

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, June 10, 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>(via conference call)</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

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 May 15,
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 May 15, 2014 as presented for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

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

There were no questions regarding the operation and maintenance expenditures.

On a Motion by Ms. Manuele, seconded by Mr. Peters, with all in favor, the Board of Supervisors approved the operation and maintenance expenditures for May 2014 totaling \$93,926.61 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 rezoning application has been filed and a meeting with County staff has been held.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Children's
Program at the Clubhouse**

Resident Richard Massa addressed the Board regarding holding a children's program at the clubhouse. He stated that the program is called Gym Buddies and is sports and skill development for children ages 5 through 12. Mr. Massa stated that the class size would be 10 to 12 children. He stated that it would be on Saturdays and he is thinking of offering it free for the community. Mr. Massa stated that it could be held at the clubhouse, open field, etc. and he will email the details to Mr. Brizendine.

SEVENTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2014/2015
Proposed Budget**

Mr. Brizendine presented the proposed budget for fiscal year 2014/2015. He stated that the total general fund budget was \$1,322,673 with an administrative subtotal of \$161,168 and a field operations subtotal of \$1,161,505. He reviewed the line items of the budget with the Board. Discussion ensued regarding the gate remotes, and line items for street light/decorative light maintenance, furniture repairs/replacement, and the capital outlay.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2014-04,
Approving Fiscal Year 2014/2015
Proposed Budget and Setting the Public
Hearing on the Final Budget**

Mr. Brizendine presented and reviewed Resolution 2014-04, Approving Fiscal Year 2014/2015 Proposed Budget and Setting the Public Hearing on the Final Budget.

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved Resolution 2014-04, Approving Fiscal Year 2014/2015 Proposed Budget (\$1,322,673) and Setting the Public Hearing on the Final Budget (August 12, 2014 at 8:00 a.m. at the North Sterling Hill Clubhouse located at 4411 Sterling Hill Blvd., Spring Hill, FL 34609 for Sterling Hill Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker gave the Board an update on the foreclosure. He stated that he is waiting on the final release from the bondholders. Mr. Blakley asked who Mr. Vericker had been working with at Lerner. He stated that he has been working with Trustee's Counsel, Julio Aponte.

Mr. Vericker gave the Board an update on the new legislative requirements. He stated that there are new requirements for District websites. Mr. Brizendine confirmed that District staff will have the website updated to be in compliance with the new requirements.

B. District Engineer

No report.

C. Field Operations Manager

Not present.

D. Amenity Management

Mr. Pond presented his report for May 2014. He gave the Board an update on completed and ongoing items. Mr. Pond stated that the Glenburne gate was hit again and the District is still waiting on a check from the insurance company.

Mr. Pond stated that the pool chairs need to be re-straped. He stated that Admiral will pick up the chairs, re-strap them and deliver the 29 chairs at a cost of \$2,275.

On a Motion by Mr. Peters, seconded by Ms. Krause, with all in favor, the Board of Supervisors approved Admiral re-straping 29 pool chairs for a cost of \$2,775 for Sterling Hill Community Development District.

Mr. Pond stated that 12 or 13 fixtures for the monuments/landscape lights need to be replaced. He stated that the cost for materials only would be \$2,009.53. He stated that the Board could also consider changing the fixtures. Ms. Miller stated that she would like another estimate with materials and labor. Mr. Pond was instructed to contact Dan Richardson or John Toborg regarding what was replaced at Meadow Pointe III.

Mr. Pond stated that the sidewalk repairs by Lakewood Concrete still haven't been completed. The Board may want to consider using another contractor.

Discussion ensued regarding raising the fee for the rental of the clubhouse. It was stated that the rental fee is currently \$25 for four hours and the average is \$200 to \$300 at other communities. The Board decided to increase the rental fee to \$60 with a \$100 deposit.

On a Motion by Mr. Peters, seconded by Ms. Manuele, with all in favor, the Board of Supervisors authorized District staff to advertise for a Public Hearing on Usage Rates for the Clubhouse (August 12, 2014 at 8:00 a.m. at the North Sterling Clubhouse, 4411 Sterling Hill Blvd., Spring Hill, FL 34609) for Sterling Hill Community Development District.

E. District Manager

Mr. Brizendine provided a brief overview of the District's financial status report dated April 30, 2014. He entertained the Board members' questions.

Mr. Brizendine announced that SWFWMD will be holding a workshop regarding best management practices for stormwater ponds at Rizzetta & Company's training center on June 25th 1:00 p.m. to 4:00 p.m.

Mr. Brizendine stated that the qualifying period for the general election commences at noon on June 16th and closes at noon on June 20th. He stated that three seats were up for election as follows:

Seat #1 – Sandra Manuele

Seat #2 – Christina Miller

Seat #3 – John Blakley

Mr. Brizendine stated that the next regular Board meeting is scheduled for July 17, 2014 at 6:30 p.m.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Audience

There were no audience comments.

Supervisors

Mr. Peters asked if Windance was governed by any HOA. Mr. Blakley stated that the HOA was established but never activated. He stated that the bondholders are deficit funding it so far.

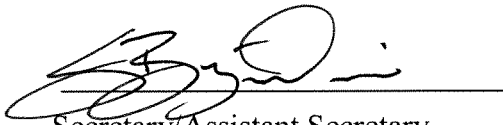
Ms. Krause stated that a child was caught tearing down the retention wall. It was stated that the wall was fixed and the child pulled some down again. It was stated that Daniel would try and fix it again.

Ms. Manuele stated that landscape in the common areas within the villages looks bad and asked if the areas have been checked. Mr. Pond stated that he hasn't checked them. It was stated that Daniel has cut back limbs away from the signs.

ELEVENTH 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 9:00 a.m. for Sterling Hill Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman