

**SUMMIT AT FERN HILL  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
JULY 9, 2020**

**SUMMIT AT FERN HILL  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
JULY 9, 2020 at 9:00 a.m.**

**Zoom Meeting: <https://zoom.us/j/93115252139> Meeting ID: 931 1525 2139  
Call In Number: 1-866-906-9330      Access Code: 4863181#**

<b>District Board of Supervisors</b>	Chairman Vice Chair Supervisor Supervisor Supervisor	Kelly Evans Laura Coffey Ben Gainer Lori Campagna Andrea Hurt
<b>District Manager</b>	Meritus	Nicole Hicks
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec	Tonja Stewart

*All cellular phones and pagers must be turned off while in the meeting room*

The meeting will begin at **9:00 a.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

July 9, 2020

Board of Supervisors  
**Summit at Fern Hill Community Development District**

Dear Board Members:

The Public Hearing & Regular Meeting of Summit at Fern Hill Community Development District will be held on **Thursday, July 9, 2020 at 9:00 a.m.** via Zoom at the information below:

**Zoom Meeting: <https://zoom.us/j/93115252139> Meeting ID: 931 1525 2139**  
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- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Close Public Hearing on Proposed Fiscal Year 2021 Budget
  - E. Consideration of Resolution 2020-03; Adopting Fiscal Year 2021 Budget ..... Tab 01
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2020-04; Levying O&M Assessments ..... Tab 02
  - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO PUBLIC HEARING & REGULAR MEETING**
- 7. BUSSINES ITEMS**
  - A. Acceptance of Financial Report for the Fiscal Year Ended September 30, 2019 ..... Tab 03
  - B. Consideration of Resolution 2020-05; Setting Fiscal Year 2021 Meeting Schedule..... Tab 04
  - C. Consideration of Resolution 2020-06; Adopting Default Statutory Alternative Investment Policies ..... Tab 05
  - D. Annual Qualified Electors ..... Tab 06
  - E. Consideration of Resolution 2020-07; Setting Landowner’s Election & CDD Meeting..... Tab 07
  - F. Discussion on Community Signage
  - G. Discussion on Residents Resume ..... Tab 08
- 8. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting April 9, 2020 ..... Tab 09
  - B. Consideration of Operation and Maintenance Expenditures March 2020 ..... Tab 10
  - C. Consideration of Operation and Maintenance Expenditures April 2020 ..... Tab 11
  - D. Consideration of Operation and Maintenance Expenditures May 2020 ..... Tab 12
  - E. Review of Financial Statements Month Ending May 31, 2020..... Tab 13
- 9. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager ..... Tab 14
    - i. Community Inspection Report
    - ii. First Choice Aquatics Report
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. PUBLIC COMMENTS**
- 12. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Nicole Hicks  
District Manager