

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MAY 9, 2022**

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MAY 9, 2022, at 6:00 P. M.

The Summit at Fern Hill Clubhouse
Located at 10340 Boggy Moss Drive, Riverview, FL 33578

District Board of Supervisors	Chairman	Ryan Corley
	Vice Chairman	Antonio Bradford
	Supervisor	Douglas Smith
	Supervisor	Angela White
	Supervisor	Tara Hudak
District Manager	Meritus	Heather Dilley
District Attorney	Straley Robin Vericker	John Vericker
		Dana C Collier
District Engineer	Stantec	Tonja Stewart

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

The regular meeting will begin at 6:00 p.m. following 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.

May 9, 2022

Board of Supervisors
Summit at Fern Hill Community Development District

Dear Board Members:

The Regular Meeting of Summit at Fern Hill Community Development District will be held on **May 9, 2022, at 6:00 p.m. at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting.

Call In Number: 1-866-906-9330

Access Code: 7979718#

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

3. VENDOR/STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

4. BUSINESS ITEMS

- A. Consideration of Resolution 2022-02; Adopting FY 2023 Proposed Budget & Setting Public Hearing.....Tab 01
- B. Consideration of Resolution 2022-03; Announcing Landowner Election.....Tab 02
 - i. Sample Ballot & Proxy
- C. Announcement of Qualified Electors.....Tab 03
- D. 2022 Election Process.....Tab 04
- E. Consideration of Resolution 2022-04; Requesting the Supervisor of Elections to Conduct General Election.....Tab 05
- F. Discussion on Playground Walkway Proposal.....Tab 06

5. CONSENT AGENDA

- A. Consideration of Minutes of the Board of Supervisors Regular Meeting April 11, 2022,.....Tab 07
- B. Consideration of Operation and Maintenance Expenditures March 2022.....Tab 08
- C. Review of Financial Statements Month Ending March 31, 2022,.....Tab 09

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. 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,

Heather Dilley
District Manager

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Summit at Fern Hill Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 8, 2022

HOUR: 6:00 p.m.

LOCATION: Summit at Fern Hill Clubhouse
10340 Boggy Moss Drive
Riverview, Florida 33578

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 9, 2022.

Attest:

**Summit at Fern Hill Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Summit at Fern Hill Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Antonio Bradford	2022
2	Angela White	2024
3	Tara Hudak	2022
4	Ryan Corley	2022
5	Douglas Smith	2024

This year, Seat 4, currently held by Ryan Corley, is subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election and shall be for a four-year period. Seat 1, currently held by Antonio Bradford, and Seat 3, currently held by Tara Hudak, are subject to a General Election process to be conducted by the Hillsborough County Supervisor of Elections, which General Election process shall be addressed by a separate resolution.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 14th day of November 2022, at 6:00 p.m., at the Summit at Fern Hill Clubhouse, located at 10340 Boggy Moss Drive Riverview, FL 33578.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its May 09, 2022 meeting. A sample notice of landowners’ meeting and election, proxy, ballot form and instructions have been presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District’s Local Records Office, located at, Meritus, 2005 Pan Am Circle Drive, Suite 300, Tampa, Florida 33607, Ph: (813) 873-7300.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 9th DAY OF MAY, 2022.

**SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND
MEETING OF THE BOARD OF SUPERVISORS OF THE
SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Summit at Fern Hill Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 83.04 acres more or less, generally located on the east side of Fern Hill Drive, south of Gibsonton Drive, west of U.S. Highway 301 and east of Interstate 75, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 14, 2022
TIME: 6:00 p.m.
PLACE: 10340 Boggy Moss Drive
Riverview, FL 33578

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Heather Dilley,
District Manager

EXHIBIT A

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' ELECTION

DATE: November 14, 2022
TIME: 6:00 p.m.
PLACE: 10340 Boggy Moss Drive
Riverview, FL 33578

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners for a four-year period. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY
SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 14, 2022 at 6:00 P.M.

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of Summit at Fern Hill Community Development District to be held at 10340 Boggy Moss Drive Riverview, FL 33578 on November 14, 2022 at 6:00 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

 Printed Name of Legal Owner

 Signature of Legal Owner

 Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2017), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 14, 2022

For Election (1 Supervisors): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within Summit at Fern Hill Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
4		

Date: _____

Signed: _____

Printed Name: _____



April 18, 2022

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2022, listed below.

Community Development District	Number of Registered Electors
Summit at Fern Hill	617

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Candidate Services Manager



SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

In accordance with section 190.006(3)(b), Florida Statutes, Summit at Fern Hill Community Development District (the “District”) hereby gives notice that the qualifying period for candidates for election to the Office of Supervisor of the Summit at Fern Hill Community Development District begins at Noon, June 13, 2022 – Noon, June 17, 2022 (The supervisor of elections office will begin accepting qualifying documents on May 30, 2022, as per F.S. 99.061(8)).

The District has two seats up for election, Seats 1 and 3. Elections are non-partisan and will be held at the same time as the general election on November 8, 2022 and shall be conducted in the manner prescribed by law for holding general elections. Each seat carries a four-year term in accordance with Chapter 190, Florida Statutes, and all other applicable law governing District elections.

Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections. Qualifying forms may be emailed to candidate@votehillsborough.gov or mailed to Hillsborough County Supervisor of Elections, Attn: Candidate Services, 2514 N. Falkenburg Rd., Tampa, FL 33619. Qualifying checks may not be emailed and should be mailed to this address. All candidates shall qualify for individual seats in accordance with section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

For additional information please contact the Hillsborough County Supervisor of Elections.

Heather Dilley
District Manager

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER 2022.

WHEREAS, the Summit at Fern Hill Community Development District ("**District**") is a local unit of special-purpose government established by Hillsborough County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes, the District Board of Supervisors consists of five members: and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **two (2)** members of the Board of Supervisors of the District for seat numbers 1 and 3 lengths of terms thereof:

Seat No. 1, Currently held by Antonio Bradford	Length of term: Four years
Seat No. 3, Currently held by Tara Hudak	Length of term: Four years
Seat No. 4, Currently held by Ryan Corley	Length of term: Four years

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 8, 2022, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **three (3) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from noon June 13, 2022, through noon June 17, 2022, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Election for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.

- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this 9th day of May, 2022.

ATTEST:

**SUMMIT AT FERN HILL COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary/Assistant Secretary

Name: _____
Chair/ Vice- Chairman of the Board of Supervisors

CARSON'S LAWN & LANDSCAPING SERVICES LLC

carsonwd@yahoo.com

Irrigation

1111

E-Mail

See Attached

✓

[illegible]

Date

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

April 11, 2022, Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Summit at Fern Hill Community Development District was held on **Monday, April 11, 2022, at 6:00 p.m.** at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.

1. CALL TO ORDER/ROLL CALL

Heather Dilley called the Regular Meeting of the Summit at Fern Hill Community Development District to order on **Monday, April 11, 2022 at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Ryan Corley	Chair
Antonio Bradford	Vice-Chair
Angela White	Supervisor

Staff Members Present:

Heather Dilley	District Manager, Meritus
Tonja Stewart	District Engineer (via conference call)

There were no audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

The District Counsel was not present for the meeting, recommended the Board adopt a resolution Emergency Fund Disbursement.

B. District Engineer

i. Stormwater Needs Analysis

The District Engineer discussed (via conference call) the new storm drain legislation and recommended we add a budget line of \$2,000 for 2023.

C. District Manager

Ms. Dilley (District Manager) provided the login information for Wi-Fi and pool deck camera. New blinds in clubhouse were completed.

Ms. Dilley (District Manager) discussed future landscaping bids and waiting on replacement dog gates estimate.

Ms. Dilley (District Manager) reviewed the Reserve Study.

4. BUSINESS ITEMS

A. Discussion on Reserve Study Proposal

The Board Approved a resolution for Emergency Fund Disbursement of \$5000. Authorizing the District Manager and Chairman or Vice Chairman to enter a contract to disburse funds without prior Board approval that does not exceed \$5000.

MOTION TO:	Approve a Resolution for Emergency Fund Disbursement of \$5000.
MADE BY:	Supervisor Corley
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Discussion on “No Fishing” Sign Proposal

The Board Approved the Neptune proposal for three “No Fishing Signs”.

MOTION TO:	Approve the Neptune Proposal for three (3) “No Fishing Signs.”
MADE BY:	Supervisor White
SECONDED BY:	Supervisor Corley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. Discussion on Playground Walkway Proposal

The Board tabled the brick estimate for playground area. More information needed.

5. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting March 14, 2022

B. Consideration of Operations and Maintenance Expenditures February 2022

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve Consent Agenda Items A-B.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. Review of Financial Statements Month Ending February 28, 2022

The Board reviewed the financial statements for the month ending February 28, 2022.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

The Board requested fake camera and motion lights at irrigation pump, aquatics report added to meeting book, and bathroom keys.

7. PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

MOTION TO:	Adjourn at 6:42 p.m.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor Corley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - 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 _____.

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice-Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Summit at Fern Hill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Carson's Lawn & Landscaping Services	7138	\$ 7,543.34		Lawn Care Maintenance Service - February 2022
Zebra Cleaning Team Inc.	4764	600.00		Pool Cleaning - March 2022
American Mulch & Soil, LLC	326	8,730.00		Mulch Maintenance – 03/29/2022
Meritus Districts	75294	3,616.34		District Management Services – March 2022
Monthly Contract Sub-Total		\$ 20,489.68		
Variable Contract				
Supervisor: Ange	AW 031422	\$ 200.00		Supervisor Fee - 03/14/2022
Supervisor: Antonio Bradford	AB 031422	200.00		Supervisor Fee - 03/14/2022
Supervisor: Douglas Smith	DS 031422	200.00		Supervisor Fee - 03/14/2022
Supervisor: Ryan Corley	RC 031422	200.00		Supervisor Fee - 03/14/2022
Variable Contract Sub-Total		\$ 800.00		
Utilities				
BOCC	6440260149 031522	\$ 253.79		Water Services thru 03/10/2022
BOCC	6440260149 121421 LF	51.79	\$ 305.58	Water Services - 03/07/2022
Tampa Electric	211000167513 030822	141.17		Electric Services thru 03/02/2022
Tampa Electric	211000167729 030822	2,391.95		Electric Services thru 03/02/2022
Tampa Electric	211000167901 030822	606.88		Electric Services thru 03/02/2022
Tampa Electric	221007748520 030822	432.65	\$ 3,572.65	Electric Services thru 03/02/2022
Utilities Sub-Total		\$ 3,878.23		
Regular Services				

Summit at Fern Hill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Carson's Lawn & Landscaping Services	7162	\$ 680.00		Landscape Maintenance - 03/02/2022
Claudia Lopez-Matamoros	CLM 030722	200.00		Clubhouse Rental Deposit - 03/07/2022
Frontier	8137412379 031622	115.65		Communications Service thru 04/16/2022
Global Solutions Partners	4197	2,700.00		Professional Services - 02/04/2022
Spearem Enterprises	5183	445.00		Cleaning Services thru 02/14/2022
Spearem Enterprises	5192	1,200.00	\$ 1,645.00	Summit Monument Repair - 02/28/022
Stantec	1898176	840.00		Professional Services - 03/09/2022
Straley Robin Vericker	21059	89.00		Professional Services thru 02/15/2022
Regular Services Sub-Total		\$ 6,269.65		

Additional Services				
Board of County Commissioners	WR2102265 082621	\$ 100.00		Notice of Violation - Water Use Restriction - 08.26.2021
Additional Services Sub-Total		\$ 100.00		

TOTAL:		\$ 31,537.56		
---------------	--	---------------------	--	--

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: February 23, 2022
Invoice # 7138

Billing address	Service address
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	The Summit at Fern Hill

[illegible]**Payment due upon receipt**

Phone #
813-526-3739

Fax #
813-280-2476

E-mail carsonwd@yahoo.com

53900 - 4604

117.

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
3/10/2022	69151

Bill To

Water Grass CDD #1
C/o Meritus Corp
2005 Pan Am Circle Dr., Ste. 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	4/9/2022

Description	Amount
Monthly waterway service for the month this invoice is dated - 15 waterways Light Debris pickup included	1,050.00
53800-1605 482	

Thank you for your business.

Total	\$1,050.00
Payments/Credits	\$0.00
Balance Due	\$1,050.00



Job Name: _____
Customer Number: 448 Customer: FCA - WATERGRASS CDD
Technician: Ed
Date: 03/09/2022 Time: 08:34 AM
Customer Signature: _____

☒ Arrowhead
 ☐ Bulrush
 ☒ Golden Canna
 ☐ Naiad
 ☒ Cattails

☐ Bacopa
 ☐ Chara
 ☒ Gulf Spikerush
 ☒ Pickerelweed

25



Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: MARCH 8, 2022
INVOICE #4764

EXPIRATION DATE

TO Fern Hill CDD
2005 Pan Am Circle Ste 120
Tampa FL, 33607

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		pool cleaning for March		\$600.00

539.00
4617

HA

SUBTOTAL	
SALES TAX	
TOTAL	\$600.00

Comments:

Summit at Fern Hill CDD

MEETING DATE: March 14, 2022

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	✓	Salary Accepted	\$200
Angela White	✓	Salary Accepted	\$200
Douglas Smith	✓	Salary Accepted	\$200
Ryan Corley	✓	Salary Accepted	\$200
Tara Hudak		Salary Accepted	\$200

AW031422

Summit at Fern Hill CDD

MEETING DATE: March 14, 2022

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	✓	Salary Accepted	\$200
Angela White	✓	Salary Accepted	\$200
Douglas Smith	✓	Salary Accepted	\$200
Ryan Corley	✓	Salary Accepted	\$200
Tara Hudak		Salary Accepted	\$200

AB031422

Summit at Fern Hill CDD

MEETING DATE: March 14, 2022

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	✓	Salary Accepted	\$200
Angela White	✓	Salary Accepted	\$200
Douglas Smith	✓	Salary Accepted	\$200
Ryan Corley	✓	Salary Accepted	\$200
Tara Hudak		Salary Accepted	\$200

DS 031422

Summit at Fern Hill CDD

MEETING DATE: March 14, 2022

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Antonio Bradford	✓	Salary Accepted	\$200
Angela White	✓	Salary Accepted	\$200
Douglas Smith	✓	Salary Accepted	\$200
Ryan Corley	✓	Salary Accepted	\$200
Tara Hudak		Salary Accepted	\$200

RC 031422



Hillsborough
County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2022	04/05/2022



Summary of Account Charges

Previous Balance	\$833.25
Net Payments - Thank You	\$-833.25
Bill Adjustments	\$1.25
Total Account Charges	\$252.54
AMOUNT DUE	\$253.79

Important Message

Bill Payment System Updates Coming April 28. Water Resources Department is making system changes to enhance data security and improve services. Customers will get instructions on how to re-register their online accounts in April.

Worried about wasting water from an inefficient irrigation system? If you would like your system evaluated, call Paula Staples, UF/IFAS Extension Hillsborough County, at 813-744-5519 X 54142, to see if a free evaluation can help you conserve water.

This is your summary of charges. Detailed charges by premise are listed on the following page(s)

Received
MAR 21 2022



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6440260149

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



SUMMIT AT FERN HILL
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008

122 8

DUE DATE	04/05/2022
AMOUNT DUE	\$253.79
AMOUNT PAID	

0064402601492

31
00000253799

HILLSBOROUGH COUNTY WATER RESOURCES DEPARTMENT

Web Address
Internet Payments
Pay by Phone/Account Information
Email Address

HCFLGov.net/Water
HCFLGov.net/WaterBill
(813) 276-8526
PublicUtilities@HCFLGov.net

Customer Service (813) 272-6680
Credit / Collections (813) 272-5977, Ext. 43800
Emergency (813) 744-5600

Water Quality Information Line (24 hrs.) (813) 264-3835
Water Restrictions Information (813) 275-7094
Water Restriction Violation Hotline (813) 224-8993

Authorized Payment:

Brandon area
332 N. FALKENBURG
TAMPA, FL 33619 M-
F, 8-5 w/ drop box

Northdale area
15610 PREMIERE DR
TAMPA, FL 33624
Drop box only



Explanation of Charges:

CUSTOMER SERVICE CHARGE - represents the cost of providing routine customer services such as reading meters, maintaining customer accounts, and billing for services rendered.

PURCHASED WATER CHARGE - is a volumetric charge based on the cost of water purchased by the County from suppliers. The pass through charge is applied to all billable potable water consumption.

WATER BASE CHARGE - is designed to recover a portion of all fixed costs for the water system. Fixed costs include debt service, personnel cost and operating costs not related to the amount of water produced or treated.

WATER USAGE CHARGE - includes all variable costs for producing and treating water and the remainder of the fixed cost not recovered through the water base charge. Charges are billed per 1,000 gallons of metered flow.

RECLAIMED WATER CHARGE - is designed to recover variable and fixed costs associated with the treatment and supply of reclaimed water.

SEWER BASE CHARGE - is designed to recover a portion of the fixed costs for the wastewater system. Fixed costs include debt service, personnel costs and operating costs not related to the amount of wastewater treated and effluent disposal.

SEWER USAGE CHARGE - includes the variable costs of treating and disposing of wastewater and includes the balance of the fixed costs not recovered through the wastewater base charge. Wastewater usage charges are billed per 1,000 gallons of metered flow. Residential wastewater usage is capped at 8,000 gallons per month on accounts read monthly and at 16,000 gallons on accounts whose meter is read every other month. Commercial wastewater customers pay the wastewater usage charge for all billable water consumption.

DEPOSITS - A new or increased security deposit required to reduce bad-debt losses on an account.

ADJUSTMENTS - includes costs for special services or handling provided by the County. This may include, but is not limited to, customer requests, delinquent account collections activities, unauthorized usage charges, etc.

SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

In compliance with Section 119.071(5), Florida Statutes (Public Records Law) by this document Hillsborough County discloses to you that your social security number is requested for the purpose of deposit waiver verification, at the customer's request, for any new water or wastewater account and recovery of unpaid utility bills or charges.

Go Green - You can help reduce the environmental impact of paper billing. Visit us on the Web to view paperless options for billing and payments.

Hillsborough County Public Utilities accepts:



(AMSCOT Locations accept CASH only)

Internet Payments: HCFLGov.net/WaterBill

Mail Payments to: P.O. Box 89637, Tampa, Florida 33689-0410

Pay By Phone: (813) 276-8526



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2022	04/05/2022

Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

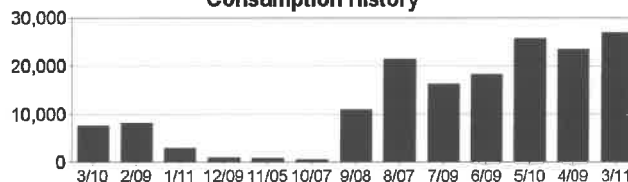
M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38351230	02/09/2022	4990	03/10/2022	5066	7600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$22.95
Water Base Charge	\$23.62
Water Usage Charge	\$6.46
Total Service Address Charges	\$58.01

Consumption History



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2022	04/05/2022

Service Address: 10340 BOGGY MOSS DR

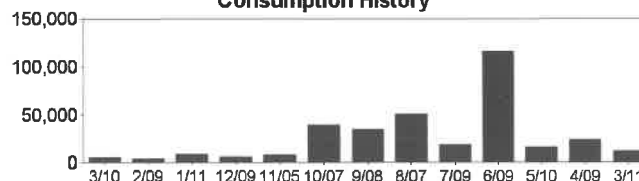
M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
53708598	02/09/2022	13778	03/10/2022	13830	5200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$15.70
Water Base Charge	\$29.01
Water Usage Charge	\$4.42
Sewer Base Charge	\$70.31
Sewer Usage Charge	\$28.03
Total Service Address Charges	\$152.45

Consumption History





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2022	04/05/2022

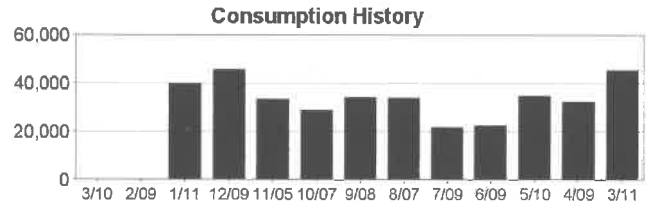
Service Address: 10250 STRAWBERRY TETRA DR (COMM IRRIG MTR)

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
38576158	02/09/2022	8815	03/10/2022	8815	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Water Base Charge	\$21.76
Late Payment Charge	\$0.36
Total Service Address Charges	\$27.10



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	03/15/2022	04/05/2022

Service Address: 10636 FERN HILL DR

M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54272591	02/09/2022	0	03/10/2022	0	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Water Base Charge	\$10.36
Late Payment Charge	\$0.89
Total Service Address Charges	\$16.23

Payment By Bank Account

Home / Payment By Bank Account

Sign up for Paperless Billing and Email Notification

Go Paperless

ACH Withdrawal

Please print this page for your records. Thank you for your online payment.

Your payment was successful!

Date Paid: 3/7/2022 4:16:19 PM
HCPUD Account Number: 6440260149
Amount Paid: \$560.94
Bank Routing Number: 063102152
Type of Account: Business Checking
Bank Account Number: *****3620
Confirmation Number: 22030799471383

[Printer friendly page](#)



Florida



PLACE
STAMP
HERE

Received

MAR 17 2022



HILLSBOROUGH COUNTY
PUBLIC UTILITIES DEPARTMENT
P.O. Box 89637
Tampa, FL 33689-0410

2080 - \$509.15
2091 - \$474.77
2106 - \$272.31

check new
rec'd
12/22/21
2/3/22 - CL
2/24/22 Rec'd 3/2

\$51.79
new = date fee
\$560.94

Statement Date: 03/08/2022

Account: 211000167513

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
10636 FERN HILL DR WL
RIVERVIEW, FL 33578-0000



Current month's charges:	\$141.17
Total amount due:	\$141.17
Payment Due By:	03/29/2022

Your Account Summary

Previous Amount Due	\$102.55
Payment(s) Received Since Last Statement	-\$102.55
Current Month's Charges	\$141.17
Total Amount Due	\$141.17

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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167513

Current month's charges:	\$141.17
Total amount due:	\$141.17
Payment Due By:	03/29/2022

Amount Enclosed \$ 610643024681

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211000167513
Statement Date: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

Service for: 10636 FERN HILL DR WL, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000824160	03/02/2022	11,468		10,391		1,077 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	1,077 kWh @ \$0.07014/kWh	\$75.54
Fuel Charge	1,077 kWh @ \$0.03057/kWh	\$32.92
Storm Protection Charge	1,077 kWh @ \$0.00315/kWh	\$3.39
Clean Energy Transition Mechanism	1,077 kWh @ \$0.00402/kWh	\$4.33
Florida Gross Receipt Tax		\$3.53

Electric Service Cost

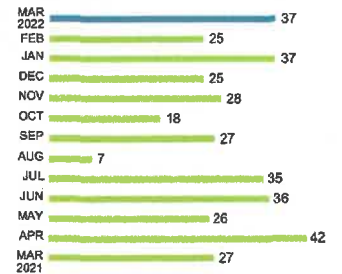
\$141.17

Total Current Month's Charges

\$141.17

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 03/08/2022

Account: 211000167729

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
FERN HL, PH 1A
RIVERVIEW, FL 33578-0000



Current month's charges:	\$2,391.95
Total amount due:	\$2,391.95
Payment Due By:	03/29/2022

Your Account Summary

Previous Amount Due	\$2,391.95
Payment(s) Received Since Last Statement	-\$2,391.95
Current Month's Charges	\$2,391.95
Total Amount Due	\$2,391.95

Received
MAR 14 2022

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See reverse side for more information

Account: 211000167729

Current month's charges:	\$2,391.95
Total amount due:	\$2,391.95
Payment Due By:	03/29/2022

Amount Enclosed \$

610643024682

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211000167729
Statement Date: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

Service for: FERN HL, PH 1A, RIVERVIEW, FL 33578-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1092 kWh @ \$0.03076/kWh	\$33.59
Fixture & Maintenance Charge	57 Fixtures	\$627.00
Lighting Pole / Wire	57 Poles	\$1684.92
Lighting Fuel Charge	1092 kWh @ \$0.03008/kWh	\$32.85
Storm Protection Charge	1092 kWh @ \$0.01028/kWh	\$11.23
Clean Energy Transition Mechanism	1092 kWh @ \$0.00033/kWh	\$0.36
Florida Gross Receipt Tax		\$2.00

Lighting Charges

\$2,391.95

Total Current Month's Charges

\$2,391.95

00000078-0000855-Page 17 of 26

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.

Statement Date: 03/08/2022
Account: 211000167901

SUMMIT AT FERN HILL CCD
10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-9502



Current month's charges:	\$606.88
Total amount due:	\$606.88
Payment Due By:	03/29/2022

Your Account Summary

Previous Amount Due	\$508.64
Payment(s) Received Since Last Statement	-\$508.64
Current Month's Charges	\$606.88
Total Amount Due	\$606.88

One Less Worry :)

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167901

Current month's charges:	\$606.88
Total amount due:	\$606.88
Payment Due By:	03/29/2022
Amount Enclosed	\$

610643024683

SUMMIT AT FERN HILL CCD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211000167901
Statement Date: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

Service for: 10340 BOGGY MOSS DR, RIVERVIEW, FL 33578-9502

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000503846	03/02/2022	98,539		93,253		5,286 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	5,286 kWh @ \$0.07014/kWh	\$370.76
Fuel Charge	5,286 kWh @ \$0.03057/kWh	\$161.59
Storm Protection Charge	5,286 kWh @ \$0.00315/kWh	\$16.65
Clean Energy Transition Mechanism	5,286 kWh @ \$0.00402/kWh	\$21.25
Florida Gross Receipt Tax		\$15.17

Electric Service Cost

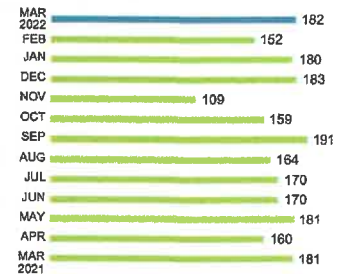
\$606.88

Total Current Month's Charges

\$606.88

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 03/08/2022

Account: 221007748520

SUMMIT AT FERN HILL CCD
FERN HILL 2 CONE GROVE RD, LIGHTS
RIVERVIEW, FL 33578



Current month's charges:	\$432.65
Total amount due:	\$432.65
Payment Due By:	03/29/2022

Your Account Summary

Previous Amount Due	\$432.65
Payment(s) Received Since Last Statement	-\$432.65
Current Month's Charges	\$432.65
Total Amount Due	\$432.65

One Less Worry :)

Paperless Billing -
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



SCAM AWARE TIP:

Remember, we will never call to ask for
your credit or debit card info.

tampaelectricblog.com/scamalert

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007748520

Current month's charges:	\$432.65
Total amount due:	\$432.65
Payment Due By:	03/29/2022

Amount Enclosed \$ 630396078372

SUMMIT AT FERN HILL CCD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007748520
Statement Date: 03/08/2022
Current month's charges due 03/29/2022



Details of Charges – Service from 02/02/2022 to 03/02/2022

Service for: FERN HILL 2 CONE GROVE RD, LIGHTS, RIVERVIEW, FL 33578

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	176 kWh @ \$0.03076/kWh	\$5.41
Fixture & Maintenance Charge	11 Fixtures	\$94.60
Lighting Pole / Wire	11 Poles	\$325.16
Lighting Fuel Charge	176 kWh @ \$0.03008/kWh	\$5.29
Storm Protection Charge	176 kWh @ \$0.01028/kWh	\$1.81
Clean Energy Transition Mechanism	176 kWh @ \$0.00033/kWh	\$0.06
Florida Gross Receipt Tax		\$0.32

Lighting Charges

\$432.65

Total Current Month's Charges

\$432.65

Important Messages

Fuel increase will raise outdoor lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit tampaelectric.com/ratecommunications to view the outdoor lighting rates.

Carson's Lawn & Landscaping Services

Billing Address
P.O. Box 3203
Riverview, FL 33568

INVOICE

DATE: March 2, 2022
Invoice # 7162

Billing address
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Service address
The Summit at Fern Hill

ID	LOCATION	QTY	COST	TOTAL
	Along Cone Grove Road			
	A) Replace (3) worn out or missing bubbler heads at \$38.00 ea		\$	114.00
	B) Replace(3) broken or worn out 6" Rain Bird sprinkler heads at \$45.00 ea		\$	135.00
	c) Repair (4) worn out irrigation drip line connections at \$17.00 ea		\$	68.00
	Clubhouse area			
	A) Replace (2) worn out irrigation bubbler heads at \$38.00 ea		\$	76.00
	B) Replace (2) worn out 6" Rain Bird pop ups at \$45.00 ea		\$	90.00
	C) Repair approx (15) irrigation drip line connections area that were worn out		\$	175.00
			\$	-
			\$	-
THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES			TOTAL	\$ 658.00

Payment due upon receipt

Phone #
813-526-3739

E-mail
carsonwd@yahoo.com

53900 / 4611 MD.

SUMMIT AT FERN HILL CDD DISTRICT CHECK REQUEST FORM

Today's Date March 7, 2022

District Name Summit at Fern Hill CDD

Check Amount 200.00

Payable to Claudia Lopez- Matamoros

Mailing Address [REDACTED]

Check Description

Return the Clubhouse rental Deposit

Special Instructions

sum

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Staff Accountant



Approved Signature

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
CK.#	_____
Date	_____

Date of Reservation: 02/26/2022
Time From: 2:00pm to 6:30pm
Type of Function: Birthday Party
Number of Persons Planning to Attend: 25 (DO NOT EXCEED 30)
Total Rental Fee: \$50.00
Total Refundable Deposit: \$200.00

THE SUMMIT AT FERN HILL Clubhouse Rental Agreement

THIS CLUBHOUSE RENTAL AGREEMENT (the "Agreement") is made on this 19 day of January, 2022 by and between THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT., a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "CDD"), located at 10340 Bogg Moss Drive, Riverview, FL 33578 and Claudia Lopez-Mastamoras ("Homeowner"), residing at 1000 ... Riverview, Florida 33578.

In consideration of the mutual agreements of the parties set forth in this Agreement and other good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:


1. The CDD is not responsible for the loss or injuries sustained to any resident or guest who attends this function. The CDD, Home Encounter LLC, a Florida limited liability company (the "Management Company"), their members, employees and other representatives will in no way be liable for loss, damages, or injuries to any resident or guest in connection with this event. Homeowner assumes full responsibility and liability for any claims arising at the above stated activity. Homeowner(s) shall indemnify and hold harmless the CDD, The Summit at Fern Hill Community Association, Inc., Lennar Homes, LLC, a Florida limited liability company, Lennar Corporation, a Delaware corporation, and their respective affiliates, managers, members, employees, officers, directors, trustees, shareholders, counsel, representatives and agents (the "Released Parties"), from and against any and all damages, liens, liabilities, penalties, interest, losses, demands, actions, causes of action, claims, costs and expenses (including reasonable attorneys' fees, including the cost of in-house counsel and appeals) arising from or related to Homeowner's and its guests' and invitees' use of the Clubhouse and related facilities, entry onto the Clubhouse and related facilities and any other acts by Homeowner or its guest' and invitees with respect to the use of the Clubhouse and related facilities or otherwise. It is expressly agreed by Homeowner and the CDD that any of the Released Parties, which are not parties to this Agreement are intended by the Homeowner and the CDD to be third party beneficiaries to this Section 1 and shall have the right to enforce the provisions of this Agreement.
2. Homeowner agrees to return the premises to a neat, clean and orderly condition, and is responsible for removing all trash and garbage created as a result of this activity. All trash and garbage MUST be removed and taken and removed from the premises immediately after the event.
3. Homeowner understands and agrees that the \$200.00 refundable deposit will be returned ONLY after it has been verified that the facility has been left clean and orderly, all inventory accounted for, and all rules have been complied with. Following event, a representative of the CDD must walk through facility with the Homeowner to ensure it was left clean and orderly before authorization is made to return deposit.
4. Should facility not be left clean and orderly, and the cost to clean or repair facility exceeds the deposit, the Homeowner will be billed for the difference and required to pay same within 30 days. Should Homeowner continue to utilize Clubhouse and leave facility not in a clean or orderly state, the CDD reserves the right to deny rental of facility to the Homeowner in the future.

5. Homeowner agrees that rental of the Clubhouse does **not** include the exclusive use of the pool.
6. Homeowner agrees that rental time **cannot** exceed 10:00 pm.
7. Alcohol is not allowed in the Clubhouse or on any of the Clubhouse property, including but not limited to, the pool area.
8. Prior to receiving the Clubhouse key, each Homeowner will be required to sign this Agreement. Homeowner can obtain these documents from the Management Company at (813) 873-7300.
9. A lost Clubhouse key will result in the loss of your deposit.
10. Homeowner agrees and understands that a minimum of five (5) calendar days' cancellation notice, prior to rental, is required. If cancellation notice is given less than five (5) calendar days prior to rental, the fifty-dollar (\$50.00) rental fee will not be refunded.
11. If any commercial services will be used (i.e., moon walk or caterer) the commercial entity will be required to provide a certificate of insurance naming the CDD, as an additional named insured. This certificate shall be delivered to the Management Company a minimum of forty-eight (48) hours prior to the event.
12. Should an event occur in the evening, Homeowner shall make arrangements with the opening of the gate for attendees at the event at the Clubhouse. For security purposes, Homeowner shall not place any item that allows gate to remain open.
13. Homeowner agrees to abide by the Clean-Up Checklist that is attached hereto as **Exhibit A** and made a part hereof. Said Checklist is also posted in the Storage Closet.
14. By signing this Agreement, you are hereby acknowledging your understanding and acceptance of the terms and conditions herein.


IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

HOMEOWNER:

CDD:


Name: Claudia Lopez-Matamoros

THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes



Name: Ruben Matamoros


By: _____
Name: _____
Title: _____

Mail two (2) checks (one for rental fee; one for deposit) and completed application to:

**Summit at Fern Hill CDD
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Contact: Monica Alvarez
Phone: (813) 397-5120 Ext. 325
Email: monica.alvarez@merituscop.com**

63-215/631 657

Claudia Lopez-Matamoros
 Ruben Matamoros
 [REDACTED] January 20, 2022 


Pay to the Order of Summit at Fern Hill CDD \$200.^{xx}
 Two hundred & 00/100 ————— Dollars  Security features are included. Details on back.


Suntrust Bank 3 John 1:2

For Clubhouse Rental 2/26/22 Claudia Lopez-Matamoros

⑆063102152⑆1000053808605⑆ 0657

63-215/631 658

Claudia Lopez-Matamoros
 Ruben Matamoros
 [REDACTED] January 20, 2022 

Pay to the Order of Summit at Fern Hill CDD \$50.^{xx}
 Fifty & 00/100 ————— Dollars  Security features are included. Details on back.

Suntrust Bank 3 John 1:2

For Clubhouse fee 2/26/22 Claudia Lopez-Matamoros

⑆063102152⑆1000053808605⑆ 0658

Account Summary

New Charges Due Date	4/11/22
Billing Date	3/16/22
Account Number	813-741-2379-121620-5
PIN	1485
Previous Balance	115.65
Payments Received Thru 3/04/22	-115.65
Thank you for your payment!	
Balance Forward	.00
New Charges	115.65
Total Amount Due	\$115.65



Reap the Rewards

With our Business Referral Program

Know a business that could use Frontier Internet service? Earn up to \$5,000 for each referral that signs up.

business.frontier.com/referral-program

Ways to pay your bill



frontier.com/pay



800.801.6652



Auto Pay

[Frontier.com/SignUpForAutopay](https://frontier.com/SignUpForAutopay)

8

Frontier

P.O. Box 709, South Windsor, CT 06074-9998

AV 01 013098 03757B 52 C**5DGT



SUMMIT AT FERN HILL CDD
2005 PAN AM CIR
STE 300
TAMPA, FL 33607-6008

PAYMENT STUB

Total Amount Due **\$115.65**

New Charges Due Date 4/11/22

Account Number 813-741-2379-121620-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$

To change your billing address, call 1-800-921-8102

FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407



5940098137412379121620000000000000000000115655

Say goodbye to stamps, envelopes and checks

With Frontier Paperless Billing, paying and viewing your bill is just a click away.

frontier.com/GoPaperless

Let us help: Customer Service at frontier.com/helpcenter or Chat at frontier.com.
Visually impaired/TTY customers, call 1.877.462.6606. For languages other than English or Spanish, call 1.833.557.1929.

PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT CONSUMER MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment.

Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit [Frontier.com/terms](https://frontier.com/terms), [Frontier.com/tariffs](https://frontier.com/tariffs) or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes ([Frontier.com/terms/arbitration](https://frontier.com/terms/arbitration)). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at www.frontier.com.

IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.

**CURRENT BILLING SUMMARY**

Local Service from 03/16/22 to 04/15/22

Qty Description	813/741-2379.0	Charge
Basic Charges		
Federal Subscriber Line Charge - Bus		6.50
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
Federal USF Recovery Charge		2.27
FL State Communications Services Tax		.64
County Communications Services Tax		.62
Federal Excise Tax		.33
FL State Gross Receipts Tax		.04
FL State Gross Receipts Tax		.01
Total Basic Charges		14.66
Non Basic Charges		
Business FiberOptic Internet 500/500M		95.99
\$10.00 Discount through 12/15/22		
1 Usable Static IP Address		5.00
Total Non Basic Charges		100.99

TOTAL 115.65**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$14.66 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.







Global Solution Partners

14286 Beach Blvd. Suite 19-233

Jacksonville Beach, FL 32250

US

8444777883

Accounting@GlobalSolutionPartners.com

<http://GlobalSolutionPartners.com>

INVOICE

BILL TO

Summit at Fern Hill
C/O Heather Dilley
Meritus Communities
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

INVOICE # 4197

DATE 02/04/2022

DUE DATE 03/06/2022

TERMS Upon receipt of Initial
Report

ACTIVITY

AMOUNT

Level 1 Reserve Study

Full Level 1 Reserve Study with Site Visit

2,700.00

Summit at Fern Hill
10340 Boggy Moss Drive
Riverview, FL 33578

If paying by check, please make payable to:

BALANCE DUE

\$2,700.00

Global Solution Partners
14286 Beach Blvd, Suite 19-233
Jacksonville Beach, FL 32250

Please also be sure to include your invoice number on
your check.

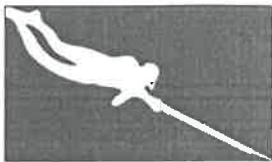
57910 / 6450-

Job # GRS2202996 - Summit at Fern Hill

H17.

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
727-364-3349
spearem.jmb@gmail.com



INVOICE

BILL TO
Summit at Fern Hill CDD
c/o Meritus
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE 5183
DATE 02/18/2022
TERMS Net 15
DUE DATE 03/05/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor 1-24-2022 weekly cleaning T(wice per week)	1	100.00	100.00
Labor 1-31-2022 weekly cleaning	1	100.00	100.00
Labor 2-7-2022 Weekly Cleaning	1	100.00	100.00
Labor 2-14-2022 Weekly Cleaning	1	100.00	100.00
Material Paper goods, Soap, Trash bags	1	45.00	45.00

BALANCE DUE \$445.00

53900 - 4602.
M17

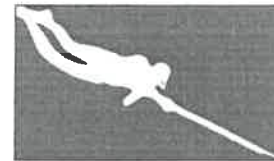
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Summit at Fern Hill CDD

c/o Meritus

2005 Pan Am Circle, Suite

120

Tampa, FL 33607

INVOICE # 5192**DATE 02/28/2022****DUE DATE 03/15/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor Summit monument repair: Repaired said Monument.	1	1,200.00	1,200.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God". Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE**\$1,200.00**

53900 / 4626
HD



INVOICE

Page 1 of 1

Invoice Number 1898176
Invoice Date March 9, 2022
Purchase Order 215612636
Customer Number 132832
Project Number 215612636

Bill To

Summit at Fern Hill CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

51300
3103

Project Fern Hill CDD Engineering Services

Project Manager

Stewart, Tonja L

For Period Ending

February 25, 2022

Current Invoice Total (USD)

840.00

SWFWMD Certification; follow up regarding outstanding wetland mitigation issues with environmental design professional and developer

Top Task 2022 2022 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.50	144.00	216.00
Stewart, Tonja L	3.00	208.00	624.00
Subtotal Professional Services	4.50		840.00
Top Task Subtotal 2022 FY General Consulting			840.00
Total Fees & Disbursements			840.00
INVOICE TOTAL (USD)			840.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

417

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

February 24, 2022

Client: 001462

Matter: 000001

Invoice #: 21059

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2022

SERVICES

Date	Person	Description of Services	Hours	
1/18/2022	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2021; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
2/8/2022	DCC	REVIEW AGENDA; FOLLOW UP WITH DISTRICT MANAGER REGARDING UPCOMING MEETING.	0.2	
Total Professional Services			0.4	\$89.00

PERSON RECAP

Person	Hours	Amount
DCC Dana C. Collier	0.2	\$57.00
LB Lynn Butler	0.2	\$32.00

51400 - 3107
H17

February 24, 2022

Client: 001462

Matter: 000001

Invoice #: 21059

Page: 2

Total Services	\$89.00	
Total Disbursements	\$0.00	
Total Current Charges		\$89.00

PAY THIS AMOUNT

\$89.00

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

PO BOX 1110
Tampa, FL 33601

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, FL 33619-1309

SUMMIT AT FERN HILL CDD

5680 W CYPRESS ST, STE A
TAMPA, FL 33607

53600
4/302

NOTICE OF VIOLATION

WATER USE RESTRICTION

08-26-2021

The purpose of this notice is to inform you that a violation of SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES, was witnessed on the date, time and at the address referenced below. This observance is described as follows:

Case Number: WR2102265
Location: 10340 BOGGY MOSS DR HBCO
Parcel Number: 077192.5484
Violation: 1: WATERING ON A RESTRICTED DAY
2: WATERING DURING RESTRICTED HOURS
Violation Dated: 08/25/2021 - 6:44 AM
Penalty Amount: \$100.00

The enclosed invoice reflects the assessed penalty amount to be paid within twenty (20) business days. If not paid and/or an appeal is not filed within twenty (20) business days, it will constitute a separate violation of SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES, and this case will be referred to the Code Enforcement Special Magistrate for a hearing where additional fines may be imposed. Payment may be made online at www.hcflgov.net/code, in person or by mail. Checks and money orders shall be made payable to BOARD OF COUNTY COMMISSIONERS and sent to:

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, FL 33619-1309

TO FILE AN APPEAL:

You have twenty (20) business days from the date of written notification of a penalty assessed under Ordinance 03-07, as amended, to submit a written request for appeal. Appeals can be sent via email to WaterAppeals@HCFLGov.net, or faxed to (813) 274-6609, or mailed to the address above. Please be sure to include your case number. Please note, an appeal cannot be based on a lack of knowledge of water restrictions. For additional information regarding water use restrictions and appeals, please visit www.hcflgov.net/code.

If you have any questions, please call:

Paul Whaley, Code Enforcement Officer
(813) 486-5688



Hillsborough County Florida

Post Office Box 1110
Tampa, Florida 33601

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, Florida 33619-1309

Code Enforcement Department Invoice - Statement of Charges

Case Number: WR2102265
Invoice Date: 08-26-2021
Parcel Number: 077192.5484

Charge Details:

All violations are personally witnessed and photographed by the Code Enforcement Officer assigned to the case.

Description of Violation:	Violation Dated:	Time:	Penalty:
1: WATERING ON A RESTRICTED DAY	08/25/2021	6:44 AM	\$100.00
2: WATERING DURING RESTRICTED HOURS			

TOTAL AMOUNT DUE: \$100.00

Payment may be made online at www.hcflgov.net/code or by US Mail. Checks and money orders shall be made payable to the BOARD OF COUNTY COMMISSIONERS, to:

Code Enforcement Department
3629 Queen Palm Dr
Tampa, Fl. 33619

Failure to pay these fines, or file written appeal, within twenty (20) business days of receipt of this notice may result in your case being forwarded to the Hillsborough County Code Enforcement Special Magistrate where additional fines of up to \$5,000 per day may be assessed.

Your prompt attention to this matter is appreciated.

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2022



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Summit at Fern Hill Community Development District

Balance Sheet

As of 3/31/2022
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash-Operating Account	345,470	0	0	0	0	345,470
Investments - Revenue 2016 # 0000	0	277,026	0	0	0	277,026
Investments - Interest 2016 # 0001	0	0	0	0	0	0
Investments - Sinking 2016 # 0002	0	0	0	0	0	0
Investments - Reserve 2016 # 0003	0	123,177	0	0	0	123,177
Investments - Prepayment 2016 # 0004	0	0	0	0	0	0
Investments - Construction 2016 # 0005	0	0	0	0	0	0
Investments - Revenue 2018 #1000	0	0	156,399	0	0	156,399
Investments - Interest 2018 #1001	0	0	0	0	0	0
Investments - Sinking 2018 #1002	0	0	0	0	0	0
Investments - Reserve 2018 # 1003	0	0	69,325	0	0	69,325
Investments - Prepayment 2018 #1004	0	0	0	0	0	0
Investments - Construction 2018 #1005	0	0	0	0	0	0
Investments - COI 2018 # 1006	0	0	0	0	0	0
Accounts Receivable - Other	1,916	0	0	0	0	1,916
Due From Developer	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Interest Receivable	(0)	0	0	0	0	(0)
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0
Deposits	3,439	0	0	0	0	3,439
Equipment & Furniture	0	0	0	439,065	0	439,065
Construction Work In Progress	0	0	0	4,882,476	0	4,882,476
Amount Available-Debt Service	0	0	0	0	229,390	229,390
Amount To Be Provided-Debt Service	0	0	0	0	5,304,610	5,304,610
Other	0	0	0	0	0	0
Total Assets	350,825	400,203	225,724	5,321,541	5,534,000	11,832,294
Liabilities						
Accounts Payable	9,301	0	0	0	0	9,301
Accounts Payable Other	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Deposits	200	0	0	0	0	200

Summit at Fern Hill Community Development District

Balance Sheet

As of 3/31/2022
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Revenue Bonds Payable-LT-2016	0	0	0	0	3,484,000	3,484,000
Revenue Bond Payable - Series 2018	0	0	0	0	2,050,000	2,050,000
Total Liabilities	9,501	0	0	0	5,534,000	5,543,501
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	236,977	135,177	0	0	372,154
Fund Balance-Unreserved	166,784	0	0	0	0	166,784
Investment In General Fixed Assets	0	0	0	5,321,541	0	5,321,541
Other	177,241	163,226	90,547	0	0	431,014
Total Fund Equity & Other Credits	344,025	400,203	225,724	5,321,541	0	6,291,493
Total Liabilities & Fund Equity	353,525	400,203	225,724	5,321,541	5,534,000	11,834,994

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 3/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	297,755	305,005	7,250	2 %
Other Miscellaneous Revenues				
Miscellaneous	0	275	275	0 %
Clubhouse Rental Rev	0	100	100	0 %
Total Revenues	<u>297,755</u>	<u>305,380</u>	<u>7,625</u>	<u>3 %</u>
Expenditures				
Legislative				
Supervisor Fees	12,000	3,600	8,400	70 %
Financial & Administrative				
District Manager	33,750	16,875	16,875	50 %
District Engineer	2,000	1,464	536	27 %
Disclosure Report	8,400	4,200	4,200	50 %
Trustees Fees	8,100	4,041	4,059	50 %
Auditing Services	5,800	58	5,742	99 %
Postage, Phone, Faxes, Copies	400	123	277	69 %
Public Officials Insurance	2,664	0	2,664	100 %
Legal Advertising	1,500	0	1,500	100 %
Bank Fees	400	151	249	62 %
Dues, Licenses & Fees	175	175	0	0 %
Website Administration	1,200	600	600	50 %
ADA Website Fee	1,800	1,100	700	39 %
Legal Counsel				
District Counsel	6,000	1,063	4,937	82 %
Electric Utility Services				
Electric Utility Services	39,000	19,452	19,548	50 %
Water-Sewer Combination Services				
Water Utility Services	8,000	3,036	4,964	62 %
Other Physical Environment				
Waterway Management Program	6,000	2,670	3,330	56 %
Property & Casualty Insurance	6,621	0	6,621	100 %
Club Facility Maintenance	20,000	4,223	15,777	79 %
Landscape Maintenance - Contract	91,000	45,260	45,740	50 %
Landscape Maintenance - Other	15,000	13,130	1,870	12 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	958	2,542	73 %
Pool Maintenance	9,000	3,600	5,400	60 %
Park Facility Maintenance	5,000	2,361	2,639	53 %
Reserve				
Capital Reserve	7,945	2,700	5,245	66 %
Total Expenditures	<u>297,755</u>	<u>130,839</u>	<u>166,916</u>	<u>56 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>174,541</u>	<u>174,541</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	166,784	166,784	0 %
Fund Balance, End of Balance	<u>0</u>	<u>341,325</u>	<u>341,325</u>	<u>0 %</u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2016
From 10/1/2021 Through 3/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	0	246,278	246,278	0 %
O&M Assmts - Tax Roll	242,655	0	(242,655)	(100)%
Interest Earnings				
Interest Earnings	0	6	6	0 %
Total Revenues	242,655	246,284	3,629	1 %
Expenditures				
Debt Service Payments				
Interest Payment	164,655	83,059	81,596	50 %
Principal Payment	78,000	0	78,000	100 %
Total Expenditures	242,655	83,059	159,596	66 %
Excess Revenues Over (Under) Expenditures	0	163,226	163,226	0 %
Fund Balance, Beginning of Period	0	236,977	236,977	0 %
Fund Balance, End of Balance	0	400,203	400,203	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
From 10/1/2021 Through 3/31/2022
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	0	142,228	142,228	0 %
O&M Assmts - Tax Roll	138,610	0	(138,610)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>4</u>	<u>4</u>	<u>0 %</u>
Total Revenues	<u>138,610</u>	<u>142,232</u>	<u>3,622</u>	<u>3 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	100,610	50,685	49,925	50 %
Principal Payment	<u>38,000</u>	<u>1,000</u>	<u>37,000</u>	<u>97 %</u>
Total Expenditures	<u>138,610</u>	<u>51,685</u>	<u>86,925</u>	<u>63 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>90,547</u>	<u>90,547</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	135,177	135,177	0 %
Fund Balance, End of Balance	<u><u>0</u></u>	<u><u>225,724</u></u>	<u><u>225,724</u></u>	<u><u>0 %</u></u>

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 03/31/2022
Reconciliation Date: 3/31/2022
Status: Locked

Bank Balance	358,577.63
Less Outstanding Checks/Vouchers	12,598.13
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	(509.15)
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	345,470.35
Balance Per Books	<u>345,470.35</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/2022

Reconciliation Date: 3/31/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
6440260149 121421 LF	3/7/2022	late fee on check not received	51.79	BOCC
2121	3/17/2022	System Generated Check/Voucher	200.00	Douglas Ross Smith
2130	3/31/2022	System Generated Check/Voucher	8,730.00	American Mulch & Soil, LLC
2131	3/31/2022	System Generated Check/Voucher	3,616.34	Meritus Districts
Outstanding Checks/Vouchers			12,598.13	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 03/31/2022
Reconciliation Date: 3/31/2022
Status: Locked

Outstanding Other Cash Items

Document Number	Document Date	Document Description	Document Amount
6440260149 121421	3/7/2022	paid online check never received	(509.15)
Outstanding Other Cash Items			(509.15)

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/2022

Reconciliation Date: 3/31/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
2100	2/17/2022	System Generated Check/Voucher	200.00	Angela White
2105	2/24/2022	System Generated Check/Voucher	445.00	First Choice Aquatic
2106	2/24/2022	System Generated Check/Voucher	272.31	BOCC
2107	2/24/2022	System Generated Check/Voucher	115.65	Frontier
2108	2/24/2022	System Generated Check/Voucher	3,668.74	Meritus Districts
2109	2/24/2022	System Generated Check/Voucher	90.00	Spearem Enterprises, LLC
2110	2/24/2022	System Generated Check/Voucher	624.00	Stantec Consulting Services Inc.
2111	2/24/2022	System Generated Check/Voucher	600.00	Zebra Cleaning Team, Inc.
2112	3/3/2022	System Generated Check/Voucher	7,543.34	Carson's Lawn & Landscaping Services, LLC
2113	3/3/2022	System Generated Check/Voucher	445.00	Spearem Enterprises, LLC
2114	3/3/2022	System Generated Check/Voucher	89.00	Straley Robin Vericker
2116	3/4/2022	Series 2016 FY22 Tax Dist ID 566	862.42	Summit at Fern Hill CDD
2117	3/4/2022	Series 2018 FY22 Tax Dist ID 566	496.04	Summit at Fern Hill CDD
CD038	3/9/2022	ACH CORP DEBIT INTERNET HC-WATER BILL -3/9/22	560.94	
2115	3/10/2022	System Generated Check/Voucher	200.00	Claudia Lopez-Matamoros
2118	3/17/2022	System Generated Check/Voucher	200.00	Angela White
2119	3/17/2022	System Generated Check/Voucher	200.00	Antonio Deon Bradford, Sr.
2120	3/17/2022	System Generated Check/Voucher	658.00	Carson's Lawn & Landscaping Services, LLC
2122	3/17/2022	System Generated Check/Voucher	2,700.00	Global Solution Partners
2123	3/17/2022	System Generated Check/Voucher	200.00	Ryan Corley
2124	3/17/2022	System Generated Check/Voucher	1,200.00	Spearem Enterprises, LLC
2125	3/17/2022	System Generated Check/Voucher	840.00	Stantec Consulting Services Inc.
2126	3/17/2022	System Generated Check/Voucher	3,572.65	Tampa Electric
2127	3/17/2022	System Generated Check/Voucher	600.00	Zebra Cleaning Team, Inc.
CD036	3/21/2022	SERVICE CHARGES - PRIOR PERIOD 3.21.22	22.70	
2128	3/24/2022	System Generated Check/Voucher	253.79	BOCC

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/2022

Reconciliation Date: 3/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2129	3/24/2022	System Generated Check/Voucher	115.65	Frontier
Cleared Checks/Vouchers			26,775.23	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/2022

Reconciliation Date: 3/31/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR325	3/4/2022	Tax Distribution - 3.4.22	2,424.95	
CR324	3/7/2022	Clubhouse Rental - 3.07.22	50.00	
CR326	3/14/2022	Clubhouse Rental CK#2114 - 3.14.22	50.00	
Cleared Deposits			2,524.95	