
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, January 8, 2013 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:

Christina Miller	Board Supervisor, Chairman
Sandra Manuele	Board Supervisor, Vice Chairman
Frances Krause	Board Supervisor, Assistant Secretary
Jo-Ann Polletta	Board Supervisor, Assistant Secretary
John Blakley	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>

Also present were:

Greg Cox	District Manager; Rizzetta & Company, Inc.
Mark Straley	District Counsel; Straley & Robin <i>(via speakerphone)</i>
Tonya Stewart	District Engineer, Wilson Miller Stantec <i>(via speakerphone)</i>
Jason Pond	Clubhouse Manager; Rizzetta Amenity Services
Audience	

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Ms. Miller called the meeting to order and Mr. Cox performed the roll call confirming a quorum for the meeting. Ms. Miller asked all those in attendance to stand and recite the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held December 11, 2012

It was stated that Ms. Manuele actually made the statement on line 60 under the fourth order of business and not Ms. Miller.

<p>On a Motion by Ms. Polletta, seconded by Ms. Krause, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on December 11, 2012 as amended for Sterling Hill Community Development District.</p>

THIRD ORDER OF BUSINESS

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

A question was raised regarding the invoice for mowing the median as it was supposed to be annual fee and this is the second time it has been listed in the expenditures. Mr. Pond stated that he would look into the matter. Concern was expressed with the number of batteries that are being replaced by Southern Automated and questions regarding the charges for the wall repairs and when the contract went into affect for Waste Management Services. Mr. Cox stated that he would have Mr. Brizendine report back to the Board on these matters.

<p>On a Motion by Ms. Manuele, seconded by Ms. Polletta, with all in favor, the Board approved the Operation and Maintenance expenditures for December 2012 totaling \$81,265.25 for Sterling Hill Community Development District.</p>
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FOURTH ORDER OF BUSINESS

**Consideration of Proposals to Repair and
Seal Slate at Main Entrance**

Mr. Cox stated that Mr. Brizendine asked that this item be tabled until next month as they were only able to obtain one proposal and are waiting on another one.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Straley stated that his firm is still working with the title company for the sale of the Brown lots as they were supposed to have closed in December and he is trying to find out what the hold up is. He confirmed that the sale means that the District would collect the back assessments.

B. District Engineer

No report.

C. Field Operations Manager

Mr. Pond stated that he would be meeting with Mr. Toborg and any interested bidders next Monday for the walk through.

D. Amenities Management

Mr. Pond provided Ms. Miller with the information that she requested at the last meeting and reviewed the annual year in review report. He stated that in comparing the report from the previous year it appears that they were able to complete approximately 90% of the items that they hoped to accomplish in 2012. Mr. Pond mentioned a few of the projects that were completed and ones that they have scheduled for this year.

A brief discussion ensued regarding the status of cleaning out the remainder of the drain run outs. Ms. Stewart stated that Mr. Toborg has arranged for Cardinal to clean them out.

E. District Manager

Mr. Cox provided a brief overview of the financial status report, stating that the District has collected approximately 67% of the assessments placed on the tax roll. He stated that based on the graph comparing budget and actual expenditures the District is slightly over budget, but that is misleading as the budget is spread out evenly over the year and there are several expenses that were paid at the beginning of the year such as insurance.

Mr. Cox stated that Mr. Brizendine asked that he inform the Board that it is not possible to restructure the 2003 bond due to the fact that there are several delinquent payments. A brief discussion ensued regarding whether the sale of the Brown lots would eliminate that issue. Mr. Straley indicated that all back assessments would be made when the lots close.

Mr. Cox reminded the Board that the next meeting is scheduled for February 12, 2013 at 9:00 a.m.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Audience

A resident provided pictures of the lot near their home that is being used as a parking lot and dog park. It was noted that these are HOA issues as the lot is privately owned and not District property. District management will research the matter and determine if it can be of any assistance with towing vehicles that are blocking the sidewalk area. The Board explained that "No Trespassing" signs have been purchased and will be installed along the conservation areas to assist with the pet waste issues in those areas.

Other resident comments were entertained regarding the length of time that the lights are on at the tennis courts, sands that are flowing out of lots and into the storm drains, concerns with the builder's new signs, the status of the monthly financial statements being on the website, and the number of buyers interested in the Brown lots. It was noted that the signs will be in place until the community is sold out, but discussions can be had with the builders regarding placement. Mr. Pond stated the he would obtain pricing to grade out the sand and bring it back to the Board for further discussion.

A resident thanked the Board and Mr. Pond for the holiday decorations that were installed throughout the community.

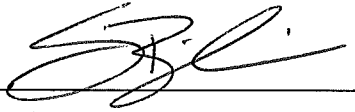
Supervisors

Ms. Manuele asked that the builder in Windance be asked to install silt fences as needed during construction.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Polletta, seconded by Ms. Krause, with all in favor, the Board of Supervisors adjourned the meeting at 9:44 a.m. for Sterling Hill Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman