



Rizzetta & Company

Sterling Hill Community Development District

Board of Supervisors' Regular Meeting February 16, 2023

**District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.933.5571**

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
	Nancy Felio	Assistant Secretary
	Michael Gebala	Assistant Secretary
	Darrin Bagnuolo	Assistant Secretary
District Manager	Jayna Cooper	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Stephen Brletic	BDI 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 – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Ave, Suite 200, Tampa, Florida 33614
www.sterlinghillcdd.org

February 9, 2023

**Board of Supervisors
Sterling Hill Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Sterling Hill Community Development District will be held on **Thursday, February 16, 2023 at 9:30 a.m.** at the Sterling Hill North Clubhouse, located at 4411 Sterling Hill Boulevard, Spring Hill, FL 34609. The following is the agenda for this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ITEMS**
 - A.** Discussion of Investment Options
 - B.** Consideration of Awning Cleaning Proposal Tab 1
 - C.** Consideration of Pressure Washing Proposals Tab 2
for Sidewalk Cleaning
- 5. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 1. Discussion of HA-5 Proposal
 - C.** Landscape Inspection Manager
 1. Review of Landscape Inspection Report Tab 3
 2. Juniper's Response to the Landscape Inspection Report
(under separate cover)
 3. Consideration of Juniper March Annuals Proposal Tab 4
 4. Consideration of Juniper Proposals for Mulch Clean Up
And Installation Tab 5
 5. Consideration of Juniper Proposal for Bahia on the BLVD .. Tab 6
 6. Consideration of Juniper Proposal for Phase 1 of Elgin
Median Change Tab 7
 - D.** Amenity Management
 1. Review of Amenity Report Tab 8
 - E.** District Manager
 1. Review of District Manager's Report and
Monthly Financials Tab 9

6. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes of Board of Supervisors'
Regular Meeting held on January 19, 2023..... Tab 10
- B.** Consideration of Operations & Maintenance
Expenditures for December 2022..... Tab 11

7. AUDIENCE COMMENTS

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) 994-1001.

Sincerely,
Jayna Cooper
Jayna Cooper
Regional District Manager

Tab 1

PH: (813) 258-9344
TOLL FREE: 1-800-458-6588
www.awnclean.com
501 N. Newport Ave.
Tampa, FL 33606



Date: 1/13/23
Proposed By: Sariah Dyke
Quote# 36211
Proposal# 20588

Proposal and Contract for Services

Submitted to:

Sterling Hill

4411/4250 Sterling Hill Blvd

Spring Hill, FL 34609

Phone: 352-686-5161

Fax:

Attn: Jason Pond

Job Name / Address / Location:

Awning Cleaning - Bi-annual Service

4411/4250 Sterling Hill Blvd

Spring Hill, FL 34609

Awncclean USA, Inc. proposes to clean and seal the awnings for Sterling Hill located at 4411/4250 Sterling Hill Blvd, Spring Hill, FL.

Awning Cleaning & Sealing:

Our professionally trained crews will hand wash the interior and exterior surfaces of the awnings with manufacturer-approved cleaners, soft sponges and low water pressure. Affected windows will be thoroughly rinsed to remove any overspray though some spotting may remain due to minerals in the water.

Awnings come with factory applied sealers but as they age, this diminishes. Awncclean's cleaning process include an application of a protective sealer to help slow fading, minimize the impact of airborne pollutants and enhance water repellency. The sealer has UV protection and helps protect the material against damage caused by mildew, pollution acids, sun damage, bird droppings and tree sap. We strongly recommend putting these awnings on a regular cleaning program to protect your investment and extend the beauty and lifespan of the material.

******Please note that this is a standard awning cleaning and sealer process, not a restoration. Awnings may have existing permanent staining, fading, tears and frame damage. Awncclean is not responsible for existing permanent damage.***

JOB SPECIFICATIONS:

Our price to perform this service:

Initial/Annual Hand Cleaning & Sealing of Awnings \$2,400 initial ____

Subsequent biannual Hand Cleaning & Sealing of Awnings \$1,995/clean initial ____

Acceptance of Contract- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made to Awncclean Diversified Services within thirty (30) days of the service/work being completed unless otherwise specified (above). If legal action should become necessary enforce the terms of this agreement or collect any amount payable hereunder, Customer shall be responsible for Awncclean Diversified Services reasonable attorney's fees and legal costs. Interest at the rate of 1.5% per month (18% per annum) will be charged on any past due accounts.

We appreciate the opportunity to provide you with a quote. Awncclean has been serving Florida since 1989. We look forward to working with you to keep your property looking clean and beautiful. Awncclean Diversified Services is a Drug-Free Workplace and an equal opportunity employer.

Authorized Signature: _____

Print Name & Title: _____

Note: This Contract may be withdrawn if not accepted within 90 days

Date of Acceptance: _____

Tab 2

PROPOSAL

ACCEPT

DECLINE

Proposal Expires: Feb 12, 2023

Proposal Prepared For:

Sterling Hill CDD

4411 Sterling Hill Boulevard
Spring Hill, FL 34609

Proposal Prepared By:

ARK SoftWash

1936 Bruce B Downs Blvd Suite #340
Wesley Chapel, FL 33544
813-807-7638
813-807-7638

info@arksoftwash.com
www.arksoftwash.com



Proposal

Presented To:
Sterling Hill CDD
Jason Pond
4411 Sterling Hill Boulevard
Spring Hill, FL 34609
352-686-5161 Cell
sterlinghillclub@live.com

Service Location:
4411 Sterling Hill Boulevard
Spring Hill, FL 34609

Description	Amount
Concrete Walkways	\$13,200.00
Total	\$13,200.00

If there are multiple items above you can select the items you would like us to do after clicking “Accept” at top right of this proposal.

Agreement

TERMS OF SERVICE

Description of Binding Agreement

These terms and conditions serve as a binding agreement between the property owner/manager, hereby identified as "client" and, ARK SoftWash and its owners, employees, and subcontractors, hereby identified as "company," for the execution of services in exchange for payment for residential or commercial exterior cleaning services to include pressure washing, low-pressure washing and concrete sealing. The services that ARK SoftWash provides to you are subject to the following terms and we reserve the right to update the terms and conditions any time without notice to you. You, can review the terms and conditions by visiting the Terms of Service on our website, requesting them via email communications, or by reviewing any dedicated information that ARK SoftWash has prepared.

Authorizations(s)

Client agrees to allow company on the property for the purposes of completing cleaning and sealing services requested. Client understands that the cleaning and sealing service will be completed in the time frame given during the estimate. Due to unforeseen circumstances such as bad weather, the cleaning and sealing service may need to be moved to the next available business day. Client understands that ARK SoftWash will do their best to accommodate for a quick reschedule but must work around other scheduled clients and weather. ARK SoftWash also has the permission to visit the property with little or no notice to assess services on-site prior to the date of service, as well as to check completion after services have been rendered by the Territory Manager conducting Quality Checks. Client agrees to allow company to utilize their water source via outdoor spigot, if necessary, which will be turned on and easily accessible on the date of service. If on well water, or if in an area with low water pressure or volume, client agrees to inform the company. If client's water source is not sufficient for cleaning service, they must inform ARK SoftWash so we can adequately prepare to bring water to cover the required flow. We will only hook up to your spigot for water and the only item to be touched by the crew members, per their required training, they must take before and after photos. ARK SoftWash will not be held accountable for previously damaged property. Client will be informed of any previously noted damage and asked to sign an acknowledgment of existing conditions to the property on the date of service. ARK SoftWash will not be held accountable for any issues within or outside of the home that is not related to the cleaning and sealing service.

Risks and Releases of Liability Acknowledgement

ARK SoftWash technicians are well trained in the equipment used in the cleaning industry and take extreme precautions in making sure ARK SoftWash does not cause harm to your property. ARK SoftWash uses soft water techniques with the use of low-pressure on delicate surfaces such as siding. However, damage can be uncovered with delicate surfaces due to poor maintenance, neglect to the property use of hazardous building materials. Routine maintenance per manufacturer's recommendations on the property's surfaces should be implemented by client to avoid any potential defects. Prior to working the property any areas of concern need to be addressed by the client to insure a watertight seal. This will prevent damage from occurring. The client assumes all the risks and takes responsibility for any damage that occurs due to improper maintenance, improper installation, and improper engineering of property. On the dates of service, ARK SoftWash will not be responsible for pre-existing damage at the property as the estimate sheet will have the client and have them sign. If client is unable to sign at time of noted damage, ARK SoftWash will take geo-tagged photos of noted damage and keep record of date and time. If any new damage is found during the cleaning process, the company will cease service until the client can see the damage and acknowledge to assistance then give permission to continue service. Client understands that the company has set procedures to ensure client life around the area of cleaning is protected. Client understands that our cleaning solution could be scheduled during midday sun and there could be potential for heat burn as water can get on and around the plant during the cleaning process. If any issues arise with plant life around the area of cleaning, the company will evaluate to see if plant life suffered from heat burn and will recover it if it has been killed. ARK SoftWash will then determine a plan of action after evaluation of plant life is determined.

Siding Wash Acknowledgement

Client understands that any bleach, stain or existing condition will be more noticeable after cleaning. Vinyl sided properties that have not been maintained or got significant sun exposure will be susceptible to oxidation. Signs of oxidation are as follows: chalky white powder on siding and the clear finish removal. Please understand if your property suffers from oxidation, you may see this difference after a cleaning. When a property is covered with debris, these debris may not stand out as much as it would be after it has been cleaned. Most of the time these issues are noticed out to the client during estimate inspection or during the cleaning process. Client understands that ARK SoftWash may not find every flaw and is not liable if it is more noticeable after work unless it is found to be of negligence on ARK SoftWash's end. Client understands that we require that all outside electrical outlets and fixtures are covered and/or shut off before arrival to complete washing service as an additional precaution. Client understands we are not liable for any undetected flaw and will do our best to point it out at the date of cleaning. Client also understands that our cleaning solution is specifically designed for our cleaning services and it will not cause any discoloration or damage to the siding. Client understands that if their home is severely covered in grime that they could potentially have issues with weep holes. If you notice a faint rusty color on your siding, there is no need for alarm. If you have vinyl siding, you have something called weep holes. These holes are holes by the manufacturer to allow ventilation and allow any condensation to drain out. With that said, these holes make a nice little home for bugs. Doves and do get up inside the holes and behind the siding. When we do the work, our solution pulls the dirt and debris, sometimes old-wee holes and bug "feces" clean from these holes after we complete the wash as it goes through the siding process. The rust color/light colors you see are bug feces, debris, mold etc. We use this common sections of siding that has the heaviest buildup. This will come off with the morning dew, garden hose or rain. It is not a stain and it is not permanent. Typically, anyone that calls regarding this usually sees a huge difference after the morning dew. If the weep hole hole is heavily, we will return to do a full hose down after a second inspection. Client understands that during the wash service they will receive a basic window cleaning. This is a difference from windows being completed with a purified water-based pole system. A basic window wash will get debris off windows, but you could be left with water spots due to the next level of deionized water in the water supply. If you are looking for a "luscious-clean" shine on windows, you will want to get the added window cleaning service which is completed with a purified water-based pole system. All water is run through a filter to ensure nothing remains in the water that could leave water spots or streaks. We recommend our clients to remove their awnings to allow any water between the window and screen to be moved away in a house wash. If you are getting your windows cleaned with our purified water-based pole system, client understands they are required to remove screens before work. If screens are not removed, ARK SoftWash will not remove them. Screens are delicate and if they are brittle, they can break. ARK SoftWash does not remove screens due to this reason.

Roof Wash Acknowledgement

When ARK SoftWash completes a roof wash service, client understands that all roofs react to our solution differently and results will vary. Our solution is guaranteed to completely kill any damaging growth such as lichen, algae, moss, or lichen. Client understands that the roof will show results of a cleaning but in some instances, it may take more time to completely remove the dead growths. This happens due to many factors such as age of roof, type of shingles, location, and the amount of buildup. It is understood that there is potential to have some light brown areas that remain after treatment. These light brown areas are dead algae which before treatment were black streaks. If this occurs, client understands it will take some time for the remaining dead algae to come off with assistance of natural elements such as sun exposure and rain. We request clients wait 4 to 6 weeks for the brown areas to fade. If after 4 to 6 weeks, the brown areas remain, we request you contact us immediately so we can reschedule a touch-up treatment. In all instances Our Territory Mgrs. will perform a Quality Check review on the roof, conditions. If the roof has moss or lichen growth it will take some time for these to completely fall off. Since we do not use high pressure, we let our solution do the work, if the growth is deep into the shingle, it will take time for it to remove. These growths will form when treated with our solution. The client understands that the growths will dry out and fall off as the natural elements such as wind and rain assist with the removal process. If after 4 to 6 weeks, the growth remains, we request that the client reaches out to company so we can reschedule a touch-up treatment. Client also understands that our cleaning solution is specifically designed for our cleaning services and it will not cause any discoloration or damage to the roof.

5 Year Spot-Free Roof Limited Warranty Terms

ARK SoftWash's 5 Year Spot-Free Roof Warranty works like this. If we have to come out to re-seal inside of 5 years, we clean only what is stained and at a prorated rate of 50% the quoted retail price. This excludes the first 12 months of the warranty where all touch-ups and warranty treatments are 100% free. This warranty excludes all roofs with pitches below a 4:12 gable, cedar shake or metal roofs, or roofs with less than 15 years on foot. The warranty is 100% transferable to the next homeowner. We reserve the right to schedule, at our discretion, two spot-free treatments to thwart growth or troubled areas of the roof.

On the Day of Service for Specific Sections:

1. Please have a water spigot available and accessible.
2. Please have all windows and doors shut tightly where possible.
3. While ARK SoftWash has implemented procedures and processes to cover electrical outlets, we suggest the client shut off power to all electrical outlets that are not covered with exterior covers.

Exclusions & Limitations:

1. A down payment of 50% is required to secure your commercial cleaning service. The down payment is refundable up to 50% if the service is completed up to 7 days before the first day of service. If service is canceled inside of that 7-day window 0% of the down payment is refundable.
2. A \$50 processing fee will be assessed for any returned checks.
3. The first 60% is required at the completion of the job.
4. If water intrusion occurs, ARK SoftWash will not be held responsible. We make every effort to prevent this but due to unavoidable issues such as bad seals around windows and doors and cracks in concrete foundations.
5. Notify the company if there are any surfaces on or near the areas of service that cannot have any form of our cleaning solution or them. If we are failed to be notified of this, ARK SoftWash is not responsible for any ill effect or any surfaces.

Content Release & Use

Client agrees to allow ARK SoftWash to utilize any photos, videos, reviews, or descriptions of the property in the context of advertising for ARK SoftWash. ARK SoftWash will use these photos, videos, or descriptions without any compensation to the client. The media will be solely used for advertising and training purposes. The client agrees not to seek punitive action in a civil court or law regarding the use of the above media. We will not release sensitive information such as addresses or names. The client agrees to allow ARK SoftWash to display a sign for marketing on their property, but more importantly, to allow guests that surfaces have been cleaned in the last 72 hours and to be aware that surfaces may be slick. The signs will be placed on the walking paths, and as tastefully as they are not distracting, but are visible.

Payment Terms

Payment is due upon completion of work unless other arrangements were made between the client and ARK SoftWash. If a client arranges payment in installments, this will be documented and signed by both parties. We accept all forms of payment to include cash, check, credit or account. If paying with credit, we accept payment through our credit card processor fees or a letter for privacy and security of our client's information. Any invoice or scheduled payment over 7 days past due will be subject to a late fee of 16%. If payment is not received within 30 days of past due, ARK SoftWash reserves the right to file a civil claim to collect outstanding debt. Any legal fees incurred will be added to the unpaid balance of the client. ARK SoftWash also reserves the right to refuse to continue business with clients who are currently past due or who have been 30+ days past due more than once. This contract is binding. If client and ARK SoftWash have a 60-day payment schedule, client must have payment submitted to the company by 30-day grace period. Any invoice or scheduled payment that is paid due 30 days after date of agreement is subject to a 16% late fee. If payment is not received within 60 days of past due, ARK SoftWash reserves the right to file a civil claim and collect outstanding debt. Any legal fees incurred will be added to the unpaid balance of the client. ARK SoftWash also reserves the right to refuse to continue business with a client who is currently past due, or who has been 30+ days past due more than once. This contract is binding.

Acceptance of Terms

By accepting a quote, the client agrees to all the terms and conditions in this agreement. You authorize ARK SoftWash to do the work as specified on the quote. You release ARK SoftWash from property damage unless negligence or willful misconduct caused it. ARK SoftWash is not responsible for damage to siding, paint, wood, trim or windows that was previously noted as damaged or found during the pre-job inspection walk through, and thus noted on the estimate sheet. ARK SoftWash will be obligated under our terms and conditions for any damage that was a direct result of operator error, negligence, or willful misconduct. Damages must be discovered and reported to ARK SoftWash within 3 days of completion of service. In that section ARK SoftWash will be allowed 30 calendar days from the date of written notice to inspect the premises and have the sole action in replacing or reimbursing repair to any damages that were the result of negligence.

Here to Sign Estimate

SoftWash Systems Unique Solutions



ARE OUR CLEANING SOLUTIONS UNIQUE?

SoftWash Systems chemical products are:

No one else in the industry goes to this extent!

- Proprietary
- Own Formulas & Recipes
- Meet EU Standards
- 100% Biodegradable
- Third-Party Tested (2023)
- EPA Registered (2023)
- Water Based
- 100% Phosphate free

Toner 12	- Disinfectant - Sodium Hypochlorite
Tera Wash	- Degreaser - 2-butoxyethanol
Green Wash	- Detergent - Potassium hydroxide
Restore	- Conditioner - UV inhibitor - Brightens Surfaces
Final Wash	- Protective Wax - 1-Propanaminium, 3-amino-N-(carboxymethyl)- N,Ndimethyl-, N-C8-18 (even numbered) acyl derivs., hydroxides, inner salts
Rain Fresh	- Cover Scent - Alcohol(C9-11)EO(>5-10) - Isopropanol

Together We Accomplish More



THE ALTERNATIVE TO PRESSURE WASHING!



What To Expect



WHAT TO EXPECT?

PLANTS

Our cleaning solution is strong enough to clean your roof, kill all existing algae, and keep algae from coming back for up to 5 years. Some plants directly in the drip line of the roof will defoliate slightly, while some may defoliate completely. This condition, though unsightly, is typically temporary. 90% of the affected plants recover within 90 days. A similar condition occurs when cleaning driveways and walks. The grass on either side of the concrete can turn brown as far out as six inches. The discoloration usually diminishes after edging or mowing one to two times.

To minimize the risk of landscape damage, during the service, we will take precautions to protect your landscaping. In our experience, these steps have been highly effective in reducing the stress effects on your landscaping from our cleaning solutions. We strive to achieve little to no plant damage, but sometimes it is unavoidable due to variables outside of our control such as post service watering, pre-existing health of landscaping, species of plants, etc. Due to these variables that are out of our control, we are unable to guarantee no plants will be harmed. But we do guarantee to work with you to reach a fair resolution.

PAINTED SURFACES

Our soft washing process utilizes a light spray stream to apply our chemical lighter than the stream of your garden hose. However, while having your exterior surfaces cleaned, you could experience some paint flaking. This is a result of poor surface preparation before painting (fungus is not completely removed and the paint is applied over it). When the algae grows again, it separates the new layer of paint from the old, causing flaking. Another rare condition we observe is a change of paint pigment on the painted surface. The faulty paint (usually brown or blue in color) will sometimes turn green. At times, even this does not uncover the problem. It is important to remember that this is a rare condition and a problem with the paint itself. We do not assume liability for this condition. However, at your request, the Authorized Professional will be there to help and advise.

Walkways

Our soft wash walkway cleaning will not look as good as a pressure washing until the residue of the dead algae is rinsed away by several hard rains. We do not rinse at the time of cleaning in order to allow the cleaning solution sufficient time to soak into the pores of the driveway. This permits us to kill 100% of the algae on your drive. After the rain, your drive will look as good as one pressure washed, lasting four to six times longer.

THE ALTERNATIVE TO PRESSURE WASHING!



Blank

QUOTE



Black Flag Pressure Cleaning llc

13077 Painted Bunting Ave
Weeki Wachee, FL, 34614

BILL TO

Jason Pond
Manager, Sterling Hill CDD
4411 Sterling Hill Blvd.
Spring Hill, Fl. 34609

QUOTE

43

QUOTE DATE

01/27/2023

DESCRIPTION	AMOUNT
86k SqFt Sidewalk Cleaning	5,160.00
TOTAL	\$5,160.00

Thank you

TERMS & CONDITIONS

Payment is due within 15 days

Blank



If We Can't Do It, It Can't Be Done

January 20, 2021

Agreement for pressure washing work at Sterling Hills subdivision.

The following Agreement is made this 20th day of January 2023 in

Florida by and between:

Vortex Property Services
8336 Weeping Willow St.
Brooksville, Florida 34613

herein referred to as VPS, and

Jason Pond
Sterling Hill CDD
4411 Sterling Hill Blvd.
Spring Hill, Florida 34609

herein referred to as Client,

PROJECT

Pressure wash all common area sidewalks on the North side of Elgin Blvd.

SCOPE OF SERVICES

1.0 General:

- 1.1. VPS will clean all sidewalks along both sides of Sterling Hill Blvd.
- 1.2. Upon receipt of the signed contract VPS will send the client a W9 form.
- 1.3. Upon receipt of the signed contract VPS will provide an insurance accord naming client additional insured.

2.0 Responsibilities of Client

- 2.1 Provide access to the property on the days in question.
- 2.2 Provide access to water supply.
- 2.3 Provide a signed contract to initiate services.

8336 Weeping Willow St.
Brooksville, Florida 34613
Office: (352) 428-4406
vortexpropertyservices@gmail.com

Vortex Property Services

COMPENSATION

3.0 Fee - The compensation for services

3.1. North side approx. 39,350 s.f. @ .09

\$ 3,541.50
Total 3,541.50

4.0 Method of Payment

Client shall pay the contract amount upon completion of the work. In the event payment has not been received by VPS within 14 days, a late fee of 2% will be added for each day VPS does not receive payment. Additional services will be charged on an hourly basis, when requested by the Client.

5.0 Fee Schedule

Effective through December 31, 2023

Hourly rates are summarized as follows:

Mobilization	\$155.00 per vehicle, per day
Supervisor	\$ 75.00
Labor	\$ 40.00
Man Lift	\$ 325.00 /per day

Reimbursables: Reimbursable out-of-pocket expenses are not included in the service fee. They will be invoiced at cost plus twenty percent (20%).

BY: _____
Jason Pond

BY: _____
Michael J, Edwards

DATE: _____

DATE: _____



If We Can't Do It, It Can't Be Done

January 20, 2023

Agreement for pressure washing work at Sterling Hills subdivision.

The following Agreement is made this 20th day of January 2023 in

Florida by and between:

Vortex Property Services
8336 Weeping Willow St.
Brooksville, Florida 34613

herein referred to as VPS, and

Jason Pond
Sterling Hill CDD
4411 Sterling Hill Blvd.
Spring Hill, Florida 34609

herein referred to as Client,

PROJECT

Pressure wash all common area sidewalks on the South side of Elgin Blvd.

SCOPE OF SERVICES

1.0 General:

- 1.1. VPS will clean all sidewalks along both sides of Sterling Hill Blvd.
- 1.2. Upon receipt of the signed contract VPS will send the client a W9 form.
- 1.3. Upon receipt of the signed contract VPS will provide an insurance accord naming client additional insured.

2.0 Responsibilities of Client

- 2.1 Provide access to the property on the days in question.
- 2.2 Provide access to water supply.
- 2.3 Provide a signed contract to initiate services.

8336 Weeping Willow St.
Brooksville, Florida 34613
Office: (352) 428-4406
vortexpropertieservices@gmail.com

Vortex Property Services

COMPENSATION

3.0 Fee - The compensation for services

3.1. North side approx. 49,400 s.f. @ .09

\$ 4,446.00
Total 4,446.00

4.0 Method of Payment

Client shall pay the contract amount upon completion of the work. In the event payment has not been received by VPS within 14 days, a late fee of 2% will be added for each day VPS does not receive payment. Additional services will be charged on an hourly basis, when requested by the Client.

5.0 Fee Schedule

Effective through December 31, 2021

Hourly rates are summarized as follows:

Mobilization	\$155.00 per vehicle, per day
Supervisor	\$ 75.00
Labor	\$ 40.00
Man Lift	\$ 325.00 /per day

Reimbursables: Reimbursable out-of-pocket expenses are not included in the service fee. They will be invoiced at cost plus twenty percent (20%).

BY: _____
Jason Pond

BY: _____
Michael J, Edwards

DATE: _____

DATE: _____

Tab 3

STERLING HILL

LANDSCAPE INSPECTION REPORT



January 30, 2023
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

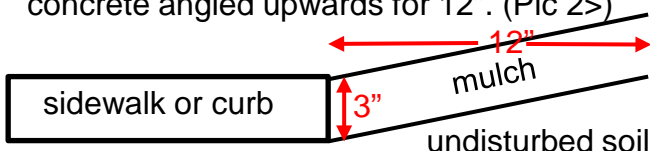
Summary, South Intersection, Arborglades

General Updates, Recent & Upcoming Maintenance Events

- During the month of February, all St. Augustine turf (Barrington & Amersham Isles entrance) shall receive **225 lbs. (4 ½ - 50 lb. bags) of 24-0-11 fertilizer** with a pre-emergent herbicide. Additionally, in March, all Bahia shall receive **3588 lbs. (72 - 50 lb. bags) of 9-0-24 fertilizer** with a pre-emergent herbicide. All Ornamentals shall receive an application of **2450 lbs. (49 - 50 lb. bags) of 8-10-10 fertilizer**. I assume this quantity includes the palms at Barrington. When providing the pricing for Barrington, CLM did not differentiate between ornamentals and palms, even though our spec calls for 8-2-12+4Mg fertilizer for palms, NOT 8-10-10. **PLEASE MAKE THIS SUBSTITUTION.** And finally in March, all Palms shall receive an application of **2050 lbs. (41 - 50 lb. bags) of 8-2-12+4Mg fertilizer**.
- Juniper to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, Juniper is to notify staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to me for verification.
- Juniper to provide a date as to when all Crape Myrtles shall be pencil/thumb pruned as well as when all trees will be lifted, and Spanish Moss removed up to the contract height of 15' over roads and 10' over turfed ROWs and sidewalks. Also, as to when all palms on the property will be trimmed including old seed pods.

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff. **Bold & underlined is info. or questions for the BOS.**

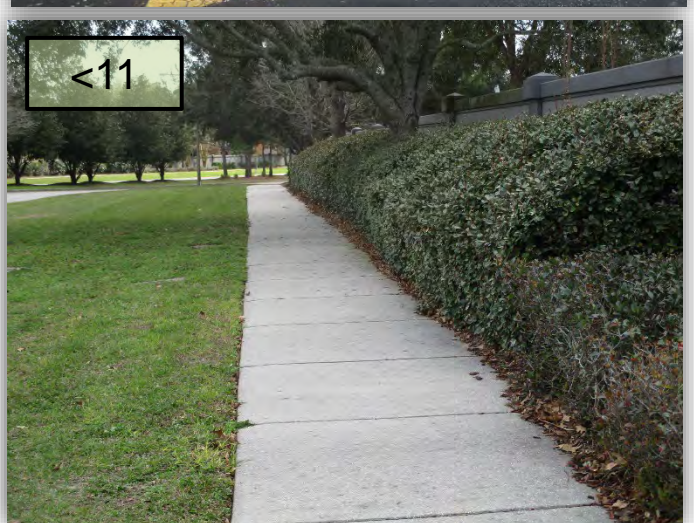
1. Make sure Aztec Grass on both sides of SHBlvd. at the south intersection gets cut to the ground going into spring.
2. Make sure that when applying mulch to the property on tis next application, that in all areas where plants extend clear to the curb line or sidewalks, no mulch is applied here. Additionally, under Pine tree clusters, no mulch should be applied as Pine Straw is becoming the natural mulch. This should result in a reduced mulch quantity to be applied. Additionally, at sidewalks, curbs and slopes, beveling is required 3" deep at concrete angled upwards for 12". (Pic 2>)
3. Hand pull weeds from the Arborglades median as well as on the SHBlvd. median outside Arborglades.



Arboglades to Edgemere, Brightstone Place, Amersham Isles

4. Leaving Arboglades heading to Edgemere, remove fallen branches from the Crape Myrtles, hand pull vining weeds and inspect the Dw. India Hawthorn for Chili Thrip and/or Entomosporium and treat accordingly, if present.
5. The Red-Tip Photinias, for the most part, are responding well to the rejuve cuts. I only ask that a preventative fungicide be applied to stave off any fungal attacks these plants are prone to.
6. Treat the Crape Myrtles in the North Park parking lot & Brackenwood for ball moss and then hand pull once it has died. This can be accomplished in conjunction with the pencil pruning.
7. I've asked Juniper to remove all the failing Walter's Viburnum on both sides of the Brightstone Place entrance not just at the gates, but also along the outbound side wall. (Pic 7>)
8. Juniper still needs to remove Spanish Moss up to a height of 15' per spec.
9. Define both the Dw. Firebush and the Silverthorn bed lines in the triangular lawn of Amersham Isles at the north intersection. Remove weeds and establish a straight bed line prior to mulching.
10. I would also like the Oleander in the triangular lawn to be rejuve cut going into spring.
11. Here is another example of where mulch is not required. It is along the sidewalk behind Amersham Isles between Edgemere and Arboglades. (Pic 11>)

12. I would like STAFF to please go into these outfall structures and rake out what has apparently been dug out of the pipes. A couple were included in last month's report. This one is in the Amersham Isles DRA near the south intersection. (Pic 12)



Elgin, Glenburne, SHBlvd. South, Haverhill, Windance

13. This irrigation repair on Elgin still needs to be restored to its original condition. Juniper to provide an update as to when that will occur. There is also a broken valve box lid. (Pic 13)



14. Heading toward the north intersection from the south along the Elgin wall, in the next to last cluster of Crape Myrtles, inspect the largely bare Dw. India Hawthorn and treat accordingly. There seems to be a large presence of leaf spot on the DIH throughout the community.

15. Hand pull weeds from the landscape bed on the Glenburne corner of the north intersection.

16. What will happen with all these drip lines on the SHBlvd. median outside Glenburne when new turf is installed? Is this zone abandoned? Shouldn't we cut these lines back to where they stop at the drip line of the Oak? (Pic 16>)

17. There is also a lot of ball moss & Spanish Moss on the Crape Myrtles at Glenburne. (Pic 17>)

18. In the September 15th BOS Mtg., the BOS made a motion to have Juniper proposal 174329 revised and resubmitted to include the irrigation and planting of new Bahia turf only. The removal of the grasses will be handled by an outside company. When will this proposal be provided? The grasses have been removed. This is on the SHBlvd. median outside Haverhill.

19. There is still browning Juniper in the beds where Juniper filled in bare areas at the Windance entrance.

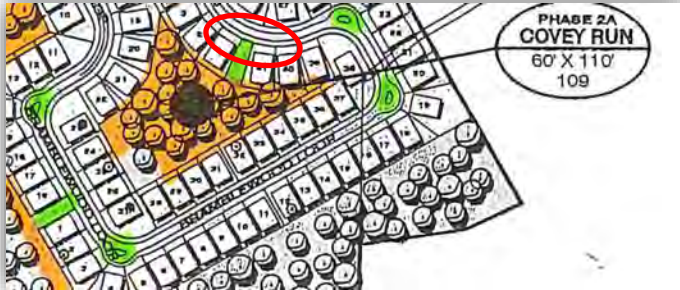
20. Another reminder to keep the Dw. India Hawthorn on the SHBlvd. median outside Windance on a close radar and be preventative in treatments. Areas are becoming defoliated. (Pic 20>)



Glenburne, Covey Run, South Park

21. Make sure to include the Crape Myrtles along the Glenburne wall along Elgin in the de-mossing and pruning project.

22. Following up on the question posed to STAFF in January's report regarding the installation of Bahia turf in the Bramblewood Loop ROW at the tract leading to the DRA. (see below)



23. We may have lost a Holly Tree on the outbound side of the South Park entrance. I will have another look next month.

24. Regardless of how much cold damage has occurred on the Dw. Firebush throughout the community, it ALL needs to be cut to the ground going into spring.

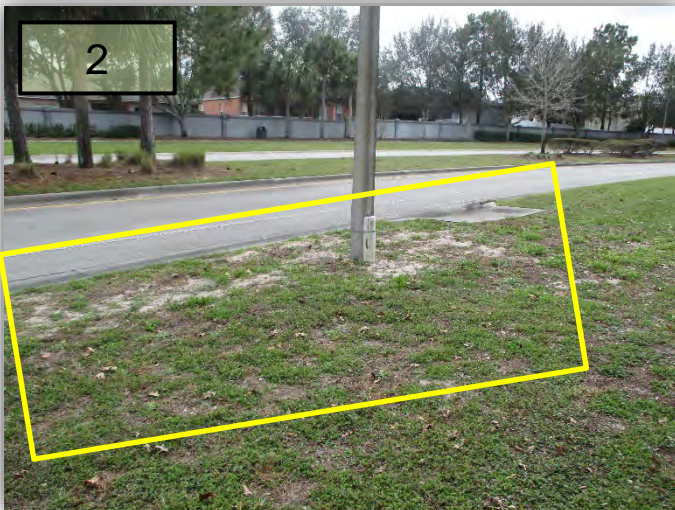


Proposals

1. Juniper to provide a proposal to fill in the Arboricola on the outbound side of the Edgemere entrance with more 3 Gal., FULL Arboricola. However, I also ask the irrigation be inspected for full 100% coverage. This side has never performed as well as those on the inbound side. (Pic 1)



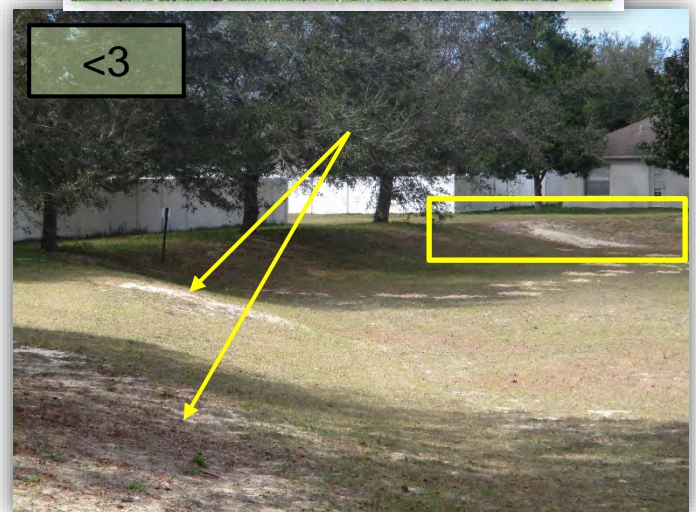
2. Juniper to provide a proposal to cut out a patch of turf (perhaps 10' behind the sidewalk and 10' on either side of the streetlight) and replace with new Bahia. This is also on the back side of Amersham Isles approaching the entrance to Arborglades. New turf must be "cut in" along curb. (Pic 2)



3. I think we should look at replacing some Bahia sod in the Amersham Isles DRA approaching the south intersection. Can STAFF handle this? (Pic 3>)

4. Juniper needs to re-look at the request for proposals 1 & 2 in the August 29th report. I do not believe the directions were followed; however, I've also instructed no new enhancements to be planted until after the first week of March. Stromanthe & Juniper is in the ground. (see below) Continued on next page.

1. Juniper (the company) to provide a proposal to remove the Juniper (the plant) from the ROWs on either side of the Windance entrance and convert to Bahia turf. Part of the proposal, though, needs to be the conversion from drip lines to spray heads. Also, include in the proposal the "fill-ins" of bare areas in the Juniper behind the sidewalks on both sides using 3 Gal., FULL plants of the same variety of Juniper. Behind this Juniper and in the deepest shade of the Tree Ligustrum, install 3 Gal., FULL Stromanthe "Triostar" on 24" centers. These plants do not tolerate full sun, and the installation of 3 Gal., FULL Variegated Shell Ginger underneath the shade of the Tree Ligustrums. Proposal MUST include the addition of more driplines and/or micro-jets as Stromanthe cannot dry out between plantings. (Pic 1)



Proposals

Excerpt from the August 2022 report

2. Juniper to provide a proposal to fill in the bare spots in the Dw. Asian Jasmine on both sides of the ROW of Windance at the pedestrian gates between sidewalk and curb using 1 Gal., FULL plants on 18" centers. (3 Gal., Full would be preferable @ 24" centers). Proposal shall include the installation of 3 Gal., FULL *Pittosporum tobira* on 24" centers in the bare areas of the corners behind the sidewalks at the pedestrian gates. (Pic 2>)



5. Juniper to provide a proposal to fill in the tip of the Windance median with 3 Gal., FULL Variegated Confederate Jasmine.
6. I feel we need to have some erosion repair take place in the Covey Run DRA south of the Covey Run entrance. After erosion is repaired, new Bahia turf should be installed. Can STAFF handle this? (Pics 6a & b>)



7. Juniper to provide a proposal to restore the areas in the sodded ROW's outside Glenburne/Dunwoody as well as outside Amersham Isles/Brackenwood once the sleeving/sodding project is completed.

8. There are two more areas between Dunwoody and the north intersection where I feel old weeds can be cut out and new Bahia installed. Here is one. (Pic 8)



Tab 4



Proposal

Proposal No.: 200588

Proposed Date: 02/06/23

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Q1 Annuals for March 2023







Q1-March annuals for 2023

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$750.00
s-flowers	300.00	EA	\$2.50	\$750.00	
				Total:	\$750.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date

Tab 5



Proposal

Proposal No.: 193540

Proposed Date: 02/01/23

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Pine Bark mulch

The pine bark mulch will be installed in areas as requested.

We will not Mulch the following areas.





- Areas that have hedges coming to the side walk
- Areas that have pine trees of 5 groups or more
- Dog park in the south side club house

We have reduce the quantity of mulch to 925CY

***If any additional mulch is needed there will be an additional cost.**

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$55,500.00
SMALL PINE BARK NUGGETS BULK PER CUBIC YARD	925.00	CY	\$60.00	\$55,500.00	
				Total:	\$55,500.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

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_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date

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Proposal

Proposal No.: 193812

Proposed Date: 02/01/23

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	(Elgin Wall) Mulch removed and sod added

Juniper will like to propose removing the mulch and replacing with Saint Augustine

There has been a continues run off of mulch on this bed.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$5,866.62
Maintenance Division Labor	40.00	HR	\$55.00	\$2,200.00	
Debris by the truck	2.00	1	\$333.31	\$666.62	
Bahia Installed (Subcontractor- 500 sf pallet)	3000.00	Sq. Ft.	\$1.00	\$3,000.00	

Irrigation Enhancement					\$660.71
Irrigation Division Labor	5.00	HR	\$75.00	\$375.00	
Misc Irrigation Parts	1.00	EA	\$285.71	\$285.71	
Total:					\$6,527.33

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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Signature (Owner/Property Manager)	Date
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Printed Name (Owner/Property Manager)	
----------------------------------------------	--

Signature - Representative	Date
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Proposal

Proposal No.: 188197

Proposed Date: 02/06/23

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Sterling hill BLVD mulch bed clean up

Juniper would like to propose resurfacing the bed, after review of this area there has been so much debris from stump grinding to mulch build up in this area. We would like to bring everything flat and add mulch to give it a clean look.

We would like to propose 15 viburnum O in that area. Leaving Arborglades heading North there is just all white panel fencing. With the new VO it will give it a great look overall.

Before any installation takes place in the bed across from the Arborglades entrance, I would like this bed to be raked out as mulch and debris have built up over the years. We need to get this back down to the grade of the >

sidewalk. (Pic 23)



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$2,163.60
Maintenance Division Labor	20.00	HR	\$55.00	\$1,100.00	
Debris by the truck	0.50	1	\$333.32	\$166.66	
Pine Bark, 02CF bag - 02CF	40.00	02CF	\$7.52	\$300.95	
Odoratissimum Viburnum, 03 gallon - 03G	15.00	03g	\$17.51	\$262.68	
Misc Irrigation Parts	1.00	EA	\$333.31	\$333.31	
				Total:	\$2,163.60

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 6



Proposal

Proposal No.: 200012

Proposed Date: 02/06/23

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Areas that need Bahia on BLVD

There are many areas on the BLVD that needs to be freshen up with Bahia.

Most areas are around the poles, green boxes and irrigation boxes are sandy.

Now that it is winter time we have notice more bare spots.

I will like to start with 1,200SF and if more is needed there will be an additional cost.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$2,700.00
Bahia, 01 Square Foot - 01SF	1200.00	01SF	\$2.25	\$2,700.00	
				Total:	\$2,700.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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_____ Signature (Owner/Property Manager)	_____ Date
_____ Printed Name (Owner/Property Manager)	
_____ Signature - Representative	_____ Date

Tab 7



Proposal

Proposal No.: 184317

Proposed Date: 01/26/23

PROPERTY:	FOR:
Sterling Hill CDD John Toborg 4411 Sterling Hill Blvd Spring Hill, FL 34609	Sterling Hill Phase #1 Elgin median change

Juniper will like to propose phase #1 median change. The 2 medians at the Elgin light will be sod and 20ft of low growth plants at the tips. When exiting Amersham Isles turning left we will remove all plant material, install new plant material 20ft on the tip and remaining will be sod added. At the other end of the median by the light we will perform the same thing.



When crossing over the light entering the southside. The first median will have the uniform look as the north side only at one tip. the other tip will be sod added



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$6,882.91
Maintenance Division Labor	65.00	HR	\$55.00	\$3,575.00	
Bahia, 01 Square Foot - 01SF	2000.00	01SF	\$1.00	\$2,000.00	
lucky red Lantana, 01 gallon - 01G	126.00	01g	\$7.67	\$965.93	
Pine Bark, 03CF bag - 03CF	27.00	03CF	\$12.67	\$341.98	
Irrigation Enhancement					\$2,773.53
Maintenance Division Labor	20.00	HR	\$75.00	\$1,500.00	
Misc Irrigation Parts	1.00	EA	\$714.28	\$714.28	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	32.00	EA	\$15.46	\$494.62	
RAINBIRD NOZZLE	32.00	EA	\$2.02	\$64.63	
				Total:	\$9,656.44

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	_____
Signature - Representative	Date

Tab 8

Operations Report – January 2023

Sterling Hill CDD

Phone: 352-686-5161 • Email: sterlinghillclub@live.com

Clubhouse Manager: Jason Pond



Clubhouse Maintenance and Improvements

- Monthly carpet and floor cleaning by Apex.
- Replaced water damaged ceiling tiles in north activities room after roof replacement.
- Installed new cork bulletin boards in north and south clubhouse hallways.
- Basketball and tennis courts were resurfaced.
- Repainted front dog house area at entrance of south clubhouse.
- Touch up painted north pool pillars.
- Repaired and resealed damaged sink at women's south clubhouse bathroom.
- Touch up painted wainscoting and baseboards at north clubhouse.
- Cleaned south clubhouse gutters and roof edge.
- Installed new gates at north and south playgrounds.
- Patched and repainted south playground cement columns.
- Installed additional row of pavers at splash pad area to prevent wash out.

Gate Report

- Data transfers were not working at Brightstone Place. Adjusted SIM card and reset cellular data and started working.
- Replaced bad siren operator sensors (SOS) at Arborglades and Dunwoody for emergency vehicles to be able to gain entry.
- Replaced damaged kant slam at Edgemere pedestrian gate.
- Greased all village entrance gates.

Private Event Rentals

North Clubhouse:

01/07/23 – Baby Shower
01/21/23 – Community Movie
01/22/23 – Private Meeting
01/28/23 – Baby Shower

South Clubhouse:

01/07/23 – Baby Shower
01/22/23 – Birthday Party
01/28/23 – Private Meeting

Field Maintenance

- Trash clean-up in the DRA's, wooded areas, and trash and debris clean up along Sterling Hill Blvd.
- Unclogging DRA run outs throughout village DRA's.
- Trimmed back trees over north clubhouse pool and courts area, and removed dead trees on property.



Rizzetta & Company

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

✓ **Next Regular Meeting:** March 23, 2023 at 9:30 a.m.

**District
Manager's
Report**

February 16

2023

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FINANCIAL SUMMARY

12/31/2022

General Fund Cash &
Investment Balance:

\$1,369,644

Reserve Fund Cash &
Investment Balance:

\$1,552,497

Debt Service Fund Investment
Balance:

\$705,546

**Total Cash and Investment
Balances:**

\$3,627,687

General Fund Expense Variance: \$34,844

**Under
Budget**

Blank



Rizzetta & Company

Sterling Hill Community Development District

**Financial Statements
(Unaudited)**

December 31, 2022

Prepared by: Rizzetta & Company, Inc.

sterlinghillcdd.org
rizzetta.com

Sterling Hill Community Development District

Balance Sheet

As of 12/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	1,336,126	103,868	705,546	2,145,541	0	0
Investments	33,518	1,448,629	218,803	1,700,949	0	0
Accounts Receivable	190,141	0	92,761	282,902	0	0
Refundable Deposits	30,662	0	0	30,662	0	0
Fixed Assets	0	0	0	0	27,235,279	0
Amount To Be Provided Debt Service	0	0	0	0	0	13,630,000
Total Assets	1,590,447	1,552,497	1,017,110	4,160,054	27,235,279	13,630,000
Liabilities						
Accounts Payable	35,997	0	0	35,997	0	0
Deferred Revenue	350	0	0	350	0	0
Accrued Expenses	788	0	0	788	0	0
Due To Other	61	0	0	61	0	0
Debt Service Obligations-Current	0	0	5,555,000	5,555,000	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	13,630,000
Total Liabilities	37,196	0	5,555,000	5,592,196	0	13,630,000
Fund Equity & Other Credits						
Beginning Fund Balance	406,235	1,444,604	(4,930,190)	(3,079,351)	0	0
Investment In General Fixed Assets	0	0	0	0	27,235,279	0
Net Change in Fund Balance	1,147,017	107,893	392,300	1,647,210	0	0
Total Fund Equity & Other Credits	1,553,252	1,552,497	(4,537,890)	(1,432,141)	27,235,279	0
Total Liabilities & Fund Equity	1,590,447	1,552,497	1,017,110	4,160,054	27,235,279	13,630,000

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	142	(142)
Special Assessments				
Tax Roll	1,490,387	1,490,387	1,507,813	(17,426)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	3,793	(3,793)
RV & Boat Storage Fees	20,000	5,000	18,230	(13,230)
Total Revenues	<u>1,510,387</u>	<u>1,495,387</u>	<u>1,529,978</u>	<u>(34,591)</u>
Expenditures				
Legislative				
Supervisor Fees	14,000	3,500	3,000	500
Total Legislative	<u>14,000</u>	<u>3,500</u>	<u>3,000</u>	<u>500</u>
Financial & Administrative				
Administrative Services	8,727	2,182	2,181	0
District Management	34,628	8,657	8,658	0
District Engineer	15,000	3,750	2,825	925
Disclosure Report	2,000	0	0	0
Assessment Roll	5,093	5,093	5,092	0
Financial & Revenue Collections	5,093	1,273	1,273	0
Tax Collector/Property Appraiser Fees	2,750	0	0	0
Accounting Services	19,400	4,850	4,850	0
Auditing Services	3,865	0	0	0
Arbitrage Rebate Calculation	1,000	1,000	0	1,000
Public Officials Liability Insurance	4,408	4,408	4,540	(132)
Legal Advertising	800	200	274	(74)
Dues, Licenses & Fees	1,000	1,000	2,699	(1,699)
Website Hosting, Maintenance, Backup & Email	3,000	750	1,838	(1,087)
Total Financial & Administrative	<u>106,764</u>	<u>33,163</u>	<u>34,230</u>	<u>(1,067)</u>
Legal Counsel				
District Counsel	18,000	4,500	3,569	930
Total Legal Counsel	<u>18,000</u>	<u>4,500</u>	<u>3,569</u>	<u>930</u>
Law Enforcement				
Off Duty Deputy	30,000	7,500	7,553	(52)
Total Law Enforcement	<u>30,000</u>	<u>7,500</u>	<u>7,553</u>	<u>(52)</u>
Security Operations				

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Security System Monitoring Services & Maintenance	12,000	3,000	1,074	1,925
Total Security Operations	12,000	3,000	1,074	1,925
Electric Utility Services				
Utility Services	47,000	11,750	12,625	(875)
Utility - Street Lights	72,000	18,000	17,618	382
Total Electric Utility Services	119,000	29,750	30,243	(493)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	6,000	1,500	2,571	(1,070)
Total Garbage/Solid Waste Control Services	6,000	1,500	2,571	(1,070)
Water-Sewer Combination Services				
Utility Services	8,000	2,000	2,899	(899)
Total Water-Sewer Combination Services	8,000	2,000	2,899	(899)
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	3,000	750	0	750
Total Stormwater Control	3,000	750	0	750
Other Physical Environment				
Property Insurance	35,083	35,083	32,995	2,088
General Liability Insurance	6,900	6,900	6,208	692
Entry & Walls Maintenance & Repair	7,000	1,750	4,500	(2,750)
Landscape Maintenance	231,540	57,885	57,769	115
Well Maintenance	3,500	875	0	875
Landscape - Fertilizer	22,860	5,715	6,538	(822)
Landscape Replacement Plants, Shrubs, Trees	55,000	13,750	1,813	11,937
Landscape Inspection Services	8,400	2,100	2,100	0
Landscape - Annuals/Flowers	3,600	900	0	900
Fire Ant Treatment	1,200	300	285	15
Holiday Decorations	3,000	3,000	2,448	551
Landscape - Mulch	60,000	15,000	0	15,000
Landscape - Pest Control	2,100	525	531	(5)
Irrigation Repair	25,000	6,250	8,604	(2,355)
Total Other Physical Environment	465,183	150,033	123,791	26,241
Road & Street Facilities				
Gate Phone	6,500	1,625	1,974	(348)
Gate Maintenance & Repair	30,000	7,500	8,147	(647)
Sidewalk Maintenance & Repair	25,000	6,250	0	6,250
Street Sign Repair & Replacement	1,500	375	0	375
Pressure Washing	8,000	2,000	0	2,000

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Street Light/Decorative Light Maintenance	1,500	375	0	375
Total Road & Street Facilities	72,500	18,125	10,121	8,005
Parks & Recreation				
Management Contract	22,000	5,500	3,766	1,733
Contracted Employee Salaries	350,500	87,625	78,020	9,605
Telephone, Internet, Cable	8,000	2,000	2,820	(819)
Pest Control	2,940	735	450	285
Furniture Repair & Replacement	5,000	1,250	357	893
Pool Furniture Replacement	5,000	1,250	6,972	(5,723)
Playground Equipment & Maintenance	10,000	2,500	24	2,476
Maintenance & Repairs	35,000	8,750	25,182	(16,431)
Vehicle Maintenance	4,500	1,125	587	538
Wildlife Management Services	1,500	375	0	375
Clubhouse Miscellaneous Expense	3,000	750	524	225
Pool Service Contract & Chemicals	42,000	10,500	10,950	(450)
Athletic Court/Field/Playground Maintenance & Repair	3,500	875	1,773	(897)
Fitness Equipment Maintenance & Repair	2,500	625	414	210
Office Supplies	2,500	625	197	428
Total Parks & Recreation	497,940	124,485	132,036	(7,552)
Special Events				
Special Events	5,000	1,250	5,924	(4,674)
Total Special Events	5,000	1,250	5,924	(4,674)
Contingency				
Capital Outlay	153,000	38,250	24,421	13,829
Miscellaneous Contingency	0	0	1,529	(1,529)
Total Contingency	153,000	38,250	25,950	12,300
Total Expenditures	1,510,387	417,806	382,961	34,844
Total Excess of Revenues Over(Under) Expenditures	0	1,077,581	1,147,017	(69,436)
Fund Balance, Beginning of Period	0	0	406,235	(406,235)
Total Fund Balance, End of Period	0	1,077,581	1,553,252	(475,671)

See Notes to Unaudited Financial Statements

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,025	(4,025)
Special Assessments				
Tax Roll	128,562	128,562	128,562	0
Total Revenues	<u>128,562</u>	<u>128,562</u>	<u>132,587</u>	<u>(4,025)</u>
Expenditures				
Contingency				
Capital Reserve	95,382	95,382	24,694	70,688
Capital Projects - Asset Review Projects	33,180	33,180	0	33,180
Total Contingency	<u>128,562</u>	<u>128,562</u>	<u>24,694</u>	<u>103,868</u>
Total Expenditures	<u>128,562</u>	<u>128,562</u>	<u>24,694</u>	<u>103,868</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>107,893</u>	<u>(107,893)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,444,604</u>	<u>(1,444,604)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,552,497</u>	<u>(1,552,497)</u>

Sterling Hill Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,378	(2,378)
Special Assessments				
Tax Roll	789,807	789,807	798,307	(8,500)
Total Revenues	<u>789,807</u>	<u>789,807</u>	<u>800,685</u>	<u>(10,878)</u>
Expenditures				
Legal Counsel				
Bond Counsel	0	0	277	(277)
Total Legal Counsel	<u>0</u>	<u>0</u>	<u>277</u>	<u>(277)</u>
Debt Service				
Interest	611,340	611,340	408,108	203,232
Principal	178,467	178,467	0	178,468
Total Debt Service	<u>789,807</u>	<u>789,807</u>	<u>408,108</u>	<u>381,700</u>
Total Expenditures	<u>789,807</u>	<u>789,807</u>	<u>408,385</u>	<u>381,423</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>392,300</u>	<u>(392,300)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(4,930,190)</u>	<u>4,930,190</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>(4,537,890)</u>	<u>4,537,890</u>

Sterling Hill CDD
Investment Summary
December 31, 2022

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2022</u>
SunTrust	Business Money Market	\$ 10,002
The Bank of Tampa MMA	Business Money Market	9,522
The Bank of Tampa ICS: Operating		
Pacific Western Bank	Business Money Market	13,994
	Total General Fund Investments	\$ 33,518
The Bank of Tampa ICS Road Reserve		
Community Bank Of The Chesapeake	Business Money Market	\$ 55,494
First-Citizens Bank & Trust Company	Business Money Market	248,601
Nexbank	Business Money Market	248,602
Pacific Western Bank	Business Money Market	234,608
	Subtotal	787,305
The Bank of Tampa ICS Asset Replacement Reserve		
Community Bank Of the Chesapeake	Business Money Market	\$ 164,133
EagleBank	Business Money Market	248,602
The Huntington National Bank	Business Money Market	248,589
	Subtotal	661,324
	Total Reserve Fund Investments	\$ 1,448,629
US Bank Series 2003 Reserve A	US Bank Money Market Account-Managed	\$ 147,061
US Bank Series 2003 Reserve B	US Bank Money Market Account-Managed	697
US Bank Series 2003 Prepayment B	US Bank Money Market Account-Managed	4
US Bank Series 2003 Revenue	US Bank Money Market Account-Managed	9,489
US Bank Series 2003 Prepayment A	US Bank Money Market Account-Managed	61,552
	Total Debt Service Fund Investments	\$ 218,803

Sterling Hill Community Development District
Summary A/R Ledger
From 12/1/2022 to 12/31/2022

	Fund ID	Fund Name	Customer name	Document num- ber	Date created	Balance Due	AR Account
655, 2639							
	655-001	655 General Fund	Hernando County Tax Collector	AR00000615	10/01/2022	190,141.01	12110
Sum for 655, 2639						190,141.01	
655, 2641							
	655-200	655 Debt Service Fund S2003	Hernando County Tax Collector	AR00000615	10/01/2022	92,760.46	12110
Sum for 655, 2641						92,760.46	
Sum for 655						282,901.47	
Sum Total						282,901.47	

See Notes to Unaudited Financial Statements

**Sterling Hill Community Development District
Summary A/P Ledger
From 12/1/2022 to 12/31/2022**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
655, 2639						
	655 General Fund	12/31/2022	Austin Velez	74784	Off Duty Patrol 12/31/22	90.00
	655 General Fund	12/19/2022	Christopher Loreto	74671	Off Duty Patrol 12/18/23	90.00
	655 General Fund	12/28/2022	DCSI, Inc.	30257	Camera/DVR Service Call 12/08/22	125.00
	655 General Fund	12/28/2022	DCSI, Inc.	30256	Camera/DVR Service Call 12/22	437.50
	655 General Fund	12/21/2022	Hernando County Utilities	SS00013-00 12/22	South Clubhouse Water Bill 12/22	583.18
	655 General Fund	12/21/2022	Hernando County Utilities	SS00001-00 12/22	North Clubhouse Water Bill 12/22	494.80
	655 General Fund	12/01/2022	Johnson Mirmiran & Thompson, Inc.	48-202623	Engineering Services 10/22	2,825.00
	655 General Fund	12/19/2022	Joshua Mitro	74659	Off Duty Patrol 12/17/22	90.00
	655 General Fund	12/19/2022	Joshua Mitro	74658	Off Duty Patrol 12/16/22	90.00
	655 General Fund	12/30/2022	Juniper Landscaping of Florida, LLC	193832	Irrigation Repairs 12/22	2,066.41
	655 General Fund	12/17/2022	Matthew G. LaPalme	74634	Off Duty Patrol 12/17/22	90.00
	655 General Fund	12/25/2022	Matthew G. LaPalme	74728	Off Duty Patrol 12/23/22	90.00
	655 General Fund	12/24/2022	Norman E. Burburan	74711	Off Duty Patrol 12/24/22	90.00
	655 General Fund	12/06/2022	Outsmart Pest Management, Inc.	35703	Pest Control Treatment North Clubhouse 12/22	75.00
	655 General Fund	12/06/2022	Outsmart Pest Management, Inc.	35704	Pest Control Treatment South Clubhouse 12/22	75.00
	655 General Fund	12/23/2022	Rizzetta & Company, Inc.	INV0000074758	Personnel Reimbursement 12/22	12,549.15
	655 General Fund	12/30/2022	Shaun Duval	74776	Off Duty Patrol 12/30/22	90.00
	655 General Fund	12/01/2022	Southern Automated Access Services, LLC	11467	Phone Summary 321-701-9485	53.95
	655 General Fund	12/22/2022	Southern Automated Access Services, LLC	Southern Phone Summary 12/22	Southern Phone Summary 12/22	602.66
	655 General Fund	12/31/2022	Southern Automated Access Services, LLC	12156	Gate Maintenance - Amersham 12/22	105.00
	655 General Fund	12/31/2022	Spectrum	090269301122122 Auto Draft	4411 Sterling Hill Blvd. AHMS 12/22	719.62
	655 General Fund	12/31/2022	Straley Robin Vericker	22551	For Professional Services Rendered Through December 15, 2022	1,596.00
	655 General Fund	12/31/2022	Thomas Castiglione	123122 Castiglione	Off Duty Patrol 12/22	240.00
	655 General Fund	12/31/2022	Waste Management Inc. of Florida	0809783-1568-9	Waste Disposal Services South Clubhouse 01/23 Acct 12001	325.84
	655 General Fund	11/30/2022	Waste Management Inc. of Florida	0803814-1568-8	Waste Disposal Services North Clubhouse 12/22 Acct 63003	316.07
	655 General Fund	12/31/2022	Waste Management Inc. of Florida	0809902-1568-5	Waste Disposal Services North Clubhouse 01/23 Acct 63003	298.41
	655 General Fund	12/31/2022	Withlacoochee River Electric Cooperative, Inc.	Sterling Hill Summary of WREC 12/22 ACH	Sterling Hill Summary of WREC 12/22 ACH	5,085.37
	655 General Fund	12/31/2022	Withlacoochee River Electric Cooperative, Inc.	Sterling Hill Summary of WREC 12/22 ACH	Sterling Hill Summary of WREC 12/22 ACH	6,702.69
Sum for 655, 2639						35,996.65
Sum for 655						35,996.65
Sum Total						35,996.65

Sterling Hill Community Development District
Notes to Unaudited Financial Statements
December 31, 2022

Balance Sheet

1. Trust statement activity has been recorded through 12/31/22.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.
4. Debt Service Obligations – Current, represents scheduled Series 2003 Debt Service principal payments that were not made November 2010 through May 2022.
5. The district utilized funds from the Debt Service Reserve Fund for the November 2012 – November 2015 Series 2003 Bond payments.

Summary A/R Ledger – Payment Terms

6. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger - Subsequent Collections

7. General Fund – Payment for invoice FY22-23 in the amount of \$18,753.15 was received in January 2023.
8. Debt Service Fund 200 - Payment for invoice FY22-23 in the amount of \$9,148.74 was received in January 2023.

Tab 10

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, January 19, 2023 at 6:04 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
Nancy Feliu	Board Supervisor, Assistant Secretary
Michael Gebala	Board Supervisor, Assistant Secretary
Darrin Bagnuolo	Board Supervisor, Assistant Secretary

Also present were:

Jayna Cooper	District Manager, Rizzetta & Company, Inc.
John Toborg	Landscape Inspection Manager
Vivek Babbar	DC, Straley, Robin, Vericker (<i>Via conference call</i>)
Jason Pond	Clubhouse Manager
Angel Rivera	Juniper Landscape
Stephen Brletic	DE, JMT Engineering
Steve White	Holbrook Asphalt

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mrs. Cooper called the meeting to order at 6:04 p.m. and noted that there were audience members present.

SECOND ORDER OF BUSINESS

**Audience Comments on Agenda
Items**

Mr. & Mrs. Clark inquired about the HA- 5 workshop dates, MPLC, dead tree limbs throughout community and had some questions about the landscape inspection report.

THIRD ORDER OF BUSINESS**Discussion of Holbrook Asphalt HA-5 Proposal**

Mr. White gave a brief overview of this proposal and provided time for questions. After a lengthy discussion, the Board agreed to hold a separate workshop meeting to further discuss this proposal. The workshop meeting was scheduled for February 9, 2023 @ 9:30 a.m.

FOURTH ORDER OF BUSINESS**Consideration of MPLC Umbrella License Terms**

Mrs. Cooper presented the MPLC Umbrella License Terms to the Board and explained that it is required by copyright law to show movies. The Board agreed to authorize Mrs. Cooper to complete the MPLC application.

On a motion from Mr. Gebala, seconded by Ms. Manuele, with all in favor, the Board of Supervisors authorize Mrs. Cooper to complete the MPLC Application for the Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Babbar provided information about performance bonds vs. warranty bonds.

Mr. Gebala asked Mrs. Cooper and Mr. Pond to provide Mr. Babbar with information regarding the wall removal project and the North Clubhouse.

Mr. Toborg requested that another letter be sent to Plantation Palms residents about dumping in the Barrington buffer area.

B. District Engineer Report

Mr. Brletic presented the JMT Engineering Resignation Letter to the Board and explained the transition to BDI Engineering. After a brief discussion the Board agreed to transfer the JMT Contract to BDI Engineering.

On a motion from Mr. Gebala, seconded by Ms. Miller, with all in favor, the Board of Supervisors agreed to transfer the District Engineering contract from JMT Engineering to BDI Engineering for the Sterling Hill Community Development District.

C. Landscape Inspection Services Manager

Mr. Toborg reviewed the landscape inspection report. There were no Board questions or comments.

The Board reviewed Juniper's response to the landscape inspection report and had no questions at this time.

Mr. Rivera presented two proposals, one for the North Irrigation Zone Split in the amount of \$1,498.76 and one for the South Irrigation Zone Split in the amount of \$1,534.61. After some discussion, the Board agreed to approve both proposals which will total \$3,033.37.

On a motion from Ms. Miller, seconded by Mr. Gebala, with all in favor, the Board of Supervisors approved the North and South Irrigation Zone Split proposals in the amount of \$3,033.37 for the Sterling Hill Community Development District.

D. Amenity Management

Mr. Pond reviewed his report with the Board. There were no questions or comments at this time.

E. District Manager

Mrs. Cooper reviewed the District Manager Report & financial statements.

Ms. Cooper reminded the Board that their next regular scheduled meeting will be held on February 16, 2023 at 9:30 a.m.

Mrs. Cooper informed the Board that the Public Trust Advisor reps will attend the February meeting to discuss investment opportunities for the District.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors Regular Meeting held on December 15, 2022

Mrs. Cooper presented the Minutes of the Board of Supervisors regular meeting held on December 15, 2022.

On a motion from Ms. Manuele, seconded by Ms. Feliu, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors regular meeting held on December 15, 2022, as amended, for the Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for November 2022

On a motion from Ms. Feliu, seconded by Mr. Gebala, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for November 2022 in the amount of \$168,706.16 for the Sterling Hill Community Development District.

EIGHTH ORDER OF BUSINESS

Audience Comments

Ms. Cindy Geski suggested more garbage cans along Sterling Hill Blvd and dog waste stations or bags.

NINTH ORDER OF BUSINESS

Supervisor Requests

During the Supervisors requests, Mr. Bagnuolo requested that the Hernando County Deputies provide more detail in their reports.

TENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors adjourned the meeting at 8:26 p.m. for the Sterling Hill Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 11

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · 813-994-1001

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa Florida 33614

www.sterlinghillcdd.org

Operation and Maintenance Expenditures December 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2022 through December 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 132,216.59**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Anthony Musto	100201	74353	Off Duty Patrol 11/25/22	\$ 90.00
Apex Floor & Furniture Care	100217	5858	North & South Clubhouse Carpet/ Tile Cleaning 12/22	\$ 180.00
Brett F. Croft	100202	74442	Off Duty Patrol 12/02/22	\$ 90.00
Brett F. Croft	100202	74461	Off Duty Patrol 12/03/22	\$ 90.00
Charter Communications	1209022	090269301112122 Auto Draft	4411 Sterling Hill Blvd. AHMS 12/22	\$ 699.90
Chris Croft	100218	74551	Off Duty Patrol 12/09/22	\$ 90.00
Christina Miller	100227	CM121522	Board of Supervisors Meeting 12/15/22	\$ 200.00
Christopher Loreto	100219	74516	Off Duty Patrol 12/03/22	\$ 90.00
Darrin Bagnuolo	100228	DB121522	Board of Supervisors Meeting 12/15/22	\$ 200.00
DCSI, Inc.	100220	30201	Quarterly Monitoring South Clubhouse 12/22	\$ 128.97
Egis Insurance Advisors, LLC	100203	17729	Policy #100122639 10/01/2022-10/01/2023 - Added Property	\$ 154.00
FitRev, Inc.	100221	27010	Service Call 12/22	\$ 65.00
Florida Department of Revenue	100204	37-8015579013-3 11/22	Sales & Use Tax 11/22	\$ 366.20
Hernando County Building Department	100229	121322HC	Dog Park Minor Master Plan Revision	\$ 200.00
Hernando County Utilities	100192	SS00001-00 11/22	North Clubhouse Water Bill 11/22	\$ 687.24
Hernando County Utilities	100192	SS00013-00 11/22	South Clubhouse Water Bill 11/22	\$ 511.97

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Jason Pond Mobile DJ & Emcee	100193	JP111822	DJ/ Emcee for Veterans Day Party	\$ 300.00
Jesse Fletcher	100205	74481	Off Duty Patrol 12/04/22	\$ 90.00
Jessica Lynn Hemley	100206	74324	Off Duty Patrol 11/20/22	\$ 90.00
Juniper Landscaping of Florida, LLC	100214	188593	Plant Material 11/22	\$ 1,367.82
Juniper Landscaping of Florida, LLC	100214	188594	174332 - Plant Material 11/22	\$ 591.19
Juniper Landscaping of Florida, LLC	100214	188596	188185 - Sabal Pal Removal	\$ 283.25
Juniper Landscaping of Florida, LLC	100214	188638	Insect and Disease Control - 11/29/22	\$ 180.25
Juniper Landscaping of Florida, LLC	100230	189194	General Landscape Maintenance 12/22	\$ 18,509.10
LaRocca Contracting Services, Inc.	100194	0060-22-169	Contract Repairs 11/22	\$ 24,421.00
Lauren Johnson	100207	74125	Off Duty Patrol 11/09/22	\$ 300.00
Michael A. Woodward	100208	74363	Off Duty Patrol 11/26/22	\$ 90.00
Michael A. Woodward	100222	74555	Off Duty Patrol 12/10/22	\$ 90.00
Michael Renczkowski	100223	74553	Off Duty Patrol 12/10/22	\$ 90.00
Michael William Gebala	100231	MG121522	Board of Supervisors Meeting 12/15/22	\$ 200.00
Nancy E Feliu	100232	NF121522	Board of Supervisors Meeting 12/15/22	\$ 200.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Norman E. Burburan	100209	74384	Off Duty Patrol 11/27/22	\$ 90.00
Outsmart Pest Management, Inc.	100195	35401	Pest Control Treatment North Clubhouse 11/22	\$ 75.00
Outsmart Pest Management, Inc.	100195	35402	Pest Control Treatment South Clubhouse 11/22	\$ 75.00
Protech Roofing Services LLC	100226	1150	Roof Installation 12/22	\$ 19,360.00
Rizzetta & Company, Inc.	100197	INV0000073327	Personnel Reimbursement 11/25/22	\$ 13,054.42
Rizzetta & Company, Inc.	100198	INV0000073282	District Management Fees 12/22	\$ 6,454.06
Rizzetta & Company, Inc.	100215	INV0000073362	Cell Phone 11/22	\$ 50.00
Rizzetta & Company, Inc.	100216	INV0000073386	Personnel Reimbursement 12/22	\$ 14,234.47
Robert Clark	100210	120922	Party Rental - Santa & Mrs. Clause 12/09/22	\$ 450.00
Sandra Manuele	100233	SM121522	Board of Supervisors Meeting 12/15/22	\$ 200.00
Shore Commercial Services, Inc.	100224	227167	Pool Maintenance North Clubhouse 12/22	\$ 2,622.00
Southern Automated Access Services, LLC	100199	11472	Gate Repairs - Dunwoody 07/22	\$ 3,211.00
Southern Automated Access Services, LLC	100199	11565	Gate Repairs - Haverhill 08/22	\$ 105.00
Southern Automated Access Services, LLC	100199	12082	Install Door King 1800-080 Cellular Control Box	\$ 1,445.00
Southern Automated Access Services, LLC	100199	12083	Gate Maintenance - Glenburne 11/22	\$ 105.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	100211	11933	Brackenwood 11/22	\$ 43.95
Southern Automated Access Services, LLC	100234	12149	Gate Maintenance - Dunwoody 12/22	\$ 105.00
Southern Automated Access Services, LLC	100234	12150	Gate Maintenance - Haverhill 12/22	\$ 105.00
Sterling Hill CDD			Debit Card Replenishment	\$ 2,367.17
Sterling Hill CDD			Debit Card Replenishment	\$ 3,563.29
Straley Robin Vericker	100212	22451	For Professional Services Rendered Through November 15, 2022	\$ 1,514.00
Thomas Castiglione	100213	113022 Castiglione	Off Duty Patrol 11/22	\$ 480.00
Times Publishing Company	100225	0000259223 12/07/22	Acct # 107011 Legal Advertising 12/07/22	\$ 89.00
Waste Management Inc. of Florida	100200	0803695-1568-1	Waste Disposal Services South Clubhouse 12/22 Acct 12001	\$ 345.14
Withlacoochee River Electric Cooperative, Inc.	12022022	Sterling Hill Summary of WREC 11/22 ACH	Sterling Hill Summary of WREC 11/22 ACH	\$ <u>11,427.20</u>

Report Total

\$ 132,216.59