

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, July 12, 2011 at 6:30 p.m.** at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, FL 34609.

Present and constituting a quorum:

Mark Sifford	Board Supervisor, Chairman
Ken Jones	Board Supervisor, Vice Chairman <i>(via speakerphone)</i>
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.
John Vericker	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
Jason Pond	Clubhouse Manager, Rizzetta Amenity Services

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

Staff Report – District Engineer

Ms. Stewart discussed the road reserve and road repair issue and answered questions from the audience regarding parking signs, ADA 2010 budget and compliance issues, and installing a flashing light at school.

Mr. Vericker asked about a legal description for the transfer of the lot from the developer to the District; the Board will provide it and Mr. Vericker will draw up a deed for the next meeting.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held on June 14, 2011

Mr. Sifford presented the minutes of the Board of Supervisors' meeting held on June 14, 2011 to the Board for consideration.

On a Motion by Ms. Miller, seconded by Mr. Jones, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on June 14, 2011, for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for June 2011

Mr. Sifford presented the operation and maintenance expenditures for June 2011 in the amount of \$113,594.71 to the Board for consideration.

On a Motion by Ms. Manuele, seconded by Mr. Blakley, with all in favor, the Board approved the Operation and Maintenance expenditures for June 2011 in the amount of \$113,594.71 for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing for Fiscal Year 2011/2012 Final Budget

On a Motion by Ms. Manuele, seconded by Mr. Blakley, with all in favor, the Board agreed to open the Public Hearing for Fiscal Year 2011/2012 Final Budget for Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2011-06, Adopting the Budget for Fiscal Year 2011/2012

Mr. Cox presented Resolution 2011-06, Adopting the Budget for Fiscal Year 2011/2012, to the Board for consideration. Mr. Cox reviewed the proposed budget and comments were received from members of the public attending the meeting.

On a Motion by Ms. Miller, seconded by Mr. Jones, with all in favor, the Board agreed to continue the Public Hearing regarding Adoption of the Budget for Fiscal Year 2011/2012 at the August 9, 2011 meeting for Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2011-07,
Imposing Special Assessments**

Mr. Cox presented Resolution 2011-07, Imposing Special Assessments, to the Board for consideration. Due to the continuation of the Final Budget Public Hearing, this item was postponed until after the Public Hearing at the August 9, 2011 meeting.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2011-05,
Appointing an Assistant Treasurer of the
District**

Mr. Cox presented Resolution 2011-05, Appointing an Assistant Treasurer of the District, to the Board for consideration.

On a Motion by Mr. Blakley, seconded by Ms. Manuele, with all in favor, the Board adopted Resolution 2011-05, Appointing an Assistant Treasurer of the District, for Sterling Hill Community Development District.

NINTH ORDER OF BUSINESS

**Presentation of District Unaudited
Financial Summary**

Mr. Cox presented a summary of the the unaudited May 31, 2011 District financials for the Board.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report given.
- B. District Engineer
Ms. Stewart's report was given as the second order of business, as she wanted to be available for questions from the Audience.
- C. Amenity Management
Ms. Evans stated she is working on a replacement for the tree removed at the south clubhouse; 7 monuments are being painted; 34 light fixtures were installed; and 30 chaise lounges were repaired. She also noted that 62,000 square feet of walls need to be pressure-washed and painted. Mr. Pond presented an ADA-compliant dog park ramp proposal in an amount not to exceed \$1,450.00 to the Board for consideration.

On a Motion by Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board accepted the proposal for an ADA-compliant dog park ramp in an amount not to exceed \$1,450.00 for Sterling Hill Community Development District.

D. District Manager

Mr. Cox announced that the next regularly scheduled meeting would be held on August 9, 2011 at 9:00 a.m. Mr. Cox advised that Nils Hallberg, Operations Manager, was not able to be present and briefly reviewed the report that Mr. Hallberg provided.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

AUDIENCE

A resident agreed with Ms. Evans that lap swimming times should be considered.

A resident inquired about .9 acres for the fire house, whether it is for sale and for what purpose the land is zoned.

SUPERVISORS

There were no supervisor requests.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Miller, seconded by Mr. Blakley, with all in favor, the Board of Supervisors adjourned the meeting at 7:46 p.m. for Sterling Hill Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman