

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

September 6, 2018 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, September 6, 2018 at 2:00 p.m.** at The Offices of Meritus located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Public Hearing & Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District to order on **Thursday, September 6, 2018 at approximately 3:00 p.m.** and identified the Supervisors present constituting a quorum.

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

Jeff Hills	Chairman
Kelly Evans	Vice Chair
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Nicole Chamberlain	Meritus
Tricia Victory	Meritus

There were a few members of the general public associated with the developer or builder team in attendance.

2. AUDIENCE QUESTIONS OR COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2019 BUDGET

A. Open Public Hearing on Adopting Fiscal Year 2019 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

46 **B. Staff Presentations**

47
48 Mr. Lamb went over the budget with the Board. The Board asked some questions about assessments
49 and the landscaping line item. Mr. Lamb and Ms. Chamberlain answered their questions.
50

51 **C. Public Comments**

52
53 There were no public comments.
54

55 **D. Consideration of Resolution 2018-08; Adopting Fiscal Year 2019 Budget**

56
57 The Board reviewed the resolution.
58

59	MOTION TO:	Approve Resolution 2018-08 as presented.
60	MADE BY:	Supervisor Evans
61	SECONDED BY:	Supervisor Hills
62	DISCUSSION:	None further
63	RESULT:	Called to Vote: Motion PASSED
64		3/0 - Motion passed unanimously

65
66 **E. Close Public Hearing on Adopting Fiscal Year 2019 Budget**

67	MOTION TO:	Close the public hearing.
68	MADE BY:	Supervisor Evans
69	SECONDED BY:	Supervisor Motko
70	DISCUSSION:	None further
71	RESULT:	Called to Vote: Motion PASSED
72		3/0 - Motion passed unanimously
73		

74
75
76 **4. BUSINESS ITEMS**

77 **A. Consideration of Resolution 2018-09; Assessment Resolution**

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79 Mr. Lamb went over the resolution with the Board.
80

81	MOTION TO:	Approve Resolution 2018-09.
82	MADE BY:	Supervisor Evans
83	SECONDED BY:	Supervisor Motko
84	DISCUSSION:	None further
85	RESULT:	Called to Vote: Motion PASSED
86		3/0 - Motion passed unanimously

87
88

89 **B. Consideration of Resolution 2018-10; Setting Fiscal Year 2019 Meeting Schedule**

90
91 Mr. Lamb went over the resolution and meeting schedule with the Board. Ms. Chamberlain noted
92 that the meetings will convene at Lennar Homes at 9:00 a.m. on the second Thursday of every
93 month.

94	MOTION TO:	Approve Resolution 2018-10.
95	MADE BY:	Supervisor Evans
96	SECONDED BY:	Supervisor Hills
97	DISCUSSION:	None further
98	RESULT:	Called to Vote: Motion PASSED
99		3/0 - Motion passed unanimously

100
101
102 **C. Acceptance of Financial Review for Fiscal Year Ended September 30, 2017**

103
104 Mr. Lamb went over the Audit with the Board.

105	MOTION TO:	Accept the Audit and authorize the Chair to sign or ratify
106		any signatures.
107	MADE BY:	Supervisor Evans
108	SECONDED BY:	Supervisor Motko
109	DISCUSSION:	None further
110	RESULT:	Called to Vote: Motion PASSED
111		3/0 - Motion passed unanimously

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113
114 **D. Acceptance of Quit Claim Deed – Lennar Phase 3**

115
116 Mr. Lamb went over the Quit Claim Deed.

117	MOTION TO:	Accept the Quit Claim Deed for Lennar Phase 3.
118	MADE BY:	Supervisor Evans
119	SECONDED BY:	Supervisor Hills
120	DISCUSSION:	None further
121	RESULT:	Called to Vote: Motion PASSED
122		3/0 - Motion passed unanimously

123
124
125 **E. General Matters of the District**

126
127
128

129 **5. CONSENT AGENDA**

- 130 **A. Consideration of Minutes of the Board of Supervisors Meeting May 3, 2018**
- 131 **B. Consideration of Minutes of the Board of Supervisors Meeting May 18, 2018**
- 132 **B. Consideration of Minutes of the Board of Supervisors Meeting June 7, 2018**
- 133 **C. Consideration of Operations and Maintenance Expenditures April 2018**
- 134 **D. Consideration of Operations and Maintenance Expenditures May 2018**
- 135 **E. Consideration of Operations and Maintenance Expenditures June 2018**
- 136 **F. Consideration of Operations and Maintenance Expenditures July 2018**
- 137 **G. Review of Financial Statements Month Ending July 31, 2018**

138

139 The Board reviewed the Consent Agenda items.

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141	MOTION TO:	Approve the Consent Agenda.
142	MADE BY:	Supervisor Evans
143	SECONDED BY:	Supervisor Hills
144	DISCUSSION:	None further
145	RESULT:	Motion PASSED
146		3/0 - Motion Passed Unanimously

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149 **6. VENDOR/STAFF REPORTS**

- 150 **A. District Counsel**
- 151 **B. District Engineer**
- 152 **C. District Manager**

153

154 Ms. Chamberlain stated that there will likely soon be a change in landscaping vendors.

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156

157 **7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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159 Supervisor Hills noted that Eisenhower Property Group will be resigning soon, and at that time Lennar
160 will be looking to fill the two vacant Board seats.

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162

163 **8. ADJOURNMENT**

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165	MOTION TO:	Adjourn.
166	MADE BY:	Supervisor Hills
167	SECONDED BY:	Supervisor Evans
168	DISCUSSION:	None Further
169	RESULT:	Called to Vote: Motion PASSED
170		3/0 - Motion Passed Unanimously

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172

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

174

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

176

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

180 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
181 meeting held on 1-10-19.

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183

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185 Signature

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187

188 Printed Name

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190 Title:

191 Chair

192 Vice Chair

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194

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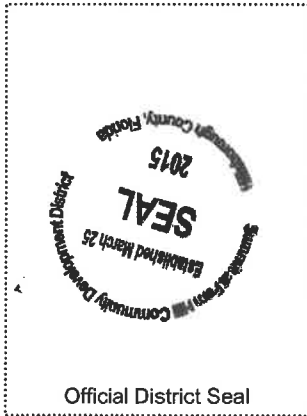
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197

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199

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Signature

Signature

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

Signature

Date

1-18-19