

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, October 10, 2013 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:

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| Christina Miller | Board Supervisor, Chairman |
| Sandra Manuele | Board Supervisor, Vice Chairman |
| Frances Krause | Board Supervisor, Assistant Secretary |
| Louis Peters | Board Supervisor, Assistant Secretary |
| John Blakley | Board Supervisor, Assistant Secretary <i>(joined the meeting in progress)</i> |

Also present were:

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| Scott Brizendine | District Manager; Rizzetta & Company, Inc. |
| Tonja Stewart | District Engineer, Stantec Consulting <i>(via speakerphone)</i> |
| John Vericker | District Counsel; Straley & Robin <i>(via speakerphone)</i> |
| Jason Pond | Club Manager |

FIRST ORDER OF BUSINESS

Call to Order and Pledge of Allegiance

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

Mr. Brizendine 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 September 10, 2013

On a Motion by Ms. Manuele, seconded by Ms. Krause, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on September 10, 2013 as presented for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for September 2013

A brief discussion ensued regarding some of the invoices and the services they represented.

(Mr. Blakley joined the meeting in progress)

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board approved the Operation and Maintenance expenditures for September 2013 totaling \$98,017.23 for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

Further Review of Proposals for Re-Striping

Mr. Brizendine reviewed the proposals to re-stripe the roads, stating that proposals were received from three firms: ACPLM (\$6,123), Central Concrete (\$15,577), and Site Masters (\$8,300). A brief discussion ensued regarding the various proposals and what was and was not include in the proposals, the benefits of thermoplastic paint, as well as the possible need for some resurfacing work to be completed in the near future. Ms. Stewart stated that she would like to look into a program that would extend the life of the roads, which would make it unnecessary to use thermoplastic paint. A question was raised as to whether it might be prudent to hold off on making a decision on this matter until Ms. Stewart and Mr. Pond have had an opportunity to review the condition of the roads.

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board tabled action on the proposal to re-stripe the roadways for Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker stated that he had nothing new to report on the foreclosure other than it is still pending. He confirmed that the District would not be liable for taxes.

B. District Engineer

Ms. Stewart reviewed the proposal she obtained to address the erosion issue behind the home on Copper Hill Dr. totaling \$750. A brief discussion ensued regarding whether the condition was created by the homeowner or might be the result of a lot grading issue. Mr. Pond indicated that the lot has always been this way and Ms. Stewart stated that the issue was not necessarily related to a grading problem. The Board decided not to take action on the matter.

On a Motion by Mr. Peters, seconded by Mr. Blakley, with all in favor, the Board approved not taking action to repair the erosion issue behind the home on Copper Hill Dr. for Sterling Hill Community Development District.

C. Field Operations Manager

Mr. Brizendine stated that Mr. Toborg was not in attendance, but did provide proposals to address issues noted in the inspection report. He stated that the proposals total \$13,067.50 and the Board budgeted \$26,500 for landscape replacement this year. Ms. Miller expressed dissatisfaction with the lack of manpower that ValleyCrest has on site and the length of time it takes them to complete the standard landscaping service. She stated that they haven't even finished cutting back the Muhly Grass yet and Mr. Peters agreed that there are a number of areas that look incomplete. Ms. Miller indicated that she would like to make sure all of the irrigation is working properly before expending that much money as well and inquired as to the last time the irrigation was inspected. Mr. Pond stated that Valley Crest went through all of the zones yesterday. No Board action was taken on the proposals at this time.

D. Amenities Management

Mr. Pond stated that he would like to purchase the remaining gate controllers that were approved for this year and the Board agreed that he should proceed.

Mr. Pond stated that all of the items listed in the September Amenities inspection have been completed with the exception of the wall damage from the lightning strike and presented a proposal from T & R Painting in the amount of \$2,350 to complete those repairs for Board consideration. A brief discussion ensued.

On a Motion by Ms. Manuele, seconded by Ms. Krause, with all in favor, the Board approved the proposal from T & R Painting to complete the wall repairs for Sterling Hill Community Development District.

Mr. Pond stated that at the last HOA meeting a resident from Brightstone was upset with the common area in his community and asked that landscaping be placed between his lot and the conservation area up to the entrance gate, as well as requesting that the common area be bush hogged. He stated that based on these requests he obtained proposals from Murphy's Sod to have the work completed. A brief discussion ensued.

On a Motion by Mr. Peters, seconded by Mr. Blakley, with all in favor, the Board did not approve the resident's request to install landscaping or bush hog the conservation area for Sterling Hill Community Development District.

Mr. Pond stated that he was notified by a resident in Glenburne that he had some sod installed on CDD property and ValleyCrest mowed it too soon and killed it. The resident is asking that the District replace the sod, so he obtained a proposal for that as well. The proposal from Murphy's Sod totaled \$200.

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board approved the proposal from Murphy's Sod (\$200) to replace the damaged sod in Glenburne for Sterling Hill Community Development District.

Mr. Pond informed the Board that the security camera captured the vehicle damaging the Arborglades' gate and the Sheriff's office was contacted. He stated that the damages were estimated at \$4,261 and the driver's insurance company (Geico) has been notified.

Mr. Pond stated that he is still working on gathering proposals for the proposed RV/Boat storage area.

E. District Manager

Mr. Brizendine provided a brief overview of the District's financial status report, touching on the various account balances through the end of August and projected that based on current trends the District will be 10% under budget for the year.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Audience

There were no members of the audience in attendance

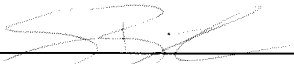
Supervisors

Mr. Brizendine confirmed that Mr. Peters can respond to HOA-related questions providing he relay facts only if it is a matter that could potentially come before the Board.


EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors adjourned the meeting at 8:40 a.m. for Sterling Hill Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman