

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, March 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	Board Supervisor, Chairman
Ken Jones	Board Supervisor, Vice Chairman
Sandra Manuele	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Nils Hallberg	Field Operations Manager, Rizzetta & Company, Inc.
Mark Straley	District Counsel, Straley & Robin <i>(via speakerphone)</i>
Tonja Stewart	District Engineer, Wilson Miller, Inc. <i>(via speakerphone)</i>
Kelly Evans	Operations Manager, Rizzetta Amenity Services
Jason Pond	Clubhouse Manager, Rizzetta Amenity Services
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 February 8, 2011

<p>On a Motion by Mr. Jones, seconded by Ms. Manuele, with all in favor, the Board of approved the minutes of the Board of Supervisors' Meeting held on February 8, 2011 for Sterling Hill Community Development District.</p>
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THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for February
2011**

A question was raised regarding late fees on the AT&T bills. Mr. Cox stated that he would research this matter and get back to the Board.

On a Motion by Ms. Manuele, seconded by Mr. Jones, with all in favor, the Board approved the Operation and Maintenance expenditures for February 2011 in the amount of \$55,712.54 for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

Update on Pond Erosion Repairs

Ms. Stewart stated that she met with the contractor yesterday and was informed that the project should be completed by the next meeting. She confirmed that it will come in on budget.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
Ms. Stewart stated that she spoke with Mr. Hallberg regarding the possibility of only mowing the Bahia grass on the pond banks every 30 days over the next few months to allow the grass to re-germinate and help stabilize the banks. A brief discussion ensued regarding providing information to Clubhouse Staff so that they are prepared to address resident comments. The possibility of placing a notice on the website and in the newsletter to notify residents ahead of time was put forward. A brief discussion ensued regarding whether the top of the banks could be mowed. Ms. Stewart recommended that no mowing take place for at least the first month to see if they get any benefit. It was stated that all of the areas are in no trespassing sections of the community. Ms. Stewart and Mr. Cox will work together on the letter to the residents and Mr. Hallberg will notify the landscaper.

- C. Field Operations Manager
Mr. Cox introduced Mr. Hallberg to the Board, explaining that Mr. Hallberg has officially taken over the role of Field Operations Manager for the District. However, Mr. Toborg is on site today working with the contractor for the erosion repairs.

Mr. Hallberg stated that he will be completing his first monthly inspection this week and will be providing a report to the Board each month on his findings and what steps the landscaper has taken to correct any issues noted.

D. Amenity Management

Ms. Evans provided an update on Amenity Management activities, reviewing the status of the new computers, maintenance items that have been addressed, and items that should be replaced or added in the near future; such as, one DVR player and a security camera for the front of the clubhouse. She stated that she would be bringing these items to the budget workshop meeting for consideration in next year's budget.

A brief discussion ensued regarding obtaining detailed reports from the off-duty officers in the District. It was stated that the Sheriff's office has been notified that the District does not want to utilize officers that are not willing to provide the detailed reports.

Ms. Evans thanked a resident for bringing a concern to her regarding having medications in the first aid kit given that Staff does not know the medical history of anyone using them. She stated that those items have been removed from the kit.

E. District Manager

Mr. Cox provided a brief overview of the Financial Summary Report, focusing on assessments that are outstanding and the fact that the District is currently running under budget.

Mr. Cox stated that the next regularly scheduled meeting will be held on April 12, 2011 at 9:00 a.m.

SIXTH ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding keeping the possibility of keeping a bottle of aspirin on hand at the clubhouse in case of a suspected heart attack and the excessive parking on the streets that is occurring at night. A request was made that the Sheriff's office be made aware of the situation.

SEVENTH ORDER OF BUSINESS

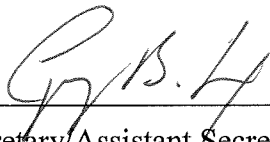
Supervisor Requests

Ms. Manuele inquired about an invoice from District Counsel regarding the installation of gates on Sterling Hill Boulevard and what the research indicated. Mr. Straley stated that while he does not recall the conversation, he can say that as things stand right now it would not be possible for the District to install gates as it is a County road. A question was raised regarding whether any one has ever checked with the County to determine whether or not they would be willing to give the road back to the District. Mr. Straley stated that he was not aware of any research that has occurred.

EIGHTH 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 9:30 a.m. for Sterling Hill Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman