

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

July 9, 2020 Minutes of Public Hearing & Regular Meeting

Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District was scheduled to be held on **Thursday, July 9, 2020 at 9:00 a.m.** via Zoom Meetings <https://zoom.us/j/93115252139> with meeting ID 931 1525 2139.

1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Public Hearing & Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District to order on **Thursday, July 9, 2020 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
Lori Campagna	Supervisor
Andrea Hurt	Supervisor

Staff Members Present:

Nicole Hicks	District Manager, Meritus
Gene Roberts	District Manager, Meritus

There were two residents, Ryan Corley and Douglas Smith, in attendance on the conference call.

2. AUDIENCE QUESTIONS OR COMMENTS ON AGENDA ITEMS

There were no audience comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Roberts directed the Board to recess to the public hearing.

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

42 **A. Open Public Hearing on Proposed Fiscal Year 2021 Budget**

43

44

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

45

46

47

48

49

50

51

B. Staff Presentations

52

53

Ms. Hicks went over the proposed budget with the Board. She said the budget is as presented in the April meeting. There was no increase, but some line items were changed: supervisor fees, electric utilities, and capital reserve. The Board discussed.

54

55

56

57

C. Public Comments

58

59

There were no public comments.

60

61

D. Consideration of Resolution 2020-03; Adopting Fiscal Year 2021 Budget

62

63

The Board reviewed the resolution.

64

65

MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

66

67

68

69

70

71

72

E. Close Public Hearing on Proposed Fiscal Year 2021 Budget

73

74

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

75

76

77

78

79

80

81

82

83 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

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

85

86

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

87

88

89

90

91

92

93

B. Staff Presentations

94

95

Ms. Hicks went over that this resolution is what allows the county to collect the assessments.

96

97

C. Public Comments

98

99

There were no public comments.

100

101

D. Consideration of Resolution 2020-04; Levying O&M Assessments

102

103

The Board reviewed the resolution.

104

105

MOTION TO:	Approve Resolution 2020-04.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Gainer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

106

107

108

109

110

111

112

E. Close Public Hearing on Levying O&M Assessments

113

114

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Gainer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

115

116

117

118

119

120

121

122

6. RETURN TO REGULAR MEETING

123

124

Ms. Hicks directed the Board to return to the regular meeting.

125

126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166

7. BUSINESS ITEMS

A. Acceptance of Financial Report for Fiscal Year Ended September 30, 2019

Ms. Hicks reviewed the annual audit with the Board and stated that everything back good.

MOTION TO:	Accept the Financial Report for Fiscal Year Ended September 30, 2019.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Consideration of Resolution 2020-05; Setting Fiscal Year 2021 Meeting Schedule

The Board reviewed the resolution and meeting schedule for FY 2021. Ms. Hicks went over that she spoke to Supervisor Evans and would like to move the location for the meetings to the Meritus office.

MOTION TO:	Approve Resolution 2020-05 with the change of the location for the meetings to the Meritus office.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Gainer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

C. Consideration of Resolution 2020-06; Adopting Default Statutory Alternative Investment Policies

Ms. Hicks explained that the resolution states that any investments the CDD takes part in would be according to statute, and it is part of best practices to have an investment policy on record.

MOTION TO:	Approve Resolution 2020-06.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

167 **D. Annual Disclosure of Qualified Electors**

168
169 Ms. Hicks announced that as of April 15, 2020, Summit at Fern Hill CDD had 398 qualified
170 electors.

171
172 **E. Consideration of Resolution 2020-07; Setting Landowner’s Election and CDD**
173 **Meeting**

174
175 Ms. Hicks went over the resolution with the Board. Supervisor Evans said she would like to change
176 the location to the Meritus office.

MOTION TO:	Approve Resolution 2020-07 with the change of location to the Meritus office.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

177
178
179
180
181
182
183
184
185
186 **F. Discussion on Community Signage**

187
188 Ms. Hicks said there have been reports of kids swimming in the retention pond behind the
189 amenities. She suggested adding signage to reduce any liability issues. Supervisor Hurt said there
190 need to be signs added at three ponds. The Board discussed and decided to have three signs installed
191 and an email sent to the community.

192
193 **G. Discussion on Resident Resumes**

194
195 Ryan Corley and Doug Smith introduced themselves to the Board. The Board discussed.

196
197 Supervisor Campagna submitted her resignation.

MOTION TO:	Accept Supervisor Campagna’s Board resignation.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

198
199
200
201
202
203
204
205
206 The Board discussed the candidates for the open seat.

207

208

209

210

211

212

213

214

MOTION TO:	Appoint Ryan Corley to the Board.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Gainer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

215

216 Ms. Hicks said she would speak with Supervisor Corley after the meeting on the next steps.

217

218

219 **8. CONSENT AGENDA**

220 **A. Consideration of Minutes of Regular Meeting April 9, 2020**

221

222 The Board reviewed the minutes.

223

224

225

226

227

228

229

MOTION TO:	Approve the April 9, 2020 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

230

231 **B. Consideration of the Operation and Maintenance Expenditures March 2020**

232

233 The Board reviewed the March 2020 O&Ms.

234

235

236

237

238

239

240

MOTION TO:	Approve the March 2020 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Gainer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

241

242 **C. Consideration of the Operation and Maintenance Expenditures April 2020**

243

244 The Board reviewed the April 2020 O&Ms.

245

246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288

MOTION TO:	Approve the April 2020 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Gainer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Consideration of the Operation and Maintenance Expenditures May 2020

The Board reviewed the May 2020 O&Ms.

MOTION TO:	Approve the May 2020 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Hurt
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. Review of Financial Statements Month Ending May 31, 2020

The financials were reviewed and accepted.

9. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**

There was nothing to report from Counsel or the Engineer at this time.

C. District Manager

- i. Aquatics Report**
- ii. Community Inspection Report**

The Board reviewed the community inspection report and discussed the plants in the pool area, mulch on the sidewalks, and handle on the women’s bathroom door.

10. SUPERVISOR REQUESTS

There were no supervisor requests.

289 **11. PUBLIC COMMENTS**

290

291 There was some discussion about holding people accountable when there are violations at the pool and
292 possibly adding spears on top of the fence.

293

294

295 **12. ADJOURNMENT**

296

297

MOTION TO:	Adjourn at 9:31 p.m.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Hurt
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

298

299

300

301

302

303

304

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

306

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

308

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

312 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
313 meeting held on 10/8/2020

314

315 

316 _____
317 **Signature**

318 Kelly Evans

319 _____
320 **Printed Name**

321

322 **Title:**

323 Chair

324 Vice Chair

325

326

327

328

329

330

331

332

Brian Howell

Signature

Brian Howell

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator



Signature

10/9/2020

Date

