

**MINUTES OF MEETING  
SUMMIT AT FERN HILL  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Summit at Fern Hill Community Development District was held on Monday, April 1, 2024, and called to order at 6:21 p.m. at the Summit at Fern Hill Clubhouse located at 10340 Boggy Moss Drive, Riverview, FL 33578.

Present and constituting a quorum were:

Antonio Bradford	Chairperson
Angela White	Vice Chairperson
Douglas Smith	Assistant Secretary

Also present were:

Lisa Castoria	District Manager
Kathryn Hopkinson	District Counsel–(via teleconference)
Clay Wright	Field Manager–(via teleconference)
Robby Upton	RUAV– (via teleconference)

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

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

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

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

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

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

**A. Consideration of Affordable Lock Proposal**

The Board reviewed the proposal.

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor accept the updated proposal for 3 clubhouse door access control system was approved as discussed. 3-0

**B. Consideration of Mitigation Maintenance Proposal**

The Board reviewed the mitigation maintenance proposal.

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor the Florida Native Nursery Proposal in the amount of \$9,348.75 was approved. 3-0

**C. Consideration of RUAV Surveillance Camera Proposal**

The above proposal is tabled.

**D. Consideration of Jayman Enterprises Proposals**

The Board tabled the above business item and requested a walk on the janitorial proposal.

The Board reviewed proposal #959 for dog station and two benches installed \$3,975.

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor proposal #959 for dog station and two benches installed in the amount of \$3,975 was approved. 3-0

**E. Consideration of Yellowstone Proposals**

The Board reviewed proposals #372610 and #372621.

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor proposal #372610 for palm pruning in the amount of \$2,253.49 was approved. 3-0

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor proposal #372621 for raised planter box Croton Petra in the amount of \$814.27 was approved. 3-0

**F. Consideration of Shell Path Proposals**

The Board reviewed the proposals.

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, proposal #976 Jayman Enterprises shell path with boarder in the amount of \$5600 was approved. 3-0

**G. Organization Matters**

**i. Consideration of Resume for Vacant Seat 3 & 4, Expiring 11/26**

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor appointed Yonatan Derar to seat 4 and Tiebe Kiflom to seat 3 to serve on the Board of Supervisor for Summit at Fern Hill CDD was approved. 3-0

**ii. Oath of Office for Newly Appointed Supervisors**

The Oath of office was administered to Yonatan Derar and Tiebe Kiflom.

**iii. Resolution 2024-02; Designation of Officers**

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor Resolution 2024-02 for Designation of Officers was adopted. 3-0

**H. Consideration of Resolution 2024 – 03; General Election**

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor Resolution 2024-03 for General Election was adopted. 4-0

**I. General Matters of the District**

A discussion ensued regarding the first presentation of the FY 2025 budget.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Consideration of the Board of Supervisors’ Meeting Minutes February 5, 2024**
- B. Consideration of Operation and Maintenance Expenditures January & February 2024**
- C. Review of Financial Statements Month Ending January 31, 2024 & February 29, 2024**

The Board reviewed the Consent Agenda items as presented with no revisions.

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor, the Consent Agenda, was approved. 4-0

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Hopkinson discussed the following with the Board:

- Seat 5 election status and requirements.
- Barn resident and fence. District Counsel informed resident that he cannot attach a lock to the gate installed by Summit at Fern Hill CDD. The Board requested a proposal for gate/fence repair and demand letter sent by District Counsel to resident for repair cost.
- Florida Native Nursery warranty/contract to be prepared by District Counsel.

**B. District Engineer**

There being no reports, the next order of business followed.

**C. District Manager**

**i. Community Inspection Reports**

The Community Inspection Report was reviewed with no revisions.

**ii. First Choice Aquatics**

The Board reviewed the First Choice Aquatics report as presented and had no questions.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors’ Requests and Comments**

- The Board requested and commented on the following items:
  - Additional garbage can be added to pool area
  - Proposal for monument repair
  - Frontier internet repair for clubhouse
  - Additional janitorial proposal
  - Workshops be added to meeting schedule, 3rd Monday of each month, 6:00 P.M.
  - Pool chip repair
  - Invoice clarification for Yellowstone and A-Quality pools
  - Proposal request for rethreading of pool chairs
  - Request for resident letter pertaining to damage and theft of CDD property
  - Request that accountant call in May meeting
  - Fence cleaning/tree trimming request for Fern Hill and Cone Grove

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Bradford seconded by Mr. Smith, with all in favor, the meeting was adjourned at 8:36 p.m. 3-0

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Lisa Castoria  
Assistant Secretary

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Antonio Bradford  
Chairperson