

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

August 6, 2015 Minutes of Regular Meeting and Public Hearing

Minutes of Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Summit at Fern Hill Community Development District was held on **Thursday, August 6, 2015 at 2:30 p.m.** at Meritus, 5680 W. Cypress Street Suite A, Tampa, FL 33607.

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

Jeff Hills	Chairman
Gary Jernigan	Vice Chairman
Brady Lefere	Supervisor
Ryan Motko	Supervisor
Laura Coffey	Supervisor

Staff Members Present:

Brian Lamb	Meritus
John Vericker	District Counsel

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting and Public Hearing of the Summit at Fern Hill Community Development District to order on **Thursday, August 6, 2015 at 2:30 p.m.** and identified the Supervisors present constituting a quorum.

2. PUBLIC COMMENT ON AGENDA ITEMS

There are no audience members present.

3. PUBLIC HEARING ON FISCAL YEAR 2015 PROPOSED BUDGET

A. Open the Public Hearing on Fiscal Year 2015 Proposed Budget

MOTION TO:	Open the Public Hearing on Fiscal Year 2015 Proposed Budget.
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

B. Staff Presentations

Mr. Lamb went over the budget with the Board and explained that they are looking at a budget into the first year or so of the Districts existence with certain cost estimates based on what's being proposed for operations. The budget as it stands is anticipatively covered and powered by the landowners, i.e. the developers at this point; and will be further refined as we better understand the details of the plans and the final operating capacities of the District. It does contains certain costs associated with the administration estimated to be about \$71,325.00 and other additional cost associated with electric utility services for street

51 lighting, potential future amenity center, and surface water management system, landscape maintenance to
52 the degree the District is the ultimate entity to operate the clubhouse costs as well. The total anticipated
53 budget shown for this is \$170,075.00. That is a best estimate and it may be amended going forward. It will
54 be a separate agreement with the Landowners to fund those costs proportionate based on the land zone and
55 benefiting from this Operating Budget for administration and or operations.
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57 **C. Public Comment**
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59 Question: How much are the HOA fees? They will be about \$20.00 - \$29.00 per month to include the
60 amenities and the pool.

61 Question: Can the HOA run the amenity if they don't pay for it? Through an agreement we can do it either
62 way. They can operate it but they still will have to follow all of our public rules.

63 For purposes of the operating Budget today, it would make since at least to leave the money in at a higher
64 level until the degree that we need to remove it at a later point.

65 Mr. Lamb stated that they will amend exhibit A to reflect only \$60,000.00 in administrative cost associated
66 with staff and other administrative related items advertising, etc. for a total Budget of \$60,000.00
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68 *(Entire discussion is available on audio)*
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70 **D. Close the Public Hearing on Fiscal Year 2015 Proposed Budget**
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MOTION TO:	Close the Public Hearing on Fiscal Year 2015 Proposed Budget.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Hill
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

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79 **E. Consideration of Resolution 2015-32; Adopting Fiscal Year 2015 Budget**
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MOTION TO:	Approve Resolution 2015-32; Adopting Fiscal Year 2015 Budget reflecting amended \$60,000.00
MADE BY:	Supervisor Lefere
SECONDED BY:	Supervisor Hills
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

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88 **4. PUBLIC HEARING ON FISCAL YEAR 2016 PROPOSED BUDGET**
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90 **A. Open Public Hearing on Fiscal Year 2016 Proposed Budget**
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MOTION TO:	Open the Public Hearing on Fiscal Year 2016 Proposed Budget
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

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99 **B. Staff Presentations**

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101 Mr. Lamb explained, as in the similar discussion with FY 2015 the same would apply to FY 2016 except
102 that this would be for a full year. It's understood that many of the operating components may not be up and
103 going on October 1ST. Some of these items will not be utilized at the full amount as contemplated; and some
104 of the other areas of operation such as the amenity may not be contained within the District's budget at all.
105 It's set at a high level and noticed at that level therefore we can always move it down; just moving it back is
106 the hard part, so staff would recommend maintaining it at \$170.075.00 at this point.
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108 **C. Public Comment**

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110 **D. Close Public Hearing on Fiscal Year 2016 Proposed Budget**

MOTION TO:	Close the Public Hearing on Fiscal Year 2016 Proposed Budget
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Lefere
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

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120 **E. Consideration of Resolution 2015-33; Adopting Fiscal Year 2016 Budget**

MOTION TO:	Approve Resolution 2015-33; Adopting Fiscal Year 2016 Budget
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Jernigan
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

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129 **5. BUSINESS ADMINISTRATIVE**

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131 **A. Consideration of Resolution 2015-34; Setting Fiscal Year 2016 Meeting Schedule**

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133 Mr. Lamb went over the meeting schedule with the Board, and explained that they could set a special
134 meeting as needed.
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MOTION TO:	Approve Resolution 2015-34; Setting Fiscal Year 2016 Meeting Schedule
MADE BY:	Supervisor Jernigan
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

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143 **B. Consideration of Board of Supervisors Meeting Minutes June 4, 2015**

144 **C. Consideration of Board of Supervisors Meeting Minutes June 11, 2015**

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146 Mr. Lamb stated for the purpose of the minutes there was only one Supervisor present at the June 4, 2015
147 meeting which is why they continued it to June 11, 2015.
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MOTION TO:	Approve Business Administrative items B- C in one motion
MADE BY:	Supervisor Jernigan
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

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155 **D. Consideration of Operations and Maintenance Expenditures August 2015**
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157 Mr. Lamb stated it's consisting mainly of administrative relative costs, and some advertisement filing items.
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MOTION TO:	Approve Operations and Maintenance Expenditures August 2015
MADE BY:	Supervisor Jernigan
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

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166 **E. Review of Financial Statements Month Ending June 30, 2015**

167 **F. General Matters of the District**
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169 **6. STAFF REPORTS**

- 170 **A. District Counsel**
- 171 **B. District Engineer**
- 172 **C. District Manager**

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174 **7. SUPERVISORS REQUESTS AND AUDIENCE COMMENTS**
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176 **8. ADJOURNMENT**
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MOTION TO:	Adjourn.
MADE BY:	Supervisor Jernigan
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	5/0 Called to Vote: motion PASSED

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

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186 *These minutes were done in a summary format.

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

191 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
192 meeting held on 11/19/2015.

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Signature

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Printed Name

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Chair

Vice Chair

Signature

Printed Name

Title:

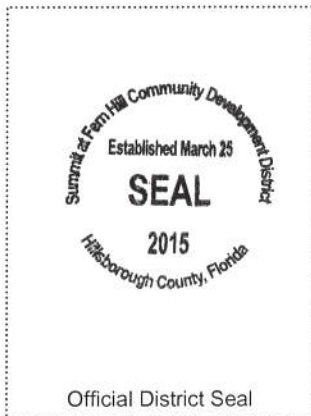
Secretary

Assistant Secretary

Recorded by Records Administrator

Signature

Date



[Handwritten Signature]

March 2, 2016