Rizzetta & Company

Sterling Hill
Community Development District

Board of Supervisors' Meeting
November 15, 2018

District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.994.1615

www.sterlinghillcdd.org

STERLING HILL
COMMUNITY DEVELOPMENT DISTRICT

Sterling Hill North Clubhouse, 4411 Sterling Hill Blvd., Spring Hill, FL 34609

Board of Supervisors	Christina Miller	Chairman
	Sandra Manuele	Vice Chairman
	Michael Dimos	Assistant Secretary
	Louis Peters	Assistant Secretary
	Rich Massa	Assistant Secretary
District Manager	Angel Montagna	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley Robin & Vericker
District Engineer	Stephen Brletic	JMT Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)
1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 11 • WESLEY CHAPEL, FL 33544
www.sterlinghillcdd.org

November 7, 2018

Board of Supervisors
Sterling Hill Community
Development District

Dear Board Members:

The regular meeting and public hearing of the Board of Supervisors of the Sterling Hill Community Development District will be held on **Thursday, November 15, 2018 at 6:30 p.m.** at the North Sterling Hill Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, FL 34609. The following is the tentative agenda for this meeting:

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. AUDIENCE COMMENTS ON AGENDA ITEMS
4. BUSINESS ADMINISTRATION
- A. Consideration of Minutes of the Board of Supervisors' Meeting held on October 18, 2018……Tab 1
- B. Consideration of Operation and Maintenance Expenditures for October 2018……Tab 2

5. BUSINESS ITEMS
- A. Consideration of Addendum to Rizzetta Amenity Services Contract……Tab 3

6. STAFF REPORTS
- A. District Counsel
- B. District Engineer
  1. Update on Pavement Maintenance
  2. Update on Splash Pad Project
- C Field Operations Manager
  1. Review of Monthly Report……Tab 4
- D. Amenity Management
  1. Review of Monthly Report……Tab 5
- E. District Manager
  1. Review of Financial Statement……..Tab 6

7. AUDIENCE COMMENTS ON OTHER ITEMS
8. SUPERVISOR REQUESTS
9. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Angel Montagna

Angel Montagna
District Manager

cc: John Vericker, Straley & Robin, PA
Stephen Brletic, JMT Engineering

Tab 1

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 18, 2018 at 8:30 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**
Louis Peters	**Board Supervisor, Assistant Secretary**
Michael Dimos	**Board Supervisor, Assistant Secretary**
Richard Massa	**Board Supervisor, Assistant Secretary**

Also present were:

Angel Montagna	**District Manager, Rizzetta & Company, Inc.**
John Vericker	**District Counsel, Straley Robin & Vericker** *(via conference call)*
Stephen Brletic	**District Engineer, JMT Engineering** *(joined the meeting in progress)*
John Toborg	**Field Services Manager, Rizzetta & Company, Inc.** *(via conference call)*
Jason Pond	**Clubhouse Manager**
Rick Funk	**Representative, Splash Pads USA**

Audience

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Montagna called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**

Ms. Montagna asked if there were any audience comments. There were none.

THIRD ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' Meeting on September 20, 2018**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on September 20, 2018. There were no changes to the meeting minutes.

> On a Motion by Mr. Dimos, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 20, 2018 as presented for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for August 2018**

Ms. Montagna presented the operation and maintenance expenditures for August 2018. A Discussion ensued regarding Brighthouse/Spectrum changes.

> On a Motion by Ms. Manuele, seconded by Mr. Dimos, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for August 2018 ($9,546.40) for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS **Update on Splash Pad from Rick Funk at Splash Pad USA**

Mr. Funk gave the Board an update on the progress of the splash pad. He distributed information regarding his company. Attached as (Exhibit "A"). Mr. Funk stated that the tentative schedule for the completion of the splash pad is the end of November.

SIXTH ORDER OF BUSINESS **Consideration of Scope of Services for Landscape RFP**

Mr. Toborg presented and reviewed the scope of services for the landscape maintenance request for proposals. A discussion ensued. The Board directed District staff to proceed with a request for proposals for landscape maintenance with proposals ready for the Board's review at their December meeting.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2019-01, Adopting Fiscal Year 2018/2019 Revised Meeting Schedule**

Ms. Montagna presented and reviewed Resolution 2019-01, Adopting Fiscal Year 2018/2019 Revised Meeting Schedule. She stated that the resolution revised the morning meeting time to 8:30 a.m.

> On a Motion by Ms. Manuele, seconded by Mr. Dimos, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2019-01, Adopting Fiscal Year 2018/2019 Meeting Schedule as revised for Sterling Hill Community Development District.

EIGHTH ORDER OF BUSINESS — Staff Reports

A. District Counsel

Mr. Vericker updated the Board on the building of Phase 4 by Maxy Development.

B. District Engineer

Mr. Brletic stated that he did not have an update at this time. He stated that he will help with the splash pad.

Mr. Pond gave the Board an update on the striping. The Board would like Ms. Stewart to attend their November meeting and provide them with a report on the pavement maintenance.

C. Field Operations Manager

Mr. Toborg presented and reviewed the Field Inspection Report dated September 28, 2018.

D. Amenity Management

Mr. Pond presented and reviewed his report for September 2018. He updated the Board on all ongoing projects.

E. District Management

Ms. Montagna presented the financial statements dated August 31, 2018.

Ms. Montagna reminded the Board that the next regular meeting is scheduled for November 15, 2018 at 6:30 p.m. She stated that she had a conflict with another District that is meeting on the same day at 6:00 p.m. The Board decided that they did not want to change their meeting date. Mr. Massa stated that he would be calling in to the meeting.

NINTH ORDER OF BUSINESS — Supervisor Requests and Audience Comments

Ms. Montagna asked if there were any Supervisor Requests. There were no Supervisor requests or audience comments.

TENTH ORDER OF BUSINESS — Adjournment

Ms. Montagna stated that if there was no further business to come before the Board than a motion to adjourn would be in order.

> On a Motion by Ms. Manuele, seconded by Mr. Massa, with all in favor, the Board of Supervisors adjourned the meeting at 9:50 p.m. for Sterling Hill Community Development District.

126
127
128 _____ _____
129 Secretary/Assistant Secretary Chairman/Vice Chairman

Exhibit A

Exhibit A

SplashPadsUSA
60 North Cutler Drive # 104
North Salt Lake, UT 84054
www.splashpadsusa.com

SplashPadsUSA believes in building a future for our communities and our kids. Splash pads are the way of the future in recreational water play, and we are excited to be a part of that vision for our communities. We are an industry leader in splash pad equipment and installation and are notably the only company nationwide that both manufactures and installs stainless steel water feature components. This combination gives you, the consumer, not only the best quality for the price but a dedicated splash pad company from start to finish. When you choose to work with SplashPadsUSA you are not only getting a great quality product for the price but a dedicated team to assist you with bringing your project to fruition – from concept to design to engineering to installation – and we are committed to your complete satisfaction with the end result.

Keep in mind as you review the enclosed documents for your bid that we are very competitive in our pricing and offer turn-key installation with unmatched warranty on our stainless-steel products. Please feel free to reach out to us with any questions or need for additional information.

We look forward to working with you in the near future.

Sales Team
SplashPadsUSA
www.splashpadsusa.com

SplashPadsUSA
60 North Cutler Drive # 104
North Salt Lake, UT 84054
855-433-PADS (7237)
www.splashpadsusa.com

SplashPadsUSA takes pride in installing quality materials with a guaranteed service. The experienced and qualified team members include project managers, one of which has 30 years' experience in aquatic maintenance at water amusement parks. Crew leaders with 25 plus years' experience in earth work, construction, pool and irrigation industry.

SplashPadsUSA has a unique relationship with one of the leading pool equipment suppliers in the world and as such has a continual support team for equipment efficiency and performance.

SplashPadsUSA continues to lead splash pad development innovation through a committed research development team that keeps us on the fore front of splash pad above ground feature manufactured components and installation processes.

SplashPadsUSA is committed to quality and as such has a warranty and guarantee that is unmatched in the industry. We also take the safety of children as our #1 priority and make sure that every step is taken to accomplish this goal.

We welcome the opportunity to show you why SplashPadsUSA makes smiles on children's faces, assures communities of value received and is making a splash nationwide.

Richard Funk

V.P. Operations
SplashPadsUSA
www.splashpadsusa.com

WARRANTY INFORMATION

- **30 Year Warranty** on all stainless-steel water features, pipes and welds.
- **30 Year Warranty** on all stainless-steel footing bases.
- **5 Year Warranty** on all splash pad tanks and nozzles.
- **3 Year Warranty** on all Control Boxes, Timer Boxes, Stainless Steel manifold and parts.
- **2 Year Warranty** on all splash pad lights and lighted nozzles.
- We will supply all other third party pass through warranty information for registration to maximize the life of your splash pad equipment.

SplashpadsUSA, Inc.
60 N Cutler Drive, Ste #104
North Salt Lake, UT 84054
www.splashpadsusa.com
855.433.7237

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