

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
CONTINUED MEETING
DECEMBER 18, 2017**

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA
DECEMBER 18, 2017 at 2:00 p.m.**

The Offices of Meritus
Located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Jeff Hills Brady Lefere Laura Coffey Ben Gainer Ryan Motko
District Manager	Meritus	Brian Lamb
District Attorney	Straley & Robin	John Vericker
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **2:00 p.m.**

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

December 18, 2017

Board of Supervisors
Summit at Fern Hill Community Development District

Dear Board Members:

The Continued Meeting of Summit at Fern Hill Community Development District will be held on **Monday, December 18, 2017 at 2:00 p.m.** at the offices of Meritus, located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2018 – 01; Parking Restrictions and Trespassing on District Owned Property.....Tab 01
 - B. General Matters of the District
- 4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 5. ADJOURNMENT/CONTINUANCE**

We 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) 397-5120.

RESOLUTION 2018 - 01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING PARKING RESTRICTIONS AND TRESPASSING ON DISTRICT OWNED PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Summit at Fern Hill Community Development District (the “District”) owns and maintains recreation facilities and common areas that are located within the boundaries of the District, including, without limitation, a clubhouse and pool and recreational areas (the “District Facilities”); and

WHEREAS, the District has the right to establish parking restrictions on District Facilities and to have vehicles towed that are parked in violation of the District’s parking restrictions; and

WHEREAS, from time to time residents, non-resident members, and/or members of the public use the District Facilities in a manner inconsistent with the District’s policies and/or rules or applicable regulatory requirements which govern the use of the District Facilities;

WHEREAS, the District desires to have the Hillsborough County Sheriff and/or the Florida Highway Patrol issue trespass warnings against persons who use District Facilities in a manner inconsistent with the District’s policies and/or rules or applicable regulatory requirements; and

WHEREAS, the District desires to grant the Chair or, in the Chair’s absence, the Vice Chair of the Board and/or designated employees of District the authority to issue trespass warnings against persons who use District Facilities in an unauthorized manner and to report those individuals to the Hillsborough County Sheriff’s Office and the Florida Highway Patrol for trespassing,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Authority for this Resolution. This Resolution is adopted pursuant to Chapters 190, Florida Statutes.

Section 2. Adoption of Parking Restrictions and Towing Policy. The District hereby adopts the parking restrictions and towing policy attached in **Exhibit “A”**.

Section 3. Trespass Warnings, Citations and Towing. The Board hereby authorizes and requests that in accordance with Chapter 810, Florida Statutes, the Hillsborough County Sheriff’s Office, the Florida Highway Patrol, and any other applicable law enforcement

agencies issue trespass warnings, issue trespass citations, and/or remove any person who is using District Facilities in violation of the District's policies and/or rules or regulatory conditions governing the use of District Facilities.

Section 4. Authority of District Board Members and/or Staff to Issue Warnings.

The Board hereby authorizes the Chair or, in the Chair's absence, the Vice Chair and/or designated employees of the District to authorize the issuance of trespass warnings to any person using District Facilities in an unauthorized manner and to report such individuals to the Hillsborough County Sheriff's Office and the Florida Highway Patrol for such purposes.

Section 5. Effective Date. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THE 18TH DAY OF DECEMBER, 2017.

ATTEST:

**SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Chair of the Board of Supervisors

EXHIBIT “A”

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT COMMON AREA PARKING RESTRICTIONS AND TOWING POLICY

The Summit at Fern Hill Community Development District (the “**District**”) has adopted the following policies regarding the parking of vehicles on common areas and recreational facilities after hours owned by the District:

1. **Parking Restrictions:** No automobiles, motorcycles, or vehicles of any kind and nature may be parked overnight at the Clubhouse, recreational facilities or other common areas owned by the District (the “District Facilities”).

2. **Parking on District Owned Common Areas.** The District shall post notice of the parking restrictions on the bulletin board at the District clubhouse. If a vehicle is parked overnight on District Facilities in violation of these restrictions, a warning sticker shall be affixed to the vehicle warning the owner that their vehicle may be towed if it is not removed from District Facilities within the next three hours.

3. **Enforcement of Parking Restrictions:** Any vehicle that is parked on the District Facilities in violation of this policy may be towed in accordance with section 715.07, Florida Statutes.

Policy Adoption Date: December 18, 2017.