

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 and continued public hearing of the Board of Supervisors of Sterling Hill Community Development District was held on **Tuesday, August 9, 2011 at 9:00 a.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
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, WilsonMiller, Inc.
Kelly Evans	Operations Manager, Rizzetta Amenity Services
Jason Pond	Clubhouse Manager, Rizzetta Amenity Services
Nils Hallberg	Operations Manager, Rizzetta & Company, Inc. (<i>joined the meeting in progress</i>)

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Sifford called the meeting to order and asked Mr. Cox to read the roll call. All those in attendance then stood to recite the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held July 12, 2011

Mr. Sifford presented the minutes of the Board of Supervisors' meeting held on July 12, 2011 to the Board for consideration. Ms. Manuele commented that supervisor comments were not heard at that meeting and that the item should be corrected.

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

THIRD ORDER OF BUSINESS

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

Mr. Sifford presented the operation and maintenance expenditures for July 2011 totaling \$67,490.25 to the Board for consideration. Brief discussion ensued.

On a Motion by Mr. Jones, seconded by Ms. Miller, with all in favor, the Board approved the Operation and Maintenance expenditures for July 2011 for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

**Continued Public Hearing for Fiscal Year
2011/2012 Final Budget**

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

FIFTH 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 changes that were made. Comments were received from audience members attending the meeting.

On a Motion by Mr. Jones, seconded by Ms. Miller, with all in favor, the Board adopted Resolution 2011-06, Adoption of the Budget for Fiscal Year 2011/2012 as amended for Sterling Hill Community Development District.

On a Motion by Mr. Sifford, seconded by Mr. Blakley, with all in favor, the Board closed the Public Hearing portion of the meeting for Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS

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

Mr. Cox presented Resolution 2011-07, Imposing Special Assessments and Certifying an Assessment Roll, to the Board for consideration.

On a Motion by Mr. Sifford, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2011-07, Imposing Special Assessments and Certifying an Assessment Roll, for Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2011-08,
Setting the Meeting Schedule for Fiscal
Year 2011/2012**

Mr. Cox presented Resolution 2011-08, Setting the Meeting Schedule for the District, to the Board for consideration. Brief discussion ensued.

On a Motion by Ms. Manuele, seconded by Mr. Sifford, with all in favor, the Board adopted Resolution 2011-08, Setting the Meeting Schedule for Fiscal Year 2011/2012 for Sterling Hill Community Development District.

EIGHTH ORDER OF BUSINESS

**Presentation of Financial Status and
Summary Report**

Mr. Cox presented the Financial Status and Summary Report as of June 30, 2011 and reviewed it for the Board.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Straley stated that he was approached by one of the builders at Sterling Hill to discuss bondholder foreclosure issues. Mr. Straley recommends that the District establish a second company controlled by the boldholders to hold title, similar to the existing agreement.

On a Motion by Mr. Jones, seconded by Ms. Manuele, with all in favor, the Board ratified to approve an agreement with a new special-purpose entity for Sterling Hill Community Development District.

B. District Engineer

Ms. Stewart distributed architectural information about the fitness center ADA improvements to be made. Discussion ensued.

(Mr. Hallberg joined the meeting in progress.)

C. Operations Manager

Mr. Hallberg provided an update and review of the inspection report for July 2011. He recommends overseeding the pond banks to increase grass growth.

On a Motion by Mr. Jones, seconded by Ms. Miller, with all in favor, the Board approved the overseeding of pond banks for an amount not to exceed \$5,000.00 for Sterling Hill Community Development District.

D. Amenity Management

Ms. Evans provided a review of the July 2011 operations report.

TENTH ORDER OF BUSINESS

**Consideration of Estimates for Painting
the Community Walls**

Ms. Evans presented proposals for painting the community walls to the Board for consideration and reviewed each one.

On a Motion by Mr. Blakley, seconded by Mr. Jones, with all in favor, the Board accepted the proposal for painting the community walls from T&R Painting Specialist, Inc. in the amount of \$33,618.00 for Sterling Hill Community Development District.

- E. District Manager
Mr. Cox advised that the District would not need another SWFWMD inspection until June 6, 2015. He also announced that the next regularly scheduled meeting would be held on September 13, 2011 at 9:00 a.m.

ELEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

AUDIENCE

Lewis Peters noted that the HOA is being inundated with complaints about people parking on the streets overnight.

Frank Sakowski asked about the status of "No Parking On the Right of Way" street signs. Ms. Stewart will contact the County department.

Marci Figueroa inquired about a special-purpose entity/Board Supervisor conflict of interest. She also asked about extra costs regarding compliance and whether the District is looking to cut costs at all.

SUPERVISORS

Ms. Manuele questioned reports of fighting and illegal activity at the basketball courts, and seeing unauthorized vehicles being parked at the clubhouse. She also asked about nighttime hours for residents to be able to buy remotes, book the clubhouse, etc.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Miller, seconded by Ms. Manuele, with all in favor, the Board of Supervisors adjourned the meeting at 10:30 a.m. for Sterling Hill Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman