

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

The Regular Meetings of the Board of Supervisors of Summit at Fern Hill Community Development District was held on Wednesday, January 15, 2024, and called to order at 6:10 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
Tiebe Kiflom	Assistant Secretary
Yonatan Derar	Assistant Secretary
Matthew Roth	Assistant Secretary <i>(appointed during the meeting)</i>

Also present were:

Lisa Castoria	District Manager
Clay Wright	Inframark, Assistant District Manager
Heath Busa	Yellowstone Representative
Residents	

*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 none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Surge Protector Proposals**

Motion to accept Buell Antonio, 2nd Angela, AIF

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, the proposal by Buell for surge protector, was approved. 4-0
--

**B. Discussion on Clubhouse Furniture**

On MOTION by Ms. White seconded by Mrs. Kiflom, with all in favor, not to exceed \$2,500 for new furniture, was approved. 4-0
---

**C. Consideration of Clubhouse Painting/Repairs**

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, the proposal by Neptune for clubhouse painting/repairs, was approved. 4-0

**D. Consideration of A/C Maintenance Proposals**

On MOTION by Mr. Bradford seconded by Mr. Derar, with all in favor, the proposal by Hendricks Air for a/c maintenance quarterly, was approved. 4-0

**E. Consideration of Tree Replacement Proposal**

On MOTION by Mrs. Kilfom seconded by Mr. Bradford, with all in favor, proposal by Brightview, with the request to add 5 more trees, was approved. 4-0

**F. Consideration of District Engineer Services Proposals**

On MOTION by Mr. Bradford seconded by Mr. Derar, with all in favor, engage with BGE for District Engineering services, was approved. 4-0

On MOTION by Mr. Bradford seconded by Mr. Derar, with all in favor, terminate Stantec contract, was approved. 4-0

**G. Discussion on Insurance Walkthrough Report**

The Board requested District Manager to resend report and add to February agenda.

**H. Discussion on Fence Repairs**

On MOTION by Mr. Bradford seconded by Mr. White, with all in favor, the proposal by RKA for fence repairs, was approved. 4-0

**I. Consideration of Open Seat**

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, declaring seat 5 vacant, was approved. 4-0

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, appoint Matthew Roth to serve on seat 5, was approved. 4-0

The Oath of Office was administered to Matthew Roth and accepted the supervisor pay of \$200.

**J. General Matters of the District**

**i. Request for supervisor pay**

The Board request supervisor pay.

**ii. Consideration of Resolution 2025-01, Re-designating Officers**

On MOTION by Ms. White seconded by Mr. Bradford, with all in favor, Resolution 2025-01 redesignating officers as is with current Chairman, Antonia Bradford, and Angela White as Vice Chairperson, was adopted. 5-0

**K. Discussion on Dog Waste Station Locations**

On MOTION by Mr. Bradford seconded by Mr. Roth, with all in favor, add 5 dog stations as noted on map, was approved. 5-0

**L. Consideration of Proposal for Wetland Monitoring**

A discussion ensued. Business item tabled.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Consideration of the Board of Supervisors’ Regular Meeting Minutes from December 2, 2024 & December 16, 2024, Workshop Minutes**
- B. Consideration of Operation and Maintenance November 2024**
- C. Acceptance of the Financials and Approval of the Check Register for November 2024**

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

On MOTION by Mr. Bradford seconded by Mr. Derar, with all in favor, the Consent Agenda, was approved. 5-0

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

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

There being no reports, the next business item followed.

**C. District Manager**

- i. Community Inspection Reports**
- ii. First Choice Aquatics**

A discussion ensued with Mr. Wright and Mr. Busa.

The following were discussed and requested:

- Neptune power washing proposal and replace exit sign.
- A proposal by Yellowstone for palm tree trimming.
- New account manager, Luis, who is assigned to Summit at Fern Hill CDD.

- Pond 11 needs sprayed
- Garbage at lift station

The Community Inspection Report and First Choice Aquatics were reviewed with no revisions or questions.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, the meeting was adjourned at 7:14 p.m. 5-0

---

Lisa Castoria  
Assistant Secretary

---

Antonio Bradford  
Chairperson