

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 **Thursday, April 9, 2015 at 8:00 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
Louis Peters	Board Supervisor, Assistant Secretary
Cassi Harbuck	Board Supervisor, Assistant Secretary

Also present were:

Clif Fischer	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin <i>(via conference call)</i>
Joe Kennedy	CDD Accounting Manager, Rizzetta & Co., Inc.
Pinal Patel	CDD Staff Accountant, Rizzetta & Co., Inc.
Brian Dorry	Amenity Management

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

Ms. Miller called the meeting to order and Mr. Fischer 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

Audience Comments on Agenda Items

It was noted that there were no members of the general audience in attendance.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Meeting held on March 12,
2015**

A request was made to check the ending time of the meeting, as it does not appear to be correct.

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on March 12, 2015 as amended for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February 2015

A brief discussion was held regarding some documentation that was included with the report that was not related to the expenses. It was decided to remove it from the records.

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors accepted the operation and maintenance expenses for February totaling \$107,614.58 as discussed for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Formation of Tennis Club and Tennis Instructor

This matter was tabled until the May meeting as Staff was not prepared to discuss at this time.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Installation of Speed Bumps in Parking Lots

The Board discussed the three options that were provided to them and took the following action:

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved the proposal for option #2 from Barco Products in the amount of \$2,150.34 to purchase speed bumps for the clubhouse parking lot for Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker reviewed the Assignment of Judgment for the two Mahfuz One Family Trust lots and asked that the District it to the SPE.

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved the assignment of the final judgement from the Sterling Hill CDD to the SPE on the two Mahfuz One Family Trust lots for Sterling Hill Community Development District.

Mr. Vericker discussed the status of the remaining pending foreclosure actions and recommended that the Board place the assessments for the 2003A bonds back on the tax roll. A brief discussion ensued on the reasoning behind this and the benefits to the District

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved placing the Assessments for the 2003A bond debt and O & M Assessments associated with the foreclosed lots back on the tax roll in August for Sterling Hill Community Development District.

B. District Engineer

A brief discussion ensued on the RV Lot, with it being noted that there have been questions on what type of vehicles can be stored in the lot. The Board asked that Ms. Stewart be prepared to clarify for the Board and clubhouse Staff as to what can be stored at the RV Lot, i.e. commercial vehicles or extra cars.

Mr. Fischer confirmed that the RV Lot would be placed on the insurance policy once it is completed.

C. Field Operations Manager

Mr. Toborg discussed the status of the various installs made throughout the community and continued issues with children damaging plants. He noted that he has been in discussion relative to the mowing schedule that was adjusted in March per the contract but not by the landscaper, as well as other items that were not completed.

D. Amenity Management

Mr. Dorry reviewed the monthly report, the status of various projects, and plans for the community event on May 17th.

A request was made that the rental agreement and rates posted on the website be updated to reflect the current forms and fees.

E. District Manager

Mr. Fischer informed the Board that he spoke with the Hernando County Public Works Office to request that inspection of the crosswalks be conducted. They agreed to complete the inspection and let the District know if there were any issues. No time frame was provided.

Mr. Fischer reminded the Board that the next meeting is scheduled for May 14th at 8:00 a.m. and stated that he intends to present the proposed budget at this meeting. He noted that he has a conflict with the June evening meeting and asked about the possibility of rescheduling the meeting. Discussion was held regarding scheduling a budget workshop and the meeting schedule. The following Board action was taken:

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors authorized Staff to submit the required notices to hold a budget workshop on May 12, 2015 at 4:00 p.m. and to move the June meeting to 8:00 a.m. and the July meeting to 6:30 p.m (all at the North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, FL 34609) for Sterling Hill Community Development District.

Mr. Fischer presented the Board with the fiscal year 2013/2014 financial audit, noting that it was essentially considered a clean audit. Mr. Kennedy briefed the Board on the audit results and the impact that the SPE's have on it. Following a brief discussion, it was decided to provide the Board with time to review the audit and submit any questions to Mr. Fischer before taking any action.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Harbuck expressed concern with the lack of gates at the north clubhouse playground given its proximity to the parking lot. The Board directed Staff to obtain proposals to have gates installed for consideration at the May meeting.

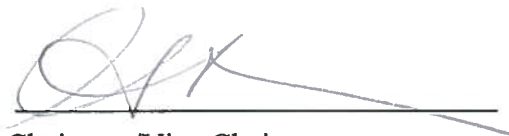
NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors adjourned the meeting at 9:11 a.m. for Sterling Hill Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman