

**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 8, 2012 at 9:00 a.m.** at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

Present and constituting a quorum:

Mark Sifford	<b>Board Supervisor, Chairman</b>
Ken Jones	<b>Board Supervisor, Vice Chairman</b> <i>(via speakerphone)</i>
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; Stantec, Inc.</b> <i>(via speakerphone)</i>
Kelly Evans	<b>Staff Manager; Rizzetta Amenity Services</b>
Jason Pond	<b>Clubhouse Manager; Rizzetta Amenity Services</b>

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 April 10, 2012**

Mr. Sifford presented the minutes of the Board of Supervisors' meeting held on April 10, 2012 to the Board for consideration.

On a Motion by Ms. Miller, seconded by Mr. Blakley, with all in favor, the Board approved the minutes of the Board of Supervisors' Meeting held on April 10, 2012 as presented for Sterling Hill Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for April 2012**

Mr. Cox presented the operation and maintenance expenditures for April 2012 totaling \$97,254.71 to the Board for consideration. Brief discussion ensued.

On a Motion by Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board approved the Operation and Maintenance expenditures for April 2012 totaling \$97,254.71 for Sterling Hill Community Development District.

**FOURTH ORDER OF BUSINESS**

**Landscape & Irrigation Services Update**

Mr. Cox presented the April 2012 landscape and irrigation services report from Operations Manager Nils Hallberg to the Board. Mr. Cox reviewed the report and status of items in the report for the Board. Discussion ensued regarding vendor communications.

**FIFTH ORDER OF BUSINESS**

**Consideration of Tennis Court Refinishing Proposals**

Mr. Pond presented a proposal from Welch Tennis Courts, Inc. for refinishing the tennis court to the Board for consideration and advised he has another company, Florida Courts, Inc., coming out to make an inspection and produce a proposal as well. Discussion ensued.

On a Motion by Mr. Blakley, seconded by Ms. Manuele, with all in favor, the Board approved the proposal from Welch Tennis Courts, Inc. for tennis court refinishing, and authorized the Chairman to examine any other proposals received, in an amount not to exceed \$7,500.00 for Sterling Hill Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Landscape Improvement Proposals**

Mr. Cox presented proposals for landscape improvements to the Board for consideration and reviewed them in detail. Discussion ensued regarding irrigation changes and previously approved landscaping that has not been installed yet. The Board requested a comprehensive full proposal for all the suggested landscaping and tabled the item until the next meeting in June.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Regarding Driveway Pavers on CDD Property**

Mr. Cox explained the request which stems from a homeowner installing pavers on her driveway requesting to continue the renovation all the way to the street. Mr. Cox advised he consulted Ms. Stewart and also looked at aerial maps of the community which show that the majority of other homeowners with this type of improvement ended the pavers installation at the sidewalk. Ms. Stewart advised it would be accepted with the stipulation that the homeowner is responsible for any and all repairs and maintenance of the improvement. Mr. Straley concurred and indicated he had an agreement drawn up for use by another association which would be suitable for Sterling Hill's use as well. Audience member Louis gave input from the perspective

of the homeowners association. Discussion ensued. Mr. Straley will draft an agreement and circulate it to the Board for consideration.

**EIGHTH ORDER OF BUSINESS**

**Presentation of District Unaudited  
Financial Summary**

Mr. Cox presented the latest District unaudited financial summary to the Board and reviewed it for them.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

No report given.

B. District Engineer

Ms. Stewart updated the Board on the entry striping project, advising that upon inspection, she believes the work could be completed in total using the longer-lasting thermo-plastic material (rather than regular paint) for less than \$20,000.00. She will obtain proposals in time for consideration at the next meeting.

C. Amenities Management

Mr. Pond reviewed the April 2012 amenities management report, giving an update on recent improvements. Ms. Manuele asked about kids hanging out in the woods by the ponds at night and asked to add this patrol to the deputies' task list.

D. District Manager

Mr. Cox advised the next regular meeting is scheduled to be held June 12, 2012 at 6:30 p.m. at which time the Fiscal Year 2012/2013 Proposed Budget would be considered. He then reminded everyone that general elections will be held November 6<sup>th</sup> and announced that as of April 15, 2012 the number of qualified registered voters in the District is 1,656. Mr. Cox also confirmed that two seats are up for election, #4 (Ken Jones) and #5 (Mark Sifford).

Mr. Cox then presented an administrative item, an agreement from Withlacoochee River Electric Cooperative that needs to be signed.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Audience

One audience member inquired about status of the Pasco Sawgrass foreclosure.

Another audience member asked about cleaning up the trash in the wooded areas.

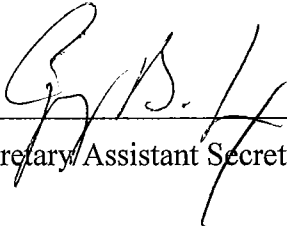
Supervisors

There were no additional Supervisor requests.

**ELEVENTH 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 9:47 a.m. for Sterling Hill Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman