

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

January 9, 2020 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, January 9, 2020 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, January 9, 2020 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
Lori Campagna	Supervisor
Ben Gainer	Supervisor

Staff Members Present:

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

Becky Wilson Lennar

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. General Matters of the District

Ms. Hicks provided an update on the pool gate and key fobs. She will have a mailer sent out and post a flyer near the mailboxes to let the community know when she will be onsite to distribute the key fobs.

47 **4. CONSENT AGENDA**

48 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting October 10,**
49 **2019**

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51 The Board reviewed the minutes.

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53 MOTION TO: Approve the October 10, 2019 minutes.
54 MADE BY: Supervisor Evans
55 SECONDED BY: Supervisor Coffey
56 DISCUSSION: None further
57 RESULT: Motion PASSED
58 4/0 - Motion Passed Unanimously

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60 **B. Consideration of Operations and Maintenance Expenditures September 2019**

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62 The Board reviewed the September 2019 O&Ms.

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64 MOTION TO: Approve the September 2019 O&Ms.
65 MADE BY: Supervisor Evans
66 SECONDED BY: Supervisor Coffey
67 DISCUSSION: None further
68 RESULT: Motion PASSED
69 4/0 - Motion Passed Unanimously

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71 **C. Consideration of Operations and Maintenance Expenditures October 2019**

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73 The Board reviewed the October 2019 O&Ms.

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75 MOTION TO: Approve the October 2019 O&Ms.
76 MADE BY: Supervisor Evans
77 SECONDED BY: Supervisor Coffey
78 DISCUSSION: None further
79 RESULT: Motion PASSED
80 4/0 - Motion Passed Unanimously

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82 **D. Consideration of Operations and Maintenance Expenditures November 2019**

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84 The Board reviewed the November 2019 O&Ms.

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MOTION TO:	Approve the November 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

E. Review of Financial Statements Month Ending November 30, 2019

The Board reviewed and accepted the financials.

5. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**

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

C. District Manager

- i. Aquatics Report**
- ii. Community Inspection Report**

The Board reviewed the community inspection reports. Supervisor Evans said the landscape enhancements by the pool look good. She asked for the palm trees to be trimmed, and Mr. Roberts said they had already recently been trimmed. Supervisor Evans also asked for the community inspection reports to be dated.

Mr. Roberts stated that some of the pine trees that were recently planted have died. Supervisor Gainer said that some other mitigation plants and shrubs will be put there.

Supervisor Gainer mentioned adding an area near the engineering building to the maintenance plan. They will have an addendum for the next Board meeting.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Evans asked to find candidates for the Board. Ms. Hicks will get a message out through the HOA email asking for resumes.

Mr. Roberts mentioned that the entrance needs to be enhanced. He will talk more with Supervisor Gainer and Carson. Mr. Roberts also said the recently replaced oyster plants along the fence have died.

Supervisor Evans would like to do the initial budget meeting in April and the public hearing in July.

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7. ADJOURNMENT

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

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

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

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

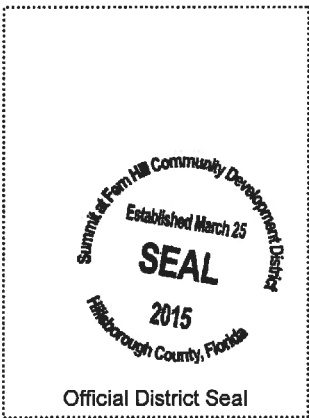
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 2/13/2020

[Signature]
Signature
Kelly Evans
Printed Name

[Signature]
Signature
Nicole Hicks
Printed Name

Title:
 Chair
 Vice Chair

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator
[Signature]
Signature
2/13/2020
Date