

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, July 17, 2014 at 6:30 p.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

Also present were:

John Blakley	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Kristen Suit	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin <i>(via conference call)</i>
Tonja Stewart	District Engineer, Stantec Consulting Services
Jason Pond	Club Manager

Audience

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

Ms. Miller asked if there were any audience comments on the agenda items. There were none.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on June 10, 2014

Mr. Peters stated that on line 163 it should state "Mr. Peters asked if the Windance HOA was governed by any HOA". Ms. Miller stated that on line 126 "in Lakewood" should be deleted and replaced with "by Lakewood Concrete".

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 June 10, 2014 as amended for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for June 2014

Discussion ensued regarding various invoices and the services they represent.

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors accepted the operation and maintenance expenditures for June 2014 totaling \$69,738.30 as presented for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

Update Regarding Establishing RV/Boat Storage Area

Ms. Stewart gave the Board an update regarding the RV/Boat Storage Area. She stated that the planning and zoning hearing was held on Monday. She stated that approximately 8 to 10 residents showed up that were in opposition. Ms. Stewart stated that one of the residents mentioned that they had spoken to the HOA and were under the impression that commercial vehicles would be allowed to park in the RV/Boat storage area. Ms. Stewart stated that the County told her that they would not allow any commercial vehicles to park there. She stated that she reached out to District Counsel for a definition of a commercial vehicle and whether company vehicles would be able to park in the storage area. Mr. Vericker indicated that he didn't have an answer yet. Ms. Stewart stated that it will be something that she will need to get further clarification on. She stated that she could go back to the County and discuss it with them again and expand the scope of work if necessary. Mr. Pond stated that the list he has of residents interested in the storage area have all been for RVs or boats and he hasn't received any interest regarding commercial vehicles. Discussion ensued. Mr. Vericker and Mr. Brizendine stated that they are not familiar with any RV/Boat storage areas that allow commercial parking. The Board didn't feel that this would be an issue. Ms. Stewart stated that she has a hearing in front of the County Commissioners on August 12th.

Ms. Stewart stated that she would like to talk to the Board regarding the cost of the project. She stated that she has had the drainage evaluated to make sure that there wouldn't be any issues in terms of the stormwater pond. Ms. Stewart informed the Board that some drainage will need to be installed in the area. She stated that the area is heavily screened and additional landscaping may not be necessary.

SIXTH ORDER OF BUSINESS

**Ratification of Approved Proposal for
A/C Unit Replacement**

Ms. Miller stated that the A/C unit went out in the north clubhouse and it needed to be replaced right away. She stated that Mr. Brizendine and Mr. Pond reached out to her to have the A/C unit replacement approved. Ms. Miller stated that the A/C unit has been replaced and is working fine.

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors ratified the Chairman's approval for the A/C Unit Replacement in the North Clubhouse (\$5,700) for Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker stated that he had no update on the foreclosure at this time.

B. District Engineer

No report.

C. Field Operations Manager

Not present.

Mr. Brizendine stated that Mr. Toborg would be on property tomorrow for his landscape inspection. He stated that he has been in communication with Mr. Pond and the landscaping appears to be in good shape.

D. Amenity Management

Mr. Pond presented his report for June 2014. He stated that the basketball court resurfacing will be starting the week of July 21st.

Mr. Pond stated that he wanted to check with the Board regarding changing landscape companies for the lot easement mowing. He stated that the HOA has found another landscape company that will do the mowing for a lot less and the District has always mowed in conjunction with the HOA. He stated that the District is currently paying \$13/lot for the easement mowing and with the new landscaper the cost would go down to \$9.45/lot.

On a Motion by Ms. Krause, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved Majestic Oak Tree Farm's proposal for lot easement mowing (\$9.45/lot) for Sterling Hill Community Development District.

Mr. Pond stated that Ms. Manuele had asked him about a section of grass in Amersham that was looking bad. He stated that the cost to resod the area would be \$150.00. Discussion ensued.

Ms. Manuele stated that she wouldn't want to target a specific area if there are other areas in the same condition as she didn't think it would be fair to the community. Mr. Pond stated that there are other areas like the one in Amersham throughout the community. Mr. Brizendine suggested that since Mr. Toborg would be inspecting the community tomorrow he could review the areas to see what Bahia sod needs to be replaced.

Mr. Pond stated that he asked ValleyCrest for a proposal for some ADA mulch for the north side playground. He stated that there are a lot of low areas and it is starting to look bad. Mr. Pond reviewed the proposal for the Board. He stated that the cost is \$4,050 for 90 yards. Mr. Pond stated that the south playground still has sand. He stated that he did reach out to another company who told him that their price is also \$45/yd. but that they felt that 70 yards of mulch would be sufficient. Mr. Pond stated that he would prefer to use ValleyCrest since they do the District's landscaping. Ms. Stewart suggested that Mr. Pond obtain a certification from ValleyCrest for the ADA compliant mulch. Discussion ensued.

On a Motion by Ms. Manuele, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved ValleyCrest's proposal amended to 70 yards (\$45/cubic yard) of ADA certified mulch for the playground at the north clubhouse for Sterling Hill Community Development District.

Mr. Pond presented and reviewed a proposal from ValleyCrest for landscape enhancement for the left side of the front entryway at the north clubhouse for a cost of \$1,417.50. He entertained the Board members' questions. Ms. Manuele suggested tabling the proposal until Mr. Toborg has completed his inspection and provided the Board with his proposals for the community.

Mr. Pond stated that the Board had asked him to look into the cost of lighting some of the trees at the center island entrances coming into each village. He reviewed the proposal costs for labor and lights at each entrance. Mr. Pond stated that the total labor cost would be \$2,595.00 and the cost for the lights would be \$8,880.08 for a total cost of \$11,475.08 for labor and materials. He recommended that all of the lights eventually be switched to LED as they are less expensive than the halogen lights. Mr. Pond suggested that the Board choose an entrance and a section at a time to switch over to the LED lighting to help with the cost. He stated that he could then use the lights removed from one section to replace broken ones in other sections. Mr. Pond entertained the Board members' questions. He stated that he received a proposal from EC Electric and another from CES. Discussion ensued. The Board decided that they would rather table the proposal for the additional lighting at the center island entrances at this time.

Mr. Pond stated that the cost to replace the halogen lights with LED lights would go down from \$281.66 to \$201.82 a light. He stated that the main entrance would need 40 lights at a cost of \$8,000. Mr. Pond stated that any lights removed could be used to replace broken ones until more LED lights are purchased.

Mr. Brizendine suggested going to a flush mounted light fixture to reduce the damage to the lights. Ms. Miller asked Mr. Pond if could obtain some proposals for the flush mounted type of light fixtures as an option and possible better solution. Discussion ensued. Mr. Pond stated that he would have light fixture samples for the Board at their next meeting.

Mr. Pond presented and reviewed a proposal from T&R Painting to paint and repair eight columns that are damaged.

On a Motion by Ms. Manuele, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved T&R Painting's proposal to repair and paint 8 columns (\$4,350) for Sterling Hill Community Development District.

Mr. Pond presented and reviewed two proposals from Suncoast Pool Service for cleaning the stains in the bottom of the pool caused by the returns. He stated that the cost for the north pool is \$650.00 and the cost for the south pool is \$600.00. Mr. Pond stated that he inquired whether there was anything that could be done to prevent the staining from coming back. He stated that there are new covers that can be installed on the returns. Mr. Pond stated that the cost for the returns would be \$350.00 for the north pool and \$308.00 for the south pool.

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved Suncoast Pool Service's proposal for cleaning the stains on the north and south pools (\$1,250.00) and the installation of covers for the returns for the north and south pools (\$658.00) for Sterling Hill Community Development District.

Mr. Pond stated that he obtained a proposal from DCSI for a security camera for the playground at the south clubhouse as it doesn't currently have one.

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved DCSI's proposal for a security camera and a pole for the playground at the south clubhouse (\$1,199) for Sterling Hill Community Development District.

Mr. Pond presented and reviewed proposals from DCSI for two security cameras and poles at both clubhouse parking lots for a cost of \$1,489 each. He entertained the Board members' questions. Discussion ensued regarding license plate readers. Mr. Pond stated that he could get a proposal for the license plate readers and bring it back to the Board. The Board decided to table this item until Mr. Pond could obtain more information on the license plate readers.

Mr. Pond stated that the sidewalk repairs by Lakewood Concrete have been completed. He stated that he has since received some complaints from residents regarding other sidewalk areas. Mr. Pond stated that he would have Lakewood Concrete come out and take a look at the other areas.

Mr. Pond entertained an audience comment regarding whether the landscapers edge/trim the weeds coming from the retention pond and covering the sidewalks in Glenburne. Mr. Pond stated that he would have to look into it but he didn't think there was trim work being done within the retention areas.

Mr. Pond announced that there is a community pool party at the north clubhouse scheduled for August 10th.

E. District Manager

Mr. Brizendine provided a brief overview of the District's financial status report dated May 30, 2014. Ms. Manuele requested that Mr. Brizendine check into the off-roll billing. He stated that he would follow-up with the accounting department.

Mr. Brizendine stated that the next regular Board meeting is scheduled for August 12, 2014 at 8:00 a.m. and the Board would be holding their public hearing to adopt their fiscal year 2014/2015 final budget.

Mr. Brizendine reviewed the results from the qualifying period for the general election. He stated that Seat #1 – Sandra Manuele was unopposed, Seat #2 – Christina Miller was unopposed, and two residents qualified for Seat #3 – Joe Fielder and Cassi Harbuck. Mr. Brizendine stated that this was John Blakley's seat whose term is expiring in November. He stated that the general election would be held on November 4th and the new terms would begin on November 18th. Mr. Peters stated that the north clubhouse would be a polling place.

EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Audience

The Board entertained an audience comment regarding the consideration of speed bumps to deter the speeders in Amersham. Ms. Stewart reviewed the process to have speed bumps installed which would include a warrant study. She stated that the residents would have to be notified and she has generally found that the majority of residents are opposed to it. Ms. Stewart stated that she works for approximately fifty communities and not one of them has been successful having speed bumps installed. She entertained the Board members' questions. Ms. Miller asked if there were any other options to deter the speeders. Ms. Stewart stated that there are other traffic calming measures that could be utilized. She stated that texturized pavement, striping, and narrowing the lanes down might help. Ms. Stewart stated that the Board could budget to do the texturized pavement on a few streets. Ms. Manuele suggested installing a radar trailer. Mr. Pond stated that he would follow-up with the Sheriff's office regarding installing a radar trailer.

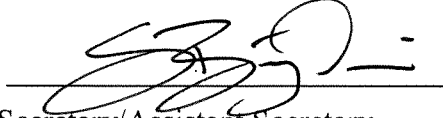
Supervisors


There were no Supervisor requests.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors adjourned the meeting at 7:40 p.m. for Sterling Hill Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman