
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, April 8, 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	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>(joined the meeting in progress)</i>
Scott Brizendine	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin <i>(via conference call)</i>
Tonja Stewart	District Engineer, Stantec Consulting Services <i>(via conference call)</i>
Jason Pond	Club Manager <i>(joined the meeting in progress)</i>
John Toborg	Operations Manager, Rizzetta & Company, Inc. <i>(joined the meeting in progress)</i>

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 March 11,
2014**

There were no changes to the meeting minutes.

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 11, 2014 as presented for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

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

There were no questions regarding the operation and maintenance expenditures.

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the operation and maintenance expenditures for March 2014 totaling \$44,178.72 as presented for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

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

Ms. Stewart gave the Board an update on establishing the RV/Boat area. She stated that she has a meeting with Hernando County tomorrow which is the first step in the rezoning process. Ms. Stewart stated that there would be ongoing discussion every month. She stated that once the District gets through the zoning process or she gets confirmation that there will be more administrative work she can simultaneously do the engineering and permitting while going through the zoning process. Ms. Stewart stated that there will be more to discuss at next month's meeting.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker stated that he did not have an update on the status of the foreclosure.

Mr. Vericker stated that Mr. Brizendine had sent him the Hernando County Fire Department non ad-valorem assessments. He stated that he contacted the appraiser's office and the Fire District and he is going to try and get the District exempt and he should have an update next month. Mr. Brizendine gave the Board further background on the issue.

Mr. Brizendine stated that at last month's meeting the Board had discussed the Driveway Improvement Agreement and possibly drafting two different agreements. He stated that one would be for actual construction such as brick pavers and one for painting or staining the driveway. Mr. Brizendine stated that he and Mr. Vericker have been working on this and would have something for the Board's review at their next meeting.

Mr. Peters expressed his concern regarding several residents in the community that have painted the sidewalks in front of their houses. He stated that there was nothing specific in the deed restrictions saying that they can't paint the sidewalk. Mr. Peters stated that since the District is responsible for sidewalks he thinks that the Board would have a say. Ms. Miller asked if the agreement could be amended to include the sidewalks. Mr. Brizendine stated they would amend the agreement to address the sidewalks.

(Mr. Blakley, Mr. Toborg and Mr. Pond joined the meeting in progress)

B. District Engineer

No report.

C. Field Operations Manager

Mr. Toborg presented the landscape report had been distributed to the Board previously. He stated that there are a few of ValleyCrest's invoices that he was concerned with and he is holding until the work is completed and acceptable. He reviewed completed and ongoing items. He entertained the Board members' questions.

D. Amenity Management

Mr. Pond gave the Board an update on the RV/Boat storage area. He stated that he researched the electrical issue. He stated that he received a rough estimate from EC Electrical and it will cost approximately \$50,000 to \$60,000 for the lighting, ten fixtures, amps, meter, and power for the gate, etc. Mr. Pond stated that if the Board decides to move forward he could obtain some more estimates. He entertained the Board members' questions.

Mr. Pond gave the Board an update on the Southern Automated Access Services invoice for the damaged gate repair and whether the vehicle owner's insurance would cover the damage. He stated that he was not able to obtain the license plate number from the camera.

Mr. Pond stated that he contacted Southern Automated Access Services regarding options for the gates and possibly making it more secure. He stated that when a resident moves they take the gate remotes with them and it makes the community a little less secure. Mr. Pond stated that last month he looked at the bar code readers and the RFID readers which were very expensive. He stated that Robert from Southern Automated Access Services said that there are some other options available such as installing a wide band receiver at the gates at a cost of \$350.00 per village for a total of \$3,850.00. Mr. Pond stated that the District would have to purchase new remotes. He stated that the new remotes would allow him to track who used them and when they move out he can deactivate the remote. Mr. Pond stated that the initial cost to purchase the new remotes would cost approximately \$14,000.00 and the total cost with the receivers would be \$17,850.00. He distributed Southern Automated Access Services' proposal to the Board. Mr. Pond stated that it would work with the current Door King system.

He entertained the Board members' questions. Ms. Manuele suggested that the Board consider budgeting for this next year.

Mr. Pond stated that Robert from Southern Automated Access Services had approached him regarding preventative maintenance on the gates. He stated that he didn't think it was necessary at this time since the gates had been upgraded recently. Mr. Pond stated that he gave him an estimate for \$550.00 per month for all eleven villages. The Board decided to table this item.

Mr. Pond stated that he has a proposal from T & R Painting to paint some areas that Mr. Toborg had pointed out in his inspection. He reviewed the proposal for the Board. Ms. Manuele asked if there was a warranty. Mr. Pond stated that he thought the warranty was for two years.

On a Motion by Mr. Blakley, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved T & R Painting's Proposal for the caps, columns, and signage as presented (\$4,160.00) for Sterling Hill Community Development District.

Mr. Pond stated that the fence for the basketball court has been completed. He stated that the District had originally hired deputy details to monitor the basketball court. Mr. Pond stated that he contacted the Sheriff's office to let them know and asked them to continue to monitor the basketball court and help enforce the rules. He stated that he was told that the deputies cannot enforce any rules. Mr. Pond stated that currently the deputy details run Sunday through Thursday from 6:00 p.m. to 10:00 p.m. He stated that he doesn't feel the District is getting its money worth and so he looked into some other options. Mr. Pond stated that he checked into hiring Florida Highway Patrol Officers but they were more expensive than the Sheriff's Deputies and they don't enforce County ordinances. He stated that he spoke to Kelly Evans from Rizzetta Amenity Services regarding a basketball court monitor. He stated that the deputies currently work 42 hours a week including the weekends. Mr. Pond stated that he would like to keep the deputies for Fridays and Saturdays and any special events. He stated that the current cost for the deputies for this year is \$52,416.00. Mr. Pond stated the cost for a basketball court monitor to work a five hour shift seven days a week would be \$23,423.00 including insurance. He stated that they could keep the deputies on Friday and Saturday nights at a later shift for a cost of \$12,480.00 a year. Mr. Pond stated that it would cut the cost down to \$35,903.00 a year for a cost savings of \$16,503.00. He stated that the attendant could also monitor the tennis courts and the playground as needed. Mr. Pond entertained the Board members' questions.

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the hiring of a Basketball Court Monitor and reducing the Sheriff Deputy details to Friday and Saturday nights as discussed for Sterling Hill Community Development District.

E. District Manager

Mr. Brizendine provided a brief overview of the District's financial status for the month of February.

Mr. Brizendine stated that he is planning to present the District's proposed budget at the Board's June 10th meeting. He stated that the Board's next regularly scheduled meeting is May 15th at 6:30 p.m. Mr. Brizendine stated that the Board had previously discussed possibly holding a budget workshop and asked them if they were still interested in doing so. A brief discussion ensued. The Board decided to hold a budget workshop on May 19th at 6:00 p.m.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Audience

There were no audience members present.


Supervisors


There were no Supervisors requests put forward.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Peters, seconded by Mr. Blakley, with all in favor, the Board of Supervisors adjourned the meeting at 8:52 a.m. for Sterling Hill Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman