sterling Hill Boulevard. Cornerstone would like to install piping and decorative boulders to slow down the water and a concrete flume to redirect the water so that the column is not constantly being washed out.

On a Motion by Mr. Jones, seconded by Ms. Manuele, with all in favor, the Board authorized the proposal from Cornerstone as presented for Sterling Hill Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding Bank Service Charges**

Mr. Cox stated that the District banking was initially set up with the bank that carried the bonds, this one being Wachovia. He explained that there generally are fees associated with online banking and because these are Governmental funds there are additional fees associated with having to put collateral funds aside as required by statute. However, if the Board chooses, they can change to another bank that does not charge online banking fees. Mr. Cox stated that he would bring a breakdown of fees associated with Wachovia as well as information from other banks that don't charge those fees for the Board to review.

**SIXTH ORDER OF BUSINESS**

**Update of Pond Erosion Repair**

Ms. Stewart stated that she received her third bid from BioMass Tech that morning and it is for \$20,300. This bid was less than the other bids. Ms. Stewart stated that she has worked with them before and has asked BioMass Tech to get the work scheduled as quickly as possible.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Unaudited District  
Financials for December 2010 (under  
separate cover)**

Mr. Cox presented a summary of the Unaudited District Financials for December 2010 to the Board. He pointed out that the District is currently under budget at that point in the Fiscal Year.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel  
No report.

B. District Engineer  
Ms. Stewart explained the history of where they are with the erosion problems to the new Board members. She stated that in order to make this a long term improvement, the Board had previously agreed to fund \$35,000 - \$50,000 a year to make corrections in the most critical areas. Ms. Stewart noted that the arborist has suggested a re-treatment and she suggested waiting until May to re-assess

C. Field Operations Manager  
Mr. Toborg provided a status update of the Grand Oak tree and that the tree had received some previous treatments. He provided two separate reports regarding the tree status. Mr. Toborg also reminded the Board of the vehicle accident that had damaged the wall on Elgen Boulevard. Mr. Pond explained that he thought he had found the accident report for the one that damaged the wall but, learned that the deputy who investigated the accident did not feel the wall was damaged by that accident. Mr. Toborg explained that he had contacted the company who originally constructed the wall and they were preparing to begin the repairs. Mr. Cox indicated that there was no reason to believe the insurance company would not pay for the damages minus the deductible.

On a Motion by Mr. Blakley, seconded by Mr. Jones, with all in favor, the Board authorized having the damage to the wall repaired for Sterling Hill Community Development District.

D. Amenity Management  
Ms. Evans reviewed the operations report for the Board. In addition to the report, Ms. Evans stated that they just had their quarterly preventative maintenance on the fitness center. She indicated that there are a few things that need to be taken

care of and she will coordinate with the District Manager to have them approved. She stated that Jason spoke with his contact for the off duty Sheriff's Deputies and requested more detailed reports. Ms. Evans stated that the computers in the clubhouse need to be replaced and that she is working on a solution with Jason. Ms. Miller inquired about a new bench at the South Clubhouse and some dumbbells that were missing. Jason said that he will look into the dumbbells and that they are getting a new bench. Ms. Manuele suggested adding a summary of the Deputy reports so that it can be presented at the meetings for residents to see what is being done.

E. District Manager

Mr. Cox stated that the next regularly scheduled meeting will be held on March 8, 2011 at 9:00 a.m. He stated that he had discussions with some Board members and District Counsel on the disbursement of funds issue. Mr. Cox reminded the Board that there is a Resolution in place stating that the District Manager has authorization to approve up to \$5,000 in an issue of health, safety and welfare for recurring and non-recurring expenditures. The Board had no objections and Mr. Cox stated that the Board would have the Board ratify any acquisition made.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

An audience member inquired about the status of stolen license plate cameras being replaced. Ms. Evans stated that there are six cameras budgeted for this year. After a brief discussion, the Board decided to proceed with acquiring the stolen cameras.

On a Motion by Mr. Sifford, seconded by Mr. Jones, with all in favor, the Board authorized a not-to-exceed amount of \$3,000 to replace cameras for Sterling Hill Community Development District.

**TENTH ORDER OF BUSINESS**

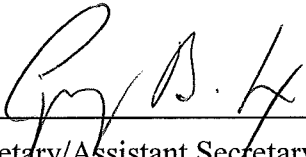
**Supervisor Requests**


There were no Supervisor requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board of Supervisors adjourned the meeting at 10:00 a.m. for Sterling Hill Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman

Ron Litts  
ISA Certified Arborist  
7012 Oelsner Street  
New Port Richey, FL 34652  
Telephone 727-207-1002  
Facsimile 866-717-6197  
ronlitts@gmail.com

August 11, 2010

John R. Toborg  
Operations Manager  
RIZZETTA & COMPANY, INC

Re: Sterling Hill Community Center Oak Tree

John:

As per our conversation, I am sending you the following information.

Warm regards,

Ron Litts

### **Pathogen identification**

**Armillaria** root disease is found throughout temperate and tropical regions of the world. In the continental United States, the disease has been reported in nearly every State. Hosts include hundreds of species of trees, shrubs, vines, and forbs growing in forests, along roadsides, and in cultivated areas.

The disease is caused by fungi, which live as parasites on living host tissue or as saprophytes on dead woody material. The fungus most often identified as causing the disease is *Armillaria mellea* (Vahl: Fr.) Kummer. Recent research, however, indicates that several different but closely related species are involved. Therefore, the generic term *Armillaria* is used to refer to this group.

### **Effects**

Infected portions of broad-leaved trees sometimes develop **sunken cankers covered with loose bark or bark infiltrated with gum and other exudates**. But most often these cankers are inconspicuous or absent.

If *Armillaria* is present, removing the bark covering infections will expose the characteristic, **white mycelial mats** or the rhizomorphs that grow between the wood and the bark.

**Mushrooms, the reproductive stage of these fungi, confirm the presence of Armillaria. The short-lived mushrooms may be found growing in clusters around**

the bases of infected trees or stumps (figs. 7 and 8). They are produced sporadically in late summer or autumn, and are most abundant during moist periods.



**Figure 7** - A cluster of mushrooms at the base of a western white pine. The spores seem to be of limited importance in spreading the fungi.



**Figure 8** - A cluster of mushrooms on the root of a red oak.

### Infection and Spread

*Armillaria* may live for decades in coarse woody material. From this food source, the fungi spread to living hosts. Spread occurs when rhizomorphs, growing through the soil, contact uninfected roots or when uninfected roots contact infected ones.

Rhizomorphs can grow for distances of up to 10 feet (3 m) through the upper soil layers, and they penetrate the roots by a combination of mechanical pressure and enzyme action. The rhizomorphs' growth and ability to penetrate roots depend upon the specific fungus, the type and amount of the food source, the soil environment, and the host species.

When uninfected roots contact infected ones, the fungal mycelium invades uninfected roots without forming rhizomorphs. Such spread is common in dense stands where root contact is frequent.

Vigorously growing trees often confine the fungi to localized lesions and limit their spread up the roots by secreting resin and rapidly forming callus tissues. But when infected trees are in a weakened condition, *Armillaria* spreads rapidly through the roots. If the growth of the tree improves, fungal growth is checked. Such interaction occurs throughout the life of an infected host until (1) it outgrows the fungi or (2) the fungi reach the root collar, girdle the stem, and kill the tree.

When infected live trees are cut, *Armillaria* rapidly spreads into the uncolonized parts of roots and stump. As a result, the food source increases and may be responsible for initiating new disease centers.

## **Damage**

Outright mortality is the most frequently observed result of infection; it can be a problem in timber stands, recreation areas, or orchards. On the other hand, mortality can improve resource values - particularly in dense, young coniferous forests of the Western United States.

Infection also results in growth reduction and wood decay. Growth reduction often goes undetected or is ascribed to other agents and thus is probably underestimated. Likewise, decay extends only a few feet into the lower stem and will often go unnoticed until the tree fails or is cut. Tree failures are significant hazards in recreation and urban areas.

## **Management**

**The advanced stage of this disease on this tree warrants this trees removal.**

**A prophylactic treatment of fungicide should prevent damage to the remainder of the plants located there.**

## **Causal agents**

It is my professional opinion that this tree was ill prepared to overcome the development of this site, these factors include:

1. Fill added to existing grade
2. Tree being left to survive in a bowl
  - a. To much water
  - b. To much fill
3. Foliar treatment of fertilizer will cause a tree to make more growth than it can support. It is my opinion that this treatment along with the tree's root damage caused it to succumb to the effects of development

Samnik and Associates, LLC

*Expert Tree Consultants*



John Toborg  
RIZZETTA & COMPANY, INC  
3434 Colwell Ave # 200  
Tampa, FL 33614-8390

October 7, 2010  
**RE: Sterling Hill**

Dear Mr. Toborg,

**ENGAGEMENT:**

As you requested, I have completed my assignment at the subject property on Tuesday, October 5, 2010.

**ASSIGNMENT:**

My assignment was to inspect the subject live oak (*Quercus virginiana*) tree growing near the parking lot in an attempt to discover if it was or could become a viable landscape element.

**DISCUSSION:**

The subject tree has certainly declined since I last saw it. I recall spending quite a bit of time and resources in preserving this tree. I also recall air-knifing, pruning, and chemical applications, as well as irrigation setbacks so that the root system would not be damaged. Unfortunately, the area that we spent so much time and resources on, the root system has been completely covered (and smothered) by the installation of sod.

I would not yet condemn this subject tree. At a minimum, I would have the sod removed by spraying with *Roundup*, waiting two weeks (or so) and removing the dead sod with a hand rake. If you have the budget it would certainly be worthwhile to again air-knife and apply chemicals. The best time of year for remedial action has passed.

I would recommend waiting until the middle of May, 2011, to again evaluate this subject tree. It may be that the tree will respond to the removal of the sod. If it does, or if it does not, then would be the time to make a decision as to whether or not preservation



or removal should be budgeted. As it relates to preservation, the cost for air knifing and applying chemicals would probably be around \$3500. As you know, I do not do this work, and am quoting from memory and experience this cost of preservation. I do not know removal costs.

I affirm that my opinions have been made in total good faith, based on the facts presented during my inspection, with no coercion from others. I further affirm that I have no interest with the parties or people involved with this issue or any interest with regard to the outcome.

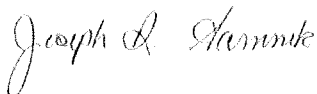
Read all pesticide labels carefully before using. **Remember, the label is the law.** The pesticides recommended in this report must be applied by a State Certified Pesticide Operator licensed in lawns and ornamentals (L&O) pursuant to Chapters 482 and 1055D of the Florida Statutes and the Department of Agriculture and Consumer Services.

Mention of a commercial or proprietary product or pesticide does not constitute a recommendation by Samnik & Associates, LLC nor does it imply registration under FIFRA as amended or its approval to the exclusion of other products that may be suitable.

Trees of concern were inspected for highly visible and patent signs or symptoms of stress or decline. Problems not apparent upon visual inspection cannot be and were not noted. All trees of concern should be monitored on an annual basis for new or deteriorating conditions.

Please advise if I may be of further assistance to you regarding this matter, and thank you for the continued opportunity of working with you and your client.

Sincerely,

A handwritten signature in cursive script that reads "Joseph A. Samnik".

Joe Samnik  
JRS/lwb