

**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, February 11, 2014 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	<b>Board Supervisor, Chairman</b>
Sandra Manuele	<b>Board Supervisor, Vice Chairman</b>
Frances Krause	<b>Board Supervisor, Assistant Secretary</b>
Louis Peters	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

John Blakley	<b>Board Supervisor, Assistant Secretary</b> <i>(via speakerphone)</i>
Scott Brizendine	<b>District Manager; Rizzetta &amp; Company, Inc.</b>
John Vericker	<b>District Counsel; Straley &amp; Robin</b> <i>(via speakerphone)</i>
Jason Pond	<b>Club Manager</b>

**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**

There were no members of the general public in attendance.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of  
Supervisors' Meeting Held on January  
16, 2014**

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on January 16, 2014 as presented for Sterling Hill Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for January  
2014**

This item was tabled as the report was not available for Board review.

**FIFTH ORDER OF BUSINESS**

**Further Discussion on Establishing  
RV/Boat Storage Area**

Mr. Brizendine stated that in further researching the area originally proposed to be used as the storage facility, it was discovered that most of the land within the area actually does belong to the SPE as Mr. Blakely mentioned last month. He stated that the District could try to purchase the land from the Bond Holders if interested; however, another possible location would be the parcel generally referred to as the activities field. Mr. Pond stated that the parcel is 854 linear feet which is slightly smaller than the original site. He stated that the area does not see a lot of use, there are no houses close by and it is close to the clubhouse making it easier to monitor. Following a brief discussion, the Board asked that Mr. Pond provide pricing for the March meeting.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Vericker stated that he had nothing new to report to the Board at this time.

B. District Engineer

Not present.

C. Field Operations Manager

Mr. Brizendine stated that Mr. Toborg was unable to attend the meeting but told him that he had nothing further to report outside of his monthly report. Ms. Miller inquired if the landscapers are still checking in with Mr. Pond before they start and Mr. Pond stated that they have been and communication has improved greatly. Ms. Miller asked that they be reminded not to blow the mulch onto Sterling Hill Boulevard.

Mr. Pond stated that ValleyCrest had a plant doctor review the property and should have a report for the Board shortly.

D. Amenity Management

Mr. Pond stated that he had an inspection completed of all of the sidewalks identifying possible tripping hazards and a proposal has been requested to address the identified areas, he is optimistic that he will have it for next month's meeting.

Mr. Pond stated that he has been contacted by Hernando County and they would like to bring the polling place back and utilize the North Clubhouse as it has more parking than the South one does.

Mr. Pond stated that the deputy patrols have been increased to three times a week to address the concerns brought forward at last month's meeting.

Mr. Pond stated that he asked T & R Painting to prepare a proposal to paint the end caps noted in Mr. Toborg's report.

Mr. Pond confirmed that the Basketball fencing project has been scheduled and should be completed within the next month. He responded to questions regarding the discrepancy between the water usage at the North and South Clubhouses. He stated that the Utility Department has verified that all of the equipment is working properly and no leaks have been found in the pool.

E. District Manager

Mr. Brizendine provided a brief overview of the District's financial status, stating that it has collected 73% of the assessments and has \$904,964 in the operating account, \$483,016 in the asset replacement account and \$580,472 in the road reserve account. He noted that he has started to work on the budget for the next fiscal year and anticipates presenting the preliminary budget to the Board in either May or June. Mr. Brizendine recommended that the reserve schedule be updated to ensure that the District is setting aside enough money to cover replacement or repair costs.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience  
Comments**

Audience

There were no members of the general public in attendance.

Supervisors

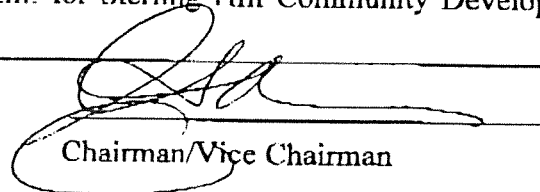
Ms. Manuele led discussions on updating pool cards, etc. and recommended that the Board set a date to re-register all of the residents. Mr. Pond explained that the cards are set up by address and once someone vacates the property and someone else moves in, the old cards are deactivated. Mr. Brizendine suggested that they consider updating the system to a picture ID one if they are going to re-register everyone. The Board asked that pricing be obtained for this project for the next meeting.

**EIGHTH 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 8:40 a.m. for Sterling Hill Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman