

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, November 8, 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 <i>(via speakerphone)</i>
John Blakley	Board Supervisor, Assistant Secretary
Sandra Manuele	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer, WilsonMiller, Inc. <i>(via speakerphone)</i>
Kelly Evans	Operations Manager, Rizzetta Amenity Services
Jason Pond	Clubhouse Manager, Rizzetta Amenity Services
Mark Straley	District Counsel, Straley & Robin <i>(via speakerphone)</i>

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 October 11,
2011**

Mr. Sifford presented the minutes of the Board of Supervisors' meeting held on September 13, 2011 to the Board for consideration. Ms. Manuele asked for more detail in future minutes.

On a Motion by Ms. Manuele, seconded by Mr. Blakley, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on October 11, 2011 as presented for Sterling Hill Community Development District.

THIRD ORDER OF BUSINESS

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

Mr. Sifford presented the operation and maintenance expenditures for October 2011 totaling \$97,080.51 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 October 2011 totaling \$97,080.51 for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Camera Replacement
Proposal**

Ms. Evans presented a proposal for camera replacement (Exhibit A) from DCSI in the amount of \$2,269.88 to the Board for consideration. The proposal provides for eleven (11) new cameras and a new power supply as determined necessary by the camera company's initial inspection of all. Discussion ensued. The Board requested that the initial inspection report be amended to reflect that the costs shown are a one-time charge.

On a Motion by Ms. Manuele, seconded by Mr. Blakley, with all in favor, the Board approved the proposal for camera and power supply replacement from DCSI in the amount of \$2,269.88 for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Landscape & Irrigation
Contract Extension**

Mr. Cox presented an extension to the current landscape and irrigation contract with Cardinal Landscape Services to the Board for consideration. The extension provides for continuation of current services beginning on October 1, 2011 and ending September 30, 2012. Discussion ensued.

On a Motion by Ms. Manuele, seconded by Mr. Blakley, with all in favor, the Board approved the extension of the current landscape and irrigation contract with Cardinal Landscape Services until September 30, 2012 for Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of District Unaudited
Financial Summary**

Mr. Cox presented and reviewed the District Unaudited Financial Summary as of September 30, 2011. Mr. Straley provided an explanation of why certain Operation & Maintenance assessments were not invoiced last year. Discussion ensued.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report given.
- B. District Engineer
Ms. Stewart provided an update to the ADA 2010 requirements.
- C. Amenities Management
Ms. Evans presented and reviewed the October 2011 amenities management report.
- D. District Manager
Mr. Cox announced that the next regularly scheduled meeting would be held on December 13, 2011 at 9:00 a.m.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

AUDIENCE

One resident brought up concerns that should be addressed at the Homeowners Association meeting. Another resident asked if cameras can catch kids walking through the neighborhood.

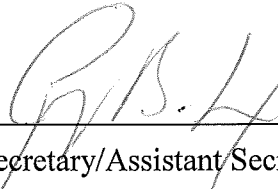
SUPERVISORS

There were no additional supervisor requests.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Manuele, seconded by Mr. Blakley, with all in favor, the Board of Supervisors adjourned the meeting at 9:55 a.m. for Sterling Hill Community Development District.


Secretary/Assistant Secretary

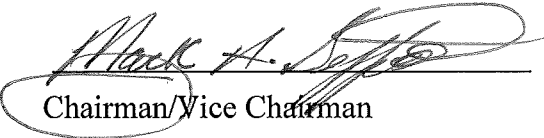

Chairman/Vice Chairman

Exhibit A



DCSI, Inc. "Security & Sound"

DCSI Inc "Security & Sound"

P.O. Box 292894
Tampa, FL 33687

(813)653-2553
dclccarello@dcisecurity.com

Estimate

DATE	estimate #
10/20/2011	11147
EXP. DATE	
	11/20/2011

ADDRESS
Att. Accounts Payable Sterling Hill CDD 3434 Colwell Ave, Suite #200 Tampa, Fl 33614

ACCT#/LOT/BLK	Sales Rep
Sterling Hill N&S	DC

Date	Service	Description	Quantity	Rate	Amount
10/20/2011	Camera Installation	Camera Replacements at multiple communities. (see gate maintenance report) 1/3" Sony Super HAD CCD 420-line resolution 3.6mm lens Lens optimized for IR	11	199,99	2,199.89
10/20/2011	Camera Installation	Power supply for Brightstone DVR	1	69,99	69,99

Thank you for your time and this opportunity to do business with you!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

SUBTOTAL	\$2,269.88
TAX (7%)	\$0.00
TOTAL	\$2,269.88

Accepted By:

Accepted Date:

11/8/11

Fax (813)653-1938

dclccarello@dcisecurity.com

Toll Free (888)953-2553

