

**SUMMIT AT FERN HILL  
COMMUNITY DEVELOPMENT DISTRICT**

May 12, 2021 Minutes of Continued Meeting

**Minutes of the Continued Meeting**

The Continued Meeting of the Board of Supervisors for the Summit at Fern Hill Community Development District was held on **Wednesday, May 12, 2021 at 3:00 p.m.** at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.

**1. CALL TO ORDER/ROLL CALL**

Gene Roberts called the Continued Meeting of the Summit at Fern Hill Community Development District to order on **Wednesday, May 12, 2021 at 3:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Antonio Bradford	Vice-Chair
Douglas Smith	Supervisor
Angela White	Supervisor
Tara Hudak	Supervisor

**Staff Members Present:**

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

There were no audience members in attendance.

Ms. Crosby-Collier led Tara Hudak in reciting the Oath of Office for Seat 3.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. RECESS TO PUBLIC HEARING**

Mr. Roberts directed the Board to recess to the public hearing.

41 **4. PUBLIC HEARING ON ADOPTING AMENITIES RULES AND POLICIES**

42 **A. Open the Public Hearing on Adopting Amenities Rules and Policies**

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44 MOTION TO: Open the public hearing.  
45 MADE BY: Supervisor White  
46 SECONDED BY: Supervisor Bradford  
47 DISCUSSION: None further  
48 RESULT: Called to Vote: Motion PASSED  
49 4/0 - Motion Passed Unanimously

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51 **B. Staff Presentations**

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53 Ms. Crosby-Collier reviewed the proposed amenities policies with the Board.

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55 **C. Public Comments**

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57 There were no public comments.

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59 **D. Close the Public Hearing on Adopting Amenities Rules and Policies**

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61 MOTION TO: Close the public hearing.  
62 MADE BY: Supervisor Bradford  
63 SECONDED BY: Supervisor White  
64 DISCUSSION: None further  
65 RESULT: Called to Vote: Motion PASSED  
66 4/0 - Motion Passed Unanimously

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68 **E. Consideration of Resolution 2021-08; Adopting Amenities Rules and Policies**

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70 The Board reviewed the resolution.

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72 MOTION TO: Approve Resolution 2021-08.  
73 MADE BY: Supervisor Smith  
74 SECONDED BY: Supervisor Bradford  
75 DISCUSSION: None further  
76 RESULT: Called to Vote: Motion PASSED  
77 4/0 - Motion Passed Unanimously

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81 **5. RETURN AND PROCEED TO REGULAR MEETING**

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83 Mr. Roberts directed the Board to return and proceed to the regular meeting.  
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86 **6. BUSINESS ITEMS**

87 **A. Consideration of Resolution 2021-09; Adoption of Trespass Policy**

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89 Ms. Crosby-Collier went over the trespass policy with the Board.  
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MOTION TO:	Approve Resolution 2021-09.
MADE BY:	Supervisor White
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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97 **B. Consideration of Resolution 2021-10; Approving Fiscal Year 2022 Proposed Budget**

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100 Mr. Roberts went over the proposed budget for FY 2022. He told the Board that the total  
101 expenditures would be the same as the FY 2021 budget, but some of the line items budgeted would  
102 be different. The public hearing will be set for August 9, 2021 at 1:00 p.m. at the Summit at Fern  
103 Hill Clubhouse.  
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MOTION TO:	Approve Resolution 2021-10 and set the public hearing for August 9, 2021 at 1:00 p.m.
MADE BY:	Supervisor Bradford
SECONDED BY:	Supervisor White
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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112 **C. Annual Notice of Qualified Electors**

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115 Mr. Roberts announced that as of April 15, 2021, Summit at Fern Hill CDD had 398 qualified  
116 electors.  
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119 **7. CONSENT AGENDA**

120 **A. Consideration of Minutes of the Regular Meeting April 12, 2021**

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122 The Board reviewed the minutes.  
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MOTION TO:	Approve the April 12, 2021 meeting minutes.
MADE BY:	Supervisor White
SECONDED BY:	Supervisor Bradford
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**B. Consideration of Operations and Maintenance Expenditures March 2021**

The Board reviewed the O&Ms.

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

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**C. Review of Financial Statements Month Ending March 31, 2021**

The Board reviewed and accepted the financials.

**8. VENDOR/STAFF REPORTS**

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

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There was nothing additional to report from Counsel or the Engineer.

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- C. District Manager**
  - i. Community Inspection Report**

156 The Board reviewed the community inspection report. Mr. Roberts told the Board that Carson's  
157 Landscape was working on some irrigation problems. Supervisor Smith stated that he noticed some  
158 of the landscape beds need weed detailing and that mulch is needed around the tree wells. He also  
159 asked what can be done along Cone Grove Road where there are double fences and the area  
160 between them is hard to maintain. Mr. Roberts suggested that mulch might be a possibility.  
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164 **9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

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166 Supervisor White mentioned that the turn-round at the end of Strawberry Tetra is hard to maneuver  
167 for large vehicles like the garbage trucks. Mr. Roberts stated the streets belong to the County, but he  
168 will check with the District Engineer.

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170 Supervisor Smith asked about making Summit at Fern Hill a golf cart community. Ms. Crosby-  
171 Collier explained the Board would have to approve it and petition the County for approval.

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174 **10. PUBLIC COMMENTS**

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176 There were no public comments.

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179 **11. ADJOURNMENT**

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

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

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

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

196 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
197 meeting held on 6/14/2021.

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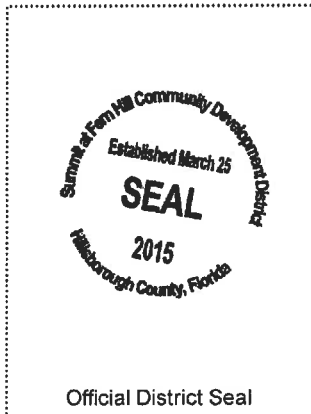
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Signature  
Ryan Corley  
Printed Name


  
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Signature  
Gary Roberts  
Printed Name

Title:  
 Chair  
 Vice-Chair

Title:  
 Secretary  
 Assistant Secretary



Recorded by Records Administrator

  
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Signature  
6/18/2021  
Date