
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, September 13, 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. (<i>joined the meeting in progress</i>)
Kelly Evans	Operations Manager, Rizzetta Amenity Services
Jason Pond	Clubhouse Manager, Rizzetta Amenity Services
Nils Hallberg	Operations Manager, Rizzetta & Company, Inc.

Audience

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

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 August 9, 2011

Mr. Sifford presented the minutes of the Board of Supervisors' meeting held on August 9, 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 August 9, 2011 as presented for Sterling Hill Community Development District.

THIRD ORDER OF BUSINESS

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

Mr. Sifford presented the operation and maintenance expenditures for August 2011 totaling \$67,135.39 to the Board for consideration. Discussion ensued. A question was raised regarding the expense of irrigation repairs by Cardinal; the Board asked staff to implement checks in the future to verify repairs were made before payment is issued.

On a Motion by Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board approved the Operation and Maintenance expenditures for August 2011 totaling \$67,135.39 for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of ADA Chairlift Options

Ms. Stewart provided the Board with a proposal from Peninsula Aquatics for pool chairlifts to be installed, one at each clubhouse (**Exhibit A**). Discussion ensued.

On a Motion by Mr. Blakley, seconded by Mr. Jones, with all in favor, the Board accepted the proposal from Peninsula Aquatics for pool chairlifts and covers in the amount of \$4,990.00 each plus \$316.50 for each cover for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Sign Painting Proposal

Ms. Evans presented a proposal from Signs By Connie for entrance sign painting in the amount of \$1,380.00 to the Board for consideration. Brief discussion ensued.

On a Motion by Mr. Jones, seconded by Mr. Blakley, with all in favor, the Board accepted the proposal from Signs By Connie for entrance sign painting in the amount of \$1,380.00 for Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Arbitrage Recalculation
Report**

Mr. Cox presented the Arbitrage Recalculation Report to the Board and reviewed the purpose of the report.

On a Motion by Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board approved to accept and file the Arbitrage Recalculation Report for Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel

Mr. Straley explained that he was asked to form an agreement for another special-purpose entity for the 2003 bond issue. Mr. Straley presented the draft agreement and asked the Board to approve it. He noted the special-purpose entity is to be managed by Maxcy Development as is the existing SPE.

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

B. District Engineer

Ms. Stewart advised the Board that the County will require additional time (90 days) to determine if they have the staff to install "No Parking" signs.

C. Amenities Management

Ms. Evans reviewed the August 2011 amenities management report. She provided estimates for a fence around the basketball court as well as an estimate for observation cameras at the North Clubhouse basketball court and playground area. Discussion ensued, and the Board agreed to table the item until later in the meeting when audience comments would be heard.

Mr. Pond discussed off-duty deputy report improvements and also noted that the sheriff will ticket those parking on the road during certain times.

D. Operations Manager

Mr. Hallberg explained a proposal from KJ Lawn for completion of over-seeding the pond banks.

On a Motion by Mr. Jones, seconded by Mr. Blakley, with all in favor, the Board accepted the proposal from KJ Lawn for over-seeding the pond banks in an amount not to exceed \$4,950.00 for Sterling Hill Community Development District.

E. District Manager

Mr. Cox announced that the next regularly scheduled meeting would be held on October 11, 2011 at 9:00 a.m. He also provided a review of the July 31, 2011 financial summary.

EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

AUDIENCE

Mr. Garcia expressed concern about the length of time for repairing the wall.

Ms. Rosada asked why a chairlift is necessary.

Mr. Louis Peters noted that in the last meeting minutes the correct name spelling is "Zuilkowski"; he also asked about irrigation repairs, maintenance of the District website and election information.

Ms. Gloria P. (?) commented on the cameras and a recent home break-in.

Mr. Charles Young stated he likes the idea of a camera for the basketball court and not a fence.

Mr. David Slicher expressed concern regarding a lack of communication about what the Community Development District is and does and what the Homeowners' Association does; he also asked about a monthly CDD column in the HOA paper for those without computer access.

SUPERVISORS

Discussion continued regarding the installation of cameras at the North Clubhouse basketball court and playground area.

On a Motion by Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board accepted the proposal for the installation of an observation camera at the North Clubhouse basketball court in the amount of \$5,287.00 for Sterling Hill Community Development District.

On a Motion by Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board accepted the proposal for the installation of an observation camera at the North Clubhouse playground area in the amount of \$1,599.00 for Sterling Hill Community Development District.

No further Supervisor requests were made.

NINTH 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 10:31 a.m. for Sterling Hill Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman