

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

January 14, 2021 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, January 14, 2021 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, January 14, 2021 at 9:00 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Supervisor	
Ben Gainer	Supervisor	
Ryan Corley	Supervisor	
Douglas Smith	Supervisor	
Antonio Bradford	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Brian Lamb	District Manager, Meritus
Gene Roberts	District Manager, Meritus
Dana Crosby-Collier	District Counsel, Straley Robin Vericker
Laura Coffey	Lennar Homes

There was one resident in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Resident Resumes

The Board reviewed Laura Coffey's resignation from the Board.

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

The Board discussed the resumes they received from Antonio Bradford, Tara Hudak, and Angela White.

MOTION TO:	Appoint Antonio Bradford to Seat 1.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Corley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Supervisor Bradford recited the Oath of Office.

The Board reviewed Ben Gainer's resignation from the Board.

MOTION TO:	Accept Ben Gainer's resignation from the Board.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Corley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

The Board reviewed Kelly Evans's resignation from the Board.

MOTION TO:	Accept Kelly Evans's resignation from the Board.
MADE BY:	Supervisor Corley
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

80 Mr. Roberts asked Supervisor Bradford if he would like to receive the \$200 compensation per
81 meeting. Supervisor Bradford said yes.

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83 **C. Consideration of Resolution 2021-04; Designating Officers**

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85 Mr. Lamb explained the officer positions. The Board discussed.

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MOTION TO: Approve Resolution 2021-04 with Supervisor Corley as
Chair and Supervisor Braford as the Vice Chair.

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MADE BY: Supervisor Smith

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SECONDED BY: Supervisor Corley

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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3/0 - Motion Passed Unanimously

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95 **D. Discussion on Sample Copy of the Pool Rules with Revisions**

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97 The Board discussed the pool rules. The Board had questions about enforcement. Mr. Lamb
98 answered. Mr. Roberts said he had filed the documents for the trespass agreement with
99 Hillsborough County. Supervisor Corley asked about including rules prohibiting dogs, except for
100 service dogs, at the pool. Mr. Lamb and Ms. Crosby-Collier said they can add that to the pool rules.
101 Supervisor Corley asked about the number of access cards; it will be changed to one card is
102 provided initially with a cap of two cards per household. Supervisor Smith asked the fishing in
103 ponds. The ponds are stormwater ponds, not natural ponds.

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MOTION TO: Proceed forward with the draft as approved and set the
public hearing at an upcoming meeting.

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MADE BY: Supervisor Corley

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SECONDED BY: Supervisor Smith

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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3/0 - Motion Passed Unanimously

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113 **E. Discussion on Pool Furniture**

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115 The Board discussed the pool furniture.

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MOTION TO:	Move forward with 20 chairs and authorize staff to work with the Chair with recommendations on additional furniture.
MADE BY:	Supervisor Corley
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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F. Discussion on Change in Meeting Date

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The Board discussed changing the meeting dates and decided to wait until the next meeting when they have more Board members to make a decision.

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MOTION TO:	Wait until the next meeting to make a decision on the meeting dates.
MADE BY:	Supervisor Corley
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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4. CONSENT AGENDA

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A. Consideration of Minutes of the Regular Meeting December 10, 2020

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B. Consideration of Operations and Maintenance Expenditures November 2020

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The Board reviewed the Consent Agenda items.

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MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Corley
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Motion PASSED 3/0 - Motion Passed Unanimously

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156 **5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING NOV. 30, 2020**

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158 The financials were reviewed and accepted. The Board asked about the wifi at the pool.

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161 **6. VENDOR/STAFF REPORTS**

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A. District Counsel

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164 Ms. Crosby-Collier went over the new legislative requirement for CDD employees and contractors
165 to use E-Verify and register with the Department of Homeland Security. The Chair will need to sign
166 a memorandum of understanding.

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MOTION TO:	Approve the Chair to sign the document and have the District Manager register the CDD with E-Verify.
MADE BY:	Supervisor Corley
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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B. District Engineer

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

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C. District Manager

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i. Community Inspection Report

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183 The Board reviewed the community inspection report. Supervisor Corley noted a broken sprinkler.
184 Supervisor Smith said the landscaping looks great at the entrance but does not look as good
185 throughout the community. Mr. Roberts said the grass goes from St. Augustine to Bahia where there
186 is no irrigation. Mr. Lamb said the District has the ability to do landscaping and irrigation
187 enhancements in the future depending on finances. Supervisor Smith also mentioned getting the pile
188 of dirt along Cone Grove addressed by the landscapers. Mr. Roberts asked about the faded Lennar
189 signs. Kelly Evans with Lennar said they can get them removed. Supervisor Smith asked about the
190 drainage. Mr. Roberts said he is getting a proposal and it will be in the agenda for next month's
191 meeting. The Board also mentioned that the broken foam pillar along Cone Grove.

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7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

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196 There were no additional supervisor requests.

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200 **8. PUBLIC COMMENTS**

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202 There were no public comments.

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205 **9. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Corley
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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

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

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

223 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
224 meeting held on 3/11/2021

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226 *Ryan Corley*

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Signature

228 Ryan Corley

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Printed Name

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Title:

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Chair

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Vice Chair

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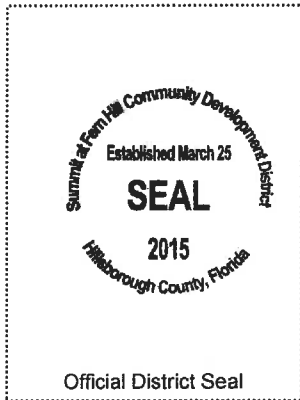
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Official District Seal

Gene Roberts

Signature

Gene Roberts

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

[Signature]

Signature

3/18/2021

Date