

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

May 9, 2019 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District was scheduled to be held on **Thursday, May 9, 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 Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District to order on **Thursday, May 9, 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
Lori Campagna	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Nicole Hicks	Meritus
Gene Roberts	Meritus
John Vericker	District Counsel

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. BUSINESS ITEMS

A. Discussion on Towing Policy

The Board discussed the agreement. Supervisor Campagna asked for the hours when vehicles will be towed. The Board decided on 12:00 a.m. through 6:00 a.m. Supervisor Gainer asked for more details on the problems with parking. Supervisor Evans said there has been an issue with overnight parking at the amenity, which can be a liability for the CDD. Management will order the required signs and provide notice to homeowners. Ms. Hicks will draft a message and send it to Kevin Perkins to distribute to residents via HOA email.

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MOTION TO:	Approve the agreement.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Resolution 2019-02; Approving Fiscal Year 2020 Budget

Ms. Hicks went over the resolution and budget line items with the Board. The public hearing is scheduled for July 11, 2019. The Board discussed the total proposed increase and the effect on the assessments. The increase covers the expansion areas and includes landscaping, pond maintenance, electric, and water utility service.

MOTION TO:	Approve Resolution 2019-02.
MADE BY:	Supervisor Campagna
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

C. Annual Disclosure of Qualified Electors

Ms. Hicks announced that there are 222 qualified electors in Summit at Fern Hill CDD as of April 15, 2019.

4. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting March 14, 2019

The Board reviewed the minutes.

MOTION TO:	Approve the March 14, 2019 minutes.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Motion PASSED 4/0 - Motion Passed Unanimously

87 **B. Consideration of Operations and Maintenance Expenditures February 2019**

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89 The Board reviewed the February 2019 O&Ms. Supervisor Evans ask if this was Yellowstone's last
90 month of service. Ms. Hicks said yes, and it was only a partial month, which is why there were
91 invoices from Yellowstone and Carson's Landscaping.
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93	MOTION TO:	Approve the February 2019 O&Ms.
94	MADE BY:	Supervisor Evans
95	SECONDED BY:	Supervisor Gainer
96	DISCUSSION:	None further
97	RESULT:	Motion PASSED
98		4/0 - Motion Passed Unanimously

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100 **C. Consideration of Operations and Maintenance Expenditures March 2019**

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102 The Board reviewed the March 2019 O&Ms.
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104	MOTION TO:	Approve the March 2019 O&Ms.
105	MADE BY:	Supervisor Evans
106	SECONDED BY:	Supervisor Gainer
107	DISCUSSION:	None further
108	RESULT:	Motion PASSED
109		4/0 - Motion Passed Unanimously

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111 **D. Review of Financial Statements Month Ending March 31, 2019**

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113 The Board reviewed and accepted the financials. Supervisor Coffey asked how much is in the
114 construction account. Mr. Lamb said he will look into it and provide the information to the Board.
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117 **5. VENDOR/STAFF REPORTS**

118 **A. District Counsel**

119 **B. District Engineer**

120 **C. District Manager**

121 **i. Aquatics Report**

122 **ii. Community Inspection Report**

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124 Mr. Roberts provided an update. The Board discussed the reports and the condition of the
125 community. Mr. Roberts said he will have the blinds replaced, pressure washing completed, and the
126 entrance finished by May 15, 2019.
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130 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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132 There were no supervisor requests or audience comments.

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135 **7. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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

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

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

152 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
153 meeting held on 07-11-19.

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Nicole Hicks
Signature

[Signature]
Signature

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Nicole Hicks
Printed Name

Kelly Evans
Printed Name

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Title:

Title:

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Chair

Secretary

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Vice Chair

Assistant Secretary

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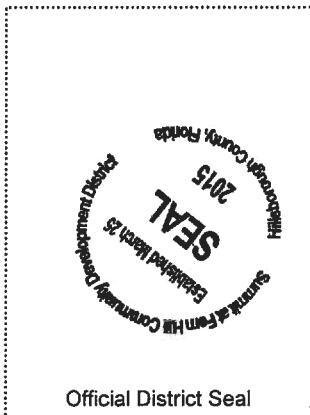
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Recorded by Records Administrator

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08/11/19
Date