

**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, May 10, 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>
Mark Straley	<b>District Counsel, Straley &amp; Robin</b> <i>(via speakerphone)</i>
Tonja Stewart	<b>District Engineer, Wilson Miller, Inc.</b>
Kelly Evans	<b>Operations Manager, Rizzetta Amenity Services</b>
Jason Pond	<b>Clubhouse Manager, Rizzetta Amenity Services</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Sifford called the meeting to order and asked Mr. Cox to 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 April 12, 2011**

Mr. Sifford presented the minutes of the Board of Supervisors' meeting held on April 12, 2011 to the Board for consideration. Ms. Miller noted that the Fifth Order of Business stated that Ms. Manuele had made a request when in fact it was Ms. Miller who made the request.

On a Motion by Mr. Jones, seconded by Ms. Miller, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on April 12, 2011, as amended, for Sterling Hill Community Development District.

**THIRD ORDER OF BUSINESS**

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

Mr. Sifford presented the operation and maintenance expenditures for April 2011 in the amount of \$65,532.78 to the Board for consideration. Ms. Miller asked if the landscape and irrigation contract rates were being adjusted during the times that we were asking the contractor not to mow the pond beds. Mr. Cox stated that he would do some research on the issue.

On a Motion by Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board approved the Operation and Maintenance expenditures for March 2011 in the amount of \$65,532.78 for Sterling Hill Community Development District.

**FOURTH ORDER OF BUSINESS**

**Update on Pond Erosion Repairs**

Ms. Stewart reported that construction on the erosion was started today and should be finished within a week.

**FIFTH ORDER OF BUSINESS**

**Consideration of Estimate from DCSI, Inc.  
"Security & Sound"**

Ms. Evans introduced Daniel Ciccarello with DCSI, Inc. Mr. Ciccarello explained the details of the proposal for extended warranty and service for the camera systems throughout the District for \$36.99 a month. After some discussion among Board members, the Board decided to act on the proposal from DCSI, Inc.

On a Motion by Mr. Blakley, seconded by Mr. Jones, with Ms. Miller and Ms. Manuele voting against, the Board approved the proposal from DCSI, Inc. for Sterling Hill Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2011-04,  
Approval of Fiscal Year 2011/2012  
Proposed Budget**

Mr. Cox presented Resolution 2011-04, approval of the Fiscal Year 2011/2012 Proposed Budget. Mr. Cox reviewed each line item of the budget and explained the changes from last year's budget. Mr. Cox explained that the overall changes to assessments in the proposed budget was zero. Mr. Cox explained that the Resolution sets a public hearing for the final budget adoption for the July 12, 2011 CDD meeting at 6:30 p.m. at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Springhill, FL 34609. The Board discussed at some

length the need for funds to be included for the potential changes that ADA 2010 legislation might require to the pool, fitness center and playground.

On a Motion by Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board approved Resolution 2011-04, Approval of the Fiscal Year 2011/2012 Proposed Budget and setting of a Public Hearing for Sterling Hill Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding District Unaudited  
Financials (*under separate cover*)**

Mr. Cox provided a review of the unaudited District financial statement for March 31, 2011. No action was taken by the Board.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Straley informed the Board that the bond holders had formed a Special Purpose Entity (SPE) for the properties that were currently moving through the foreclosure process.

B. District Engineer

Ms. Stewart led a discussion regarding the potential requirements that may be forthcoming from the implementation of ADA 2010 legislation that will take effect in March 2012. She explained that access requirements may require the District to install lifts for both pools; change the aisle widths between equipment in the fitness centers and mandate access to all items of existing playground equipment. The Board discussed the need for more research as to whether or not the requirements apply to the District and if so, what options the District has in each area. Ms. Stewart explained that she will be conducting a thorough review and will provide a report to the District.

C. Amenity Management

Ms. Evans provided an update of the activities that the amenity center staff has been involved with at locations throughout the District. She explained that they are in the process of collecting bids for painting areas in need at numerous locations. She explained the current plan to have pool furniture re-strapped by a company that provides replacement furniture while fixing the ones needing repair.

D. District Manager

Mr. Cox announced the registered voter count within the District as 1,698. He also announced the next meeting would be held on June 14, 2011 at 9:00 a.m.

Mr. Cox reviewed the Operations Manager's inspection report and the responses provided by the landscape contractor for those deficiencies noted. The

Board requested that the Operations Manager attend the next meeting to review the report with them.

Mr. Cox provided the Board with a letter from a resident regarding the need for accessibility improvements at several areas within the community and the amenity centers. Following a discussion among Board members and staff, the Board requested that Mr. Cox prepare a letter response to the resident.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

**AUDIENCE**

The Board heard comments from members of the audience to include suggestions that staff speak with trained physical therapists regarding accessibility improvements; requests for the Board to develop a position regarding taking possession of Sterling Hills Boulevard from the County; complaints that residents are abusing entry codes for the purposes of holding garage sales; and complaints that foreclosure actions do not appear to be moving fast enough.

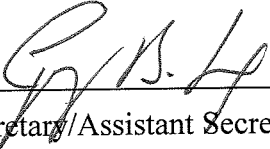
**SUPERVISORS**

Ms. Manuele requested that Mr. Cox revisit the previous request to see if AT&T would provide a discount to the District.

**TENTH 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 10:35 a.m. for Sterling Hill Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman