

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

July 11, 2019 Minutes of Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District was scheduled to be held on **Thursday, July 11, 2019 at 9:00 a.m.** at The Offices of Lennar Homes located at 4600 W. Cypress St., Suite 200, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Public Hearing and Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District to order on **Thursday, July 11, 2019 at 9:00 a.m.** and identified the Supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Kelly Evans	Chair
Laura Coffey	Vice Chair
Ben Gainer	Supervisor

Staff Members Present:

Nicole Hicks	Meritus
Gene Roberts	Meritus
Eric Davidson	Meritus

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS OR COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. RECESS TO PUBLIC HEARING

Ms. Hicks directed the Board to recess to the Public Hearing.

40 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**

41 **A. Open the Public Hearing on Adopting Proposed Fiscal Year 2020 Budget**

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43 MOTION TO: Open the Public Hearing
44 MADE BY: Supervisor Evans
45 SECONDED BY: Supervisor Coffey
46 DISCUSSION: None further
47 RESULT: Called to Vote: Motion PASSED
48 3/0 - Motion Passed Unanimously

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50 **B. Staff Presentations**

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52 Ms. Hicks went over the resolution and budget line items with the Board.

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54 **C. Public Comments**

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56 There were no public comments.

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58 **D. Consideration of Resolution 2019-03; Adopting Fiscal Year 2020 Budget**

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60 The Board reviewed the resolution.

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62 MOTION TO: Approve Resolution 2019-03.
63 MADE BY: Supervisor Evans
64 SECONDED BY: Supervisor Coffey
65 DISCUSSION: None further
66 RESULT: Called to Vote: Motion PASSED
67 3/0 - Motion Passed Unanimously

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69 **E. Close the Public Hearing on Adopting Proposed Fiscal Year 2020 Budget**

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71 MOTION TO: Close the Public Hearing
72 MADE BY: Supervisor Evans
73 SECONDED BY: Supervisor Coffey
74 DISCUSSION: None further
75 RESULT: Called to Vote: Motion PASSED
76 3/0 - Motion Passed Unanimously
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80 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

81 **A. Open the Public Hearing on Levying O&M Assessments**

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MOTION TO:	Open the Public Hearing
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Gainer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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90 **B. Staff Presentations**

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92 Ms. Hicks went over the resolution with the Board.

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94 **C. Public Comments**

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96 There were no public comments.

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98 **D. Consideration of Resolution 2019-04; Levying O&M Assessments**

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100 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2019-04.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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109 **E. Close the Public Hearing on Levying O&M Assessments**

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MOTION TO:	Close the Public Hearing
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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120 **6. RETURN AND PROCEED TO THE REGULAR MEETING**

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122 Ms. Hicks directed the Board to return and proceed to the regular meeting.

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125 **7. BUSINESS ITEMS**

126 **A. Consideration of Resolution 2019-05; Setting Fiscal Year 2020 Meeting Schedule**

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128 Ms. Hicks went over the resolution and meeting schedule with the Board.

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MOTION TO:	Approve Resolution 2019-05.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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137 **B. Consideration of Resolution 2019-06; Adopting Parking Restrictions**

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139 Ms. Hicks went over the resolution with the Board. The Board discussed the resolution and new
140 parking restrictions.

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MOTION TO:	Approve Resolution 2019-06.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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149 **C. General Matters of the District**

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153 **8. CONSENT AGENDA**

154 **A. Consideration of Minutes of the Board of Supervisors Meeting May 9, 2019**

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156 The Board reviewed the minutes.

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MOTION TO:	Approve the May 9, 2019 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures April 2019

The Board reviewed the April 2019 O&Ms. Supervisor Evans asked to have the invoices sent on a weekly basis.

MOTION TO:	Approve the April 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

C. Consideration of Operations and Maintenance Expenditures May 2019

The Board reviewed the May 2019 O&Ms.

MOTION TO:	Approve the May 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Motion PASSED
	3/0 - Motion Passed Unanimously

D. Review of Financial Statements Month Ending May 30, 2019

The Board reviewed and accepted the financials.

195 **9. VENDOR/STAFF REPORTS**

196 **A. District Counsel**

197 **B. District Engineer**

198 **C. District Manager**

199 **i. Aquatics Report**

200 **ii. Community Inspection Report**

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202 Mr. Roberts provided an update. He stated that the turf looks better, but the plants at the pool are
203 struggling. Mr. Roberts asked if they are planning to put up a fence around the playground.

204 Supervisor Gainer said the fence will be in the front by the sidewalk. Supervisor Evans asked about
205 pressure washing the fence.

206

207 Ms. Hicks said they should look to install a key fob system the next fiscal year to better monitor the
208 pool. Ms. Hicks let the Board know there are currently no lights at the mailboxes, and she would
209 like to look at having lights installed. The Board agreed.

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212 **10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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214 There were no supervisor requests or audience comments.

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217 **11. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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227 **Please note the entire meeting is available on disc.*

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229 **These minutes were done in a summary format.*

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231 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
232 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
233 *including the testimony and evidence upon which such appeal is to be based.*

234 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
235 meeting held on 8-8-19.

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239 Signature

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242 Printed Name

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244 Title:

245 Chair

246 Vice Chair

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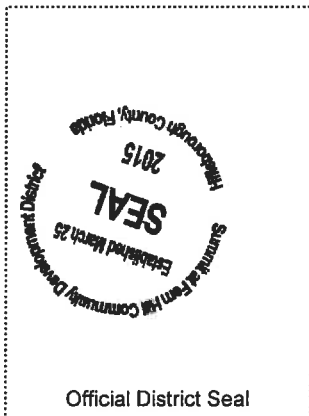
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236 Wade Hays
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238 Signature

239 Nicole Hays
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241 Printed Name

244 Title:

245 Secretary

246 Assistant Secretary

Recorded by Records Administrator

[Signature]
Signature

8-9-19
Date