

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 public hearing and regular meeting of the Board of Supervisors of Sterling Hill Community Development District was held on **Tuesday, September 11, 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	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.
Scott Brizendine	District Manager; Rizzetta & Company, Inc.
Kelly Evans	Staff Manager; Rizzetta Amenity Services
Jason Pond	Clubhouse Manager; Rizzetta Amenity Services
John Toborg	Operations Manager, Rizzetta & Company, Inc.
Tonja Stewart	District Engineer; Stantec, Inc. <i>(via speakerphone)</i>
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 Mr. Cox read the roll call confirming a quorum for the meeting. Mr. Sifford asked all those in attendance to stand and recite the Pledge of Allegiance.

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 August 14, 2012 as presented for Sterling Hill Community Development District.

THIRD ORDER OF BUSINESS

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

There were no questions regarding any of the expenditures listed in the report.

On a Motion by Mr. Jones, seconded by Mr. Blakley, with all in favor, the Board approved the Operation and Maintenance expenditures for August 2012 totaling \$96,836.46 for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

**Landscape and Irrigation Services
Update**

Mr. Toborg reviewed the monthly report, stating that he intends to obtain the fertilization schedule for the year from Cardinal, so that he can include information regarding scheduled events along with any updates on deficiencies that were noted in the previous report. He stated that he is aware of a few proposals that are in process for landscape refurbishments. Mr. Toborg asked if there were any questions regarding either the report or landscape concerns. A brief discussion ensued regarding various issues.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Driveway Aprons
& Sidewalks**

Mr. Cox stated that there has been some discussion with concerns regarding residents installing driveway pavers into the apron easement area. Mr. Straley reviewed the proposed agreement, stating that it provides the residents with an approval process should they desire to install pavers to the end of the driveway and informs them of the District's position should it become necessary to complete repairs in the easement area. A brief discussion ensued regarding the need for specific verbiage in the agreement to clarify that both the sidewalk and driveway apron areas are District property, as well as how the District should address residents that have already completed this type of improvement. It was decided to table this matter until next month, along with the two subsequent items that also relate to the sidewalk and driveway apron

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Ms. Stewart provided an update on the status of the storm sewer repairs and filling in of the depression behind the South Clubhouse. She noted that the contractor is supposed to be starting the project today, noting that they are behind due to all the rain that we have had of late. Ms. Stewart stated that she anticipates the project will be completed prior to the next meeting.

C. Amenities Management

Mr. Pond reviewed the monthly report for the Board, touching on maintenance items that have been addressed. He stated that they have had issues with one of the gates that was struck by lightning, so he obtained a quote to install upgraded surge protectors for the gates. However, it is pretty pricey and he is not looking for approval at this time.

D. District Manager

Mr. Cox announced that Mr. Brizendine would be taking over as District Manager for the District.

SEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Audience

Audience comments were entertained regarding the Driveway Agreement and the concern that this would become an administrative nightmare, the assessment methodology, and the overall appearance of the community. Discussions were held regarding each matter with no Board action being taken. Management staff was asked to provide a detailed explanation of the assessment methodology during the next meeting.

Supervisors

Ms. Miller requested that some type of light be installed at the pedestrian gates, so that kids can see to get the keys in the gate locks. Mr. Pond asked for authorization to hold

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

September 11, 2012 Minutes of Meeting

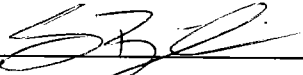
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Mr. Pond confirmed that the roadway landscaped eyebrows throughout the community are being maintained semimonthly.

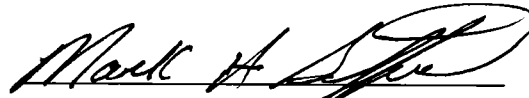
EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Blakley, seconded by Ms. Manuele, with all in favor, the Board of Supervisors adjourned the meeting at 9:45 a.m. for Sterling Hill Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman