

**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 Monday February 3, 2025, and called to order at 6:01 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

Also present were:

Lisa Castoria	District Manager
Phil Chang	District Engineer (<i>via conference call</i>)
Clay Wright	Field Manager (<i>via conference call</i>)
Luis Santiago	Yellowstone Representative
Andrea Cruz	Neptune Representative (<i>via conference call</i>)
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 Proposal for Wetland Monitoring

Tabled. The Board requested a 2nd proposal.

B. Consideration of Dog station Proposals

On MOTION by Mr. Bradford seconded by Ms. White, with all in favor, proposal by Neptune for 5 dog stations in the amount of \$2,075, was approved. 5-0
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C. Consideration of Yellowstone Landscaping Proposals

Tabled. The Board requested updated proposals.

D. Discussion on Clubhouse Furniture

Tabled.

E. Discussion on Insurance Walkthrough Report

Tabled.

F. Consideration of Pressure Washing Proposals

On MOTION by Mr. Bradford seconded by Mr. Roth, with all in favor, the proposal by Neptune for plus pool furniture in the amount of \$900 was approved. 5-0

G. Discussion on Garbage/Porter Service

On MOTION by Mr. Bradford seconded by Mr. Roth, with all in favor, to add dog stations and garbage cans to regular service monthly total of \$750, was approved. 5-0

On MOTION by Mr. Bradford seconded by Mr. Roth, with all in favor, Yellowstone agreement to remove garbage and dog station service, decreasing yearly rate by \$611.16 was amended. 5-0

H. Discussion on Budget Planning Workshop Dates

The March workshop will discuss the FY 2026 budget planning.

On MOTION by Ms. White seconded by Mr. Derar, with all in favor, to eliminate TEAMS meeting invites for workshops was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Consideration of the Board of Supervisors' Regular Meeting Minutes from January 15, 2025 & January 20, 2025, Workshop Minutes**
- B. Consideration of Operation and Maintenance December 2024**
- C. Acceptance of the Financials and Approval of the Check Register for December 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

There being no reports, the next business item followed.

B. District Engineer

This business item was discussed on 3A.

C. District Manager

Discussion on Florida Natives Nursery and dead plantings.

i. Community Inspection Reports

A discussion ensued by Mr. Wright, Mr. Santiago and the Board.

ii. First Choice Aquatics

A discussion ensued regarding the Florida Natives Nursery plantings. 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

Mr. Roth requested FOB to access the amenity center.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. White seconded by Mr. Bradford, with all in favor, the meeting was adjourned at 7:30 p.m. 5-0

Lisa Castoria
Assistant Secretary

Antonio Bradford
Chairperson