

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, April 12, 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, 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 March 8, 2011

Mr. Sifford presented the minutes of the Board of Supervisors' meeting held on March 8, 2011 to the Board for consideration.

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 March 8, 2011 for Sterling Hill Community Development District.
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THIRD ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for March
2011 (\$99,731.99)**

Mr. Sifford presented the operation and maintenance expenditures for March 2011 in the amount of \$99,731.99 to the Board for consideration.

On a Motion by Ms. Miller, seconded by Mr. Jones, with all in favor, the Board approved the Operation and Maintenance expenditures for March 2011 in the amount of \$99,731.99 for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

Business Items

- A. Update on Pond Erosion Repairs

Ms. Stewart stated that materials are being delivered on Friday to begin the erosion repair work that was approved. She stated that there is a problem with bubbler boxes. The significance of the flow was causing some problems with the grates and she is looking into a solution. Ms. Stewart stated that the letter to the residents explaining that the pond grasses would be left un-mowed was forwarded for printing. She also commented that she will coordinate with Nils Hallberg to ensure the landscape contractor adjusts their mowing schedule accordingly.

- B. Discussion of FY 2011/2012 Budget Schedule

Mr. Cox stated that the proposed budget would be presented at the May 10, 2011 CDD meeting and the public hearing for the final budget would be held at the July 11, 2011 CDD Meeting.

- C. Discussion Regarding District Unaudited Financials (*under separate cover*)

Mr. Cox presented the District unaudited financials and reviewed the summary that he provided for the Board. There was no action taken by the Board.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.
- C. Field Operations Manager
Not present.

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D. Amenity Management

Ms. Evans provided an update on Amenity Management services. She stated that the five water fountains outside of the North Club House have been repaired and are operating for the summer season. She stated that there was a roof leak in the South Club House that will be fixed next week. Ms. Evans stated that Melanie Burns is the new assistant manager of the South Club House.

Ms. Miller stated that the universal code for the gate should be changed because it was compromised. Mr. Pond stated that there are several universal codes and he does not know which one was compromised. Ms. Manuele asked if we can establish a contract for the gate repairs instead of paying \$75 per gate every time they come out for repairs. Mr. Pond said he will look into it and let her know.

E. District Manager

Mr. Cox stated that the next regularly scheduled meeting will be held on May 10, 2011. He reminded the Board that the July 12th meeting would be at 6:30 p.m.

SIXTH ORDER OF BUSINESS

Audience Comments

A resident stated that the wooden fences that were originally installed behind the houses are falling apart. After discussion on this, the Board asked Jason Pond to look into this and report back.

A resident stated that any private home that wants to put up a fence must apply through the HOA. He also said that the fences mentioned above were established prior to purchase. He commented that parking on streets at night is still a problem. He would like to have signs at the entrances stating "no parking on streets at any time". Mr. Pond stated that he will talk to the Sheriff's office to enforce the parking issue.

SEVENTH ORDER OF BUSINESS

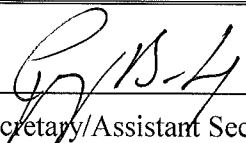
Supervisor Requests

There were no supervisor requests.

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 9:27 a.m. for Sterling Hill Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman