

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

December 10, 2020 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Summit at Fern Hill Community Development District was held on **Thursday, December 10, 2020 at 9:00 a.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Summit at Fern Hill Community Development District to order on **Thursday, December 10, 2020 at 9:00 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair	
Laura Coffey	Vice Chair	
Ryan Corley	Supervisor	
Douglas Smith	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Gene Roberts	District Manager, Meritus
Dana Crosby-Collier	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Acceptance of Resignation of Board Supervisor Andrea Hurt

Mr. Roberts reviewed Andrea Hurt's resignation with the Board.

MOTION TO:	Accept the resignation of Board Supervisor Andrea Hurt.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

46 The Board discussed appointing a candidate to the vacant seat.
47

48	MOTION TO:	Appoint Douglas Smith to the vacant seat.
49	MADE BY:	Supervisor Evans
50	SECONDED BY:	Supervisor Coffey
51	DISCUSSION:	None further
52	RESULT:	Called to Vote: Motion PASSED
53		3/0 - Motion Passed Unanimously

54
55 Counsel led Douglas Smith in reciting the Oath of Office.

56
57 **B. Consideration of Resolution 2021-02; Canvassing and Certifying the Results of**
58 **the Landowners Election**

59
60 Mr. Roberts reviewed the resolution with the Board.

62	MOTION TO:	Approve Resolution 2021-02.
63	MADE BY:	Supervisor Coffey
64	SECONDED BY:	Supervisor Evans
65	DISCUSSION:	None further
66	RESULT:	Called to Vote: Motion PASSED
67		4/0 - Motion Passed Unanimously

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69 **C. Consideration of Resolution 2021-03; Re-Designating Officers**

70
71 The Board discussed the officer positions.

73	MOTION TO:	Approve Resolution 2021-03 and keep Supervisor Evans 74 as Chair and Supervisor Coffey as Vice Chair.
75	MADE BY:	Supervisor Evans
76	SECONDED BY:	Supervisor Coffey
77	DISCUSSION:	None further
78	RESULT:	Called to Vote: Motion PASSED
79		4/0 - Motion Passed Unanimously

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81 **D. Discussion on Landscape Proposals**

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83 The Board discussed the landscape enhancement and palm tree trimming proposals from Carson's
84 Landscape.

85

86 MOTION TO: Approve the proposals.
87 MADE BY: Supervisor Evans
88 SECONDED BY: Supervisor Corley
89 DISCUSSION: None further
90 RESULT: Called to Vote: Motion PASSED
91 4/0 - Motion Passed Unanimously

92
93 **E. Discussion on Sample Copy of Pool Rules**
94

95 The Board the sample copy of the pool rules. Supervisor Evans made the suggestion that seven
96 guests were too many and should be three. She also wanted to add that for residents who use the
97 dog park, dogs must be up to date with their shots. Supervisor Evans asked that the Board review
98 the policies at the January meeting and set the Public Hearing for the February meeting.
99

100 **F. Discussion on Trespassing Authorization**
101

102 The Board discussed and would like for staff to set up a no trespassing agreement with HCSO.
103

104 MOTION TO: Approve authorization for a no trespassing agreement.
105 MADE BY: Supervisor Evans
106 SECONDED BY: Supervisor Corley
107 DISCUSSION: None further
108 RESULT: Called to Vote: Motion PASSED
109 4/0 - Motion Passed Unanimously

110
111
112 **4. CONSENT AGENDA**

113 **A. Consideration of Minutes of the Regular Meeting October 8, 2020**
114

115 The Board reviewed the October 8, 2020 minutes.
116

117 MOTION TO: Approve the October 8, 2020 meeting minutes.
118 MADE BY: Supervisor Evans
119 SECONDED BY: Supervisor Corley
120 DISCUSSION: None further
121 RESULT: Motion PASSED
122 4/0 - Motion Passed Unanimously
123
124

125 **B. Consideration of Minutes of the Landowners Election November 3, 2020**

126
127 The Board reviewed the November 3, 2020 minutes.
128

129	MOTION TO:	Approve the November 3, 2020 landowners election
130		minutes.
131	MADE BY:	Supervisor Evans
132	SECONDED BY:	Supervisor Corley
133	DISCUSSION:	None further
134	RESULT:	Motion PASSED
135		4/0 - Motion Passed Unanimously

136
137 **C. Consideration of Operations and Maintenance Expenditures September 2020**

138
139 The Board reviewed the September 2020 O&Ms.
140

141	MOTION TO:	Approve the September 2020 O&Ms.
142	MADE BY:	Supervisor Evans
143	SECONDED BY:	Supervisor Coffey
144	DISCUSSION:	None further
145	RESULT:	Motion PASSED
146		4/0 - Motion Passed Unanimously

147
148 **D. Consideration of Operations and Maintenance Expenditures October 2020**

149
150 The Board reviewed the October 2020 O&Ms.
151

152	MOTION TO:	Approve the October 2020 O&Ms.
153	MADE BY:	Supervisor Evans
154	SECONDED BY:	Supervisor Corley
155	DISCUSSION:	None further
156	RESULT:	Motion PASSED
157		4/0 - Motion Passed Unanimously

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160 **5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING OCT. 31, 2020**

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162 The financials were reviewed and accepted. Supervisor Evans explained to the new supervisor how
163 the fiscal year is set up and when assessment money starts to come in.
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165

166 **6. VENDOR/STAFF REPORTS**

167 **A. District Counsel**

168 **B. District Engineer**

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

171

172 **C. District Manager**

173 **i. Community Inspection Report**

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175 The Board reviewed the community inspection report. Supervisor Evans asked that the trees along
176 Boggy Moss have the straps removed and tree wells redefined. Supervisor Corley asked if no
177 parking signs can be placed in the common area on Strawberry Tetra. Supervisor Corley also noted
178 that the door to the utility room at the clubhouse does not lock.

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180

181 **7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

182

183 Supervisor Evans said she would like to have more residents on the Board by February. She also
184 asked if the Board meetings could be switched to a different date so they will not conflict with other
185 community meetings.

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188 **8. PUBLIC COMMENTS**

189

190 There were no public comments.

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193 **9. 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
	4/0 - Motion Passed Unanimously

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

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

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

211 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
212 meeting held on 1-14-2021

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Ryan Corley
Signature

Ryan Corley
Printed Name

Title:

Chair

Vice Chair

[Signature]
Signature

Gene Roberts
Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

[Signature]
Signature

1/21/2021
Date

