

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT**

March 11, 2021 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 **Thursday, March 11, 2021 at 9:00 a.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Summit at Fern Hill Community Development District to order on **Thursday, March 11, 2021 at 9:13 a.m.**

Board Members Present and Constituting a Quorum:

Ryan Corley	Chair	
Antonio Bradford	Vice-Chair	
Douglas Smith	Supervisor	
Angela White	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Gene Roberts	District Manager, Meritus
Dana Crosby-Collier	District Counsel, Straley Robin Vericker

There were no other audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Resident Resumes

There were two applicants for the two open Supervisors seats, Angela White and Tara Hudak. The Board discussed the applicants. Ms. White introduced herself and told the Board about her background and that she was interested in serving on the Board to help better the community.

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MOTION TO: Approve Angela White for Supervisor Seat 2.
MADE BY: Supervisor Corley
SECONDED BY: Supervisor Bradford
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

The Board discussed the second open seat.

MOTION TO: Approve Tara Hudak for Supervisor Seat 3.
MADE BY: Supervisor Corley
SECONDED BY: Supervisor Bradford
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

Ms. Crosby-Collier led Angela White in reciting the Oath of Office.

Mr. Roberts noted that Tara Hudak will be sworn in at the next meeting since she was not present.

B. Discussion on Proposed Revised FY 2021 Meeting Dates and Times

The Board discussed revising the meeting dates and decided to hold the meetings on the second Monday of the month at 1:00 p.m. at the Clubhouse at The Summit at Fern Hill.

C. Consideration of Resolution 2021-05; Adopting a Revised FY 2021 Meeting Schedule

The Board reviewed the resolution.

MOTION TO: Have the Summit at Fern Hill’s CDD meetings on the second Monday of each month at 1:00 p.m., to be held at the community’s clubhouse.
MADE BY: Supervisor Corley
SECONDED BY: Supervisor Bradford
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

81 **D. Discussion on Pool Rules**

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83 The Board the proposed pool rules and felt at this time that the rules were acceptable. Supervisor
84 Bradford would like to see additional sanitizing be done to the pool chairs.
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86 **E. Consideration of Resolution 2021-06; Setting Public Hearing for Recreational**
87 **Amenities Rules and Policies**

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89 The Board reviewed the resolution and discussing setting the public hearing.
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91	MOTION TO:	Approve Resolution 2021-06 and set the public hearing
92		for May 10, 2021 at 1:00 p.m. at the Summit at Fern Hill
93		Clubhouse.
94	MADE BY:	Supervisor Corley
95	SECONDED BY:	Supervisor Bradford
96	DISCUSSION:	None further
97	RESULT:	Called to Vote: Motion PASSED
98		4/0 - Motion Passed Unanimously

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100 **F. Discussion on Mulch Proposals**

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102 The Board discussed the proposal and the amount left in the 2021 budget. They decided to table the
103 proposal until the next meeting.
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105 **G. Discussion on Landscaping Enhancements – Main Entrance**

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107 The Board discussed the sod proposal from Carson’s lawn care.
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109	MOTION TO:	Approve the proposal.
110	MADE BY:	Supervisor Corley
111	SECONDED BY:	Supervisor Bradford
112	DISCUSSION:	None further
113	RESULT:	Called to Vote: Motion PASSED
114		4/0 - Motion Passed Unanimously

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116 **H. Discussion on Pool Furniture**

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118 The Board discussed the proposal to re-sling the broken chairs at the pool. Supervisor Corley said it
119 would be a good idea to repair the chairs but put them off to the side to use as replacements as the
120 ones in use break.
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MOTION TO: Approve the proposal.
MADE BY: Supervisor Corley
SECONDED BY: Supervisor Smith
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

4. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting January 14, 2021

The Board reviewed the minutes.

MOTION TO: Approve the January 14, 2021 meeting minutes.
MADE BY: Supervisor Corley
SECONDED BY: Supervisor Bradford
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures December 2020

C. Consideration of Operations and Maintenance Expenditures January 2021

The Board reviewed the O&Ms.

MOTION TO: Approve the December 2020 and January 2021 O&Ms.
MADE BY: Supervisor Corley
SECONDED BY: Supervisor Bradford
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

D. Review of Financial Statements Month Ending January 31, 2021

The Board reviewed and accepted the financials. Mr. Roberts told the Board they are right on budget through January. The Board had some questions on where in the financials it shows assessment revenue.

163 **5. VENDOR/STAFF REPORTS**

164 **A. District Counsel**

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166 Ms. Crosby-Collier let the Board know she would be updating the approved resolutions for the
167 Chair’s signature.

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169 **B. District Engineer**

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

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173 **C. District Manager**

174 **i. Community Inspection Report**

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176 The Board reviewed the community inspection report. Mr. Robert told the Board that the shell path
177 at the park has been repaired. The Board noted that the fence at the end of Golden Wonder has some
178 panels that need to be replaced.

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181 **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

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183 Supervisor Smith asked if staff could check with the District Engineer for a copy of the
184 community’s original site plan approval.

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187 **7. PUBLIC COMMENTS**

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189 There were no public comments.

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192 **8. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Corley
SECONDED BY:	Supervisor White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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

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

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

210 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
211 meeting held on 4/12/2021.

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214 _____
215 **Signature**

216 Ryan Corley

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218 **Printed Name**

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220 **Title:**

221 Chair

222 Vice Chair

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214 _____
215 **Signature**

216 Gene Roberts

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218 **Printed Name**

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220 **Title:**

221 Secretary

222 Assistant Secretary

Recorded by Records Administrator



Signature

4/19/2021

Date

