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2 **MINUTES OF MEETING**
3 **SUMMIT AT FERN HILL**
4 **COMMUNITY DEVELOPMENT DISTRICT**

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6 The regular meeting of the Board of Supervisors of Summit at Fern Hill Community
7 Development District was held on Monday, September 11, 2023, and called to order at 6:06 p.m.
8 at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.

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10 Present and constituting a quorum were:

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12 Antonio Bradford Chairperson
13 Angela White Vice Chairperson
14 Douglas “Doug” Smith Assistant Secretary

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16 Also present were:

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18 Jayna Cooper District Manager
19 Lisa Castoria District Manager
20 Michael Broadus District Counsel - *(via Zoom call)*
21 Tonja Steawart District Engineer - *(via Zoom call)*
22 Aaron Frazier Yellowstone
23 Scott Mitchell Illuminations
24 Dennis Kutzan & Brian Svovoda A-Quality Pools - *(via Zoom call)*
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26

27 *The following is a summary of the discussions and actions taken.*

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29 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

30 Ms. Cooper called the meeting to order, and a quorum was established.

31
32 **SECOND ORDER OF BUSINESS** **Public Comments Agenda Items**

33 There being no public comments, the next order of business followed.

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35 **THIRD ORDER OF BUSINESS** **Business Items**

36 **A. Consideration Restroom Lock Proposal**

37 A discussion ensued regarding changing the restroom locks to the same system as the
38 pool gate.

39 The Board directed Ms. Cooper to follow up with Affordable Lock to ask if there is
40 something that can be installed to prevent the door from being opened if the restroom is occupied
41 and a safety measure to prevent a child from getting locked inside the restroom.

42 The Board tabled proposal to the October meeting.

43
44 **B. General Matters of the District**

45 Ms. Cooper updated the Board on several maintenance items that have been completed.

UNAPPROVED

46 Ms. Cooper informed the Board of the budgeted pool contract amount (\$6,500)
47 compared to the new pool contract amount (\$16,800) and advised this line item will show as over
48 budget on the financials.

49 The Board directed Ms. Cooper to ensure they are included on calendar invites for
50 clubhouse rentals so they can check after any events to ensure it has been properly cleaned.

51

52 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

53 **A. Consideration of the Board of Supervisors’ Meeting Minutes of Public Hearing and**
54 **Regular Meeting August 14, 2023**

55 **B. Consideration of Operation and Maintenance Expenditures July 2023**

56 **C. Review of Financial Statements Month Ending July 31, 2023**

57 The Board reviewed the consent agenda items as presented with no revisions.

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On MOTION by Mr. Bradford seconded by Ms. White, with all 60 in favor, the Consent Agenda, was approved. 3-0

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62 **FIFTH ORDER OF BUSINESS** **Staff Reports**

63 **A. District Counsel**

64 There being no report, the next item followed.

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66 **B. District Engineer**

67 Ms. Stewart joined the meeting via Zoom call and provided history of mitigation area
68 and the change of permit conditions for maintenance, monitoring, and reporting. The Florida
69 Native Nursery will treat invasives and provide quarterly mitigation maintenance, Ardurra will
70 continue to monitor and report on this mitigation area.

71

72 **C. District Manager**

73 **i. Community Inspection Reports**

74 **ii. First Choice Aquatics**

75 Ms. Cooper provided the Community Inspection Report to the Board for review.

76 Ms. Cooper noted the Field Service Manager is in the process of collecting additional
77 mulch proposals as requested at the last meeting.

78 A-Quality Pools representatives Mr. Brian Svovoda and Mr. Dennis Kutzan provided
79 an overview of current black algae problem and recommended course of action for eradication.

80 This treatment is scheduled for October 2 through October 6, 2023. An overview of
81 what the monthly service will entail, including details about the automatic chemical controller will
82 be provided.

118 **SEVENTH ORDER OF BUSINESS**

Adjournment

119 There being no further business,

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On MOTION by Mr. Bradford seconded by Ms. White, with all
in favor, the meeting was adjourned at 7:24 p.m. 3-0

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Jayna Cooper
128 Assistant Secretary

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Antonio Bradford
128 Chairperson