

**SUMMIT AT FERN HILL  
COMMUNITY DEVELOPMENT DISTRICT**

May 08, 2023, 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, May 08, 2023, 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, May 08, 2023, at 6:10 p.m.**

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

Antonio Bradford	Vice-Chair
Angela White	Supervisor
Doug Smith	Supervisor

**Staff Members Present:**

Heather Dilley	District Manager, Inframark	
Jayna Cooper	District Manager, Inframark	
Kathryn "KC" Hopkinson	District Counsel	<i>(via conference call)</i>

There were no audience members present.

**2. PUBLIC COMMENT**

There were no audience comments on agenda items.

**3. VENDOR/STAFF REPORTS**

**A. District Counsel**

**i. Discussion on Ownership of Dog Park Area**

District Counsel Ms. Hopkinson joined via telephone and gave an update on the dog park area. She stated a title search was necessary to confirm the correct ownership of the parcel. Once proper ownership is established Ms. Hopkinson will notify the county appraisers office for a correction.

Ms. Hopkinson believes Lennar may be the rightful owner and will update the Board as information becomes available.

The Board Approved DC to proceed with a title search on Parcel B.

48 MOTION TO: Approve to authorize District Counsel Hopkinson to  
49 proceed with a title search on Parcel B.  
50 MADE BY: Supervisor Bradford  
51 SECONDED BY: Supervisor White  
52 DISCUSSION: None further  
53 RESULT: Called to Vote: Motion PASSED  
54 3/0 - Motion Passed Unanimously

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56 **B. District Engineer**

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58 The District Engineer was not present, and no report at this time.  
59

60 **4. BUSINESS ITEMS**

61  
62 **A. Consideration of Resolution 2023-04; Approving the Proposed Fiscal Year 2024**  
63 **Budget & Setting Public Hearing**

64  
65 The Board reviewed the Resolution 2023-04 and approved the Proposed Fiscal Year 2024 Budget in  
66 substantial form with the Assessment Table corrected showing no increase and Set a Public Hearing  
67 date of August 14, 2023, at 6:00 p.m.  
68

69 MOTION TO: Approve Resolution 2023-04 in substantial form.  
70 MADE BY: Supervisor White  
71 SECONDED BY: Supervisor Smith  
72 DISCUSSION: None further  
73 RESULT: Called to Vote: Motion PASSED  
74 3/0 - Motion Passed Unanimously

75  
76 **B. Announcement of Qualified Electors**

77  
78 The Board acknowledged and accepted the Announcement of 678 Qualified Electors.  
79

80 MOTION TO: Acknowledge and Accept the Announcement of 678  
81 Qualified Electors.  
82 MADE BY: Supervisor Smith  
83 SECONDED BY: Supervisor Bradford  
84 DISCUSSION: None further  
85 RESULT: Called to Vote: Motion PASSED  
86 3/0 - Motion Passed Unanimously

89 **C. General Matters of the District**

90  
91 There were no general matters of the District.

92  
93 **5. CONSENT AGENDA ITEMS**

94 **A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting**  
95 **March 13, 2023**

96  
97 The Board reviewed the Regular Meeting Minutes from March 13, 2023.

99	MOTION TO:	Approve the March 13, 2023 Regular Meeting Minutes.
100	MADE BY:	Supervisor White
101	SECONDED BY:	Supervisor Bradford
102	DISCUSSION:	None further
103	RESULT:	Called to Vote: Motion PASSED
104		3/0 - Motion Passed Unanimously

105  
106 **B. Consideration of Operation and Maintenance Expenditures March 2023**

107  
108 The Board reviewed the Operation and Maintenance Expenditures for March 2023.

110	MOTION TO:	Approve the O&Ms for March 2023.
111	MADE BY:	Supervisor White
112	SECONDED BY:	Supervisor Bradford
113	DISCUSSION:	None further
114	RESULT:	Called to Vote: Motion PASSED
115		3/0 - Motion Passed Unanimously

116  
117 **C. Review of Financial Statements Month Ending March 31, 2023**

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119 The Board reviewed the Financial Statements for the month ending March 31, 2023, and had no  
120 questions.

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122 **6. STAFF REPORTS**

123 **A. District Manager**

124 **i. Aquatics Report**

125 **ii. Community Inspection Reports**

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127 Ms. Dille informed the Board regarding the Fence located by the red barn has been repaired and  
128 damaged once again.

129  
130 The Board Approved installing a gate by the red barn to protect further damage.

131

132 MOTION TO: Approve installing a gate by the red barn to protect  
133 further damage.  
134 MADE BY: Supervisor Bradford  
135 SECONDED BY: Supervisor Smith  
136 DISCUSSION: None further  
137 RESULT: Called to Vote: Motion PASSED  
138 3/0 - Motion Passed Unanimously

139 The new restroom locks will be installed.

141  
142 The Board reviewed the Aquatics report.

143  
144 **7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

145  
146 The Board of Supervisors requested the following:

- 147  
148 - A new lock for the men and women's bathrooms.  
149 - A locked AC cover with extra keys left onsite.  
150 - Replace damaged fence panel along Red Barn perimeter with a gate.  
151 - Check with the pool vendor to confirm he is meeting contractual requirements of 3x a week  
152 basis.

153  
154 **8. ADJOURNMENT**

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156 MOTION TO: Adjourn at 6:55 p.m.  
157 MADE BY: Supervisor White  
158 SECONDED BY: Supervisor Bradford  
159 DISCUSSION: None further  
160 RESULT: Called to Vote: Motion PASSED  
161 3/0 - Motion Passed Unanimously

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

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

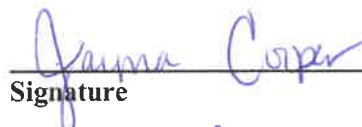
*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

  
\_\_\_\_\_  
Signature

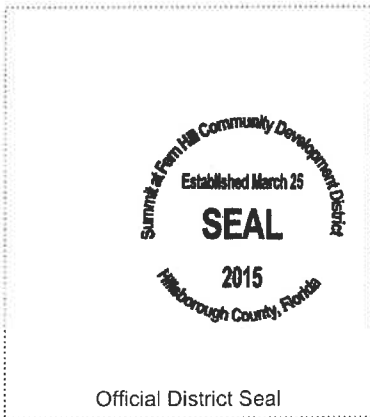
Antonio Bradford  
\_\_\_\_\_  
Printed Name

**Title:**  
 Chair  
 Vice-Chair

  
\_\_\_\_\_  
Signature

Jayna Cooper  
\_\_\_\_\_  
Printed Name

**Title:**  
 Secretary  
 Assistant Secretary



Recorded by Records Administrator

  
\_\_\_\_\_  
Signature

6-23-23  
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Date