Sterling Hill
Community Development District

Board of Supervisors’ Meeting
November 12, 2019

District Office:
5844 Old Pasco Road, Suite 100
Pasco, Florida 33544
813.933.5571

www.sterlinghillcdd.org
All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Board of Supervisors
Sterling Hill Community
Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Sterling Hill Community Development District will be held on Thursday, November 21, 2019 at 9:00 a.m. at the North Sterling Hill Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, FL 34609. The following is the tentative agenda for this meeting:

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. AUDIENCE COMMENTS ON AGENDA ITEMS
4. STAFF REPORTS
   A. District Counsel
   B. District Engineer
      1. Update on Pavement Project
      2. Update on Splash Pad
      3. Discussion Regarding Pond J Designs
   C. Field Operations Manager
      1. Review of Field Inspection Report ……………………. Tab 1
   D. Amenity Management
      1. Review of Monthly Report ……………………………… Tab 2
      2. Consideration of Amenity Management’s Proposals …….. Tab 3
   E. District Manager
      1. Review of Financial Statements……………………….. Tab 4
5. BUSINESS ADMINISTRATION
   A. Consideration of Minutes of the Board of Supervisors’ Meeting held on October 17, 2019…………………………….. Tab 5
   B. Consideration of Operation and Maintenance Expenditures for October 2019………………………………………………… Tab 6
6. BUSINESS ITEMS
   A. Discussion Regarding Road Damage at 3834 Bramblewood Loop
7. AUDIENCE COMMENTS ON OTHER ITEMS
8. SUPERVISOR REQUESTS
9. ADJOURNMENT
I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Angel Montagna
Angel Montagna
District Manager

cc: Kristen Schalter, Straley & Robin, PA
Stephen Brletic, JMT Engineering
Tab 1
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Sterling Hill Community Development District was held on Thursday, October 17, 2019 at 9:00 a.m. at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

Present and constituting a quorum:

Sandra Manuele  Board Supervisor, Vice Chairman
Michael Dimos  Board Supervisor, Assistant Secretary
Richard Massa  Board Supervisor, Assistant Secretary

Also present were:

Christina Miller  Board Supervisor, Chairman
(via conference call)
Angel Montagna  District Manager, Rizzetta & Company, Inc.
Kristen Schalter  District Counsel, Straley Robin & Vericker
(via conference call)
Jason Pond  Clubhouse Manager
Representatives, CLM

Audience

FIRST ORDER OF BUSINESS  Call to Order

Ms. Montagna called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS  Audience Comments on Agenda Items

Ms. Montagna asked if there were any audience comments. There were no audience comments put forth at this time.

THIRD ORDER OF BUSINESS  Staff Reports
A. District Counsel

Ms. Schalter gave the Board an update on the residents' payment regarding the pavement damage. She stated that the last resident paid for the damage to HA5. Ms. Schalter stated that the new sale of Phase 4 is in progress.

B. District Engineer

Ms. Montagna presented Mr. Brletic's Engineer's Report. Attached as (Exhibit “A”).

A discussion ensued regarding bids for Pond J.

On a Motion by Mr. Massa, seconded by Mr. Dimos, with all in favor, the Board of Supervisors approved obtaining two proposals for Pond J, one for original design and one for alternate design (with all hours and manpower included) for Sterling Hill Community Development District.

C. Field Services Manager


Ms. Montagna presented proposals from CLM for landscape improvements that were in the meeting agenda and some that were under separate cover along with the landscaper’s response to the inspection report. Attached as (Exhibit “B”). The Board approved the following proposals:

On a Motion by Ms. Manuele, seconded by Mr. Massa, with all in favor, the Board of Supervisors approved CLM's proposal #46 for Glenburne Median ($672.00) for Sterling Hill Community Development District.

On a Motion by Mr. Massa, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved CLM’s proposal #42 for 925 yards of Pine Bark Mulch ($42,550.00) for Sterling Hill Community Development District.

On a Motion by Ms. Manuele, seconded by Mr. Dimos, with all in favor, the Board of Supervisors approved CLM's proposal #40 for North Park Clubhouse Entrance ($722.00) for Sterling Hill Community Development District.

On a Motion by Ms. Manuele, seconded by Mr. Dimos, with all in favor, the Board of Supervisors approved CLM's proposal #43 for Brackenwood Median ($771.00) for Sterling Hill Community Development District.
On a Motion by Mr. Massa, seconded by Mr. Dimos, with all in favor, the Board of Supervisors approved CLM’s proposals #15, 16, 17, 18, 20, 22, 24, 25, and 26 (for a total of $7,773.50) for Sterling Hill Community Development District.

D. Amenity Management

Mr. Pond presented and reviewed his report for September 2019. He stated that he would have some proposals for the November meeting agenda.

E. District Management

Ms. Montagna presented the financial statements dated August 31, 2019.

Ms. Montagna reminded the Board that their next meeting was scheduled for November 21, 2019 at 9:00 a.m. The meeting was moved from 6:30 p.m. due to District manager having a conflict with another Board meeting.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors’ Meeting on September 19, 2019

Ms. Montagna presented the minutes of the Board of Supervisors’ meeting held on September 19, 2019. There were no changes to the meeting minutes.

On a Motion by Mr. Dimos, seconded by Mr. Massa, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors’ meeting held on September 19, 2019 as presented for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for September 2019

Ms. Montagna presented the Operation and Maintenance Expenditures for September 2019.

On a Motion by Mr. Dimos, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for September 2019 ($115,354.07) for Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Dog Park

This item was not presented as it had been previously approved.

SEVENTH ORDER OF BUSINESS

Consideration of Updated Contract for Field Services
Ms. Montagna presented and reviewed the updated contract for Field Services.

On a Motion by Mr. Massa, seconded by Mr. Dimos, with all in favor, the Board of Supervisors approved the updated contract for Field Services as presented for Sterling Hill Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Montagna asked if there were any audience comments. The Chairman for the Design Review Board spoke.

Ms. Montagna asked if there were any Supervisor request. There were none.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Montagna stated that if there was no further business to come before the Board than a motion to adjourn would be in order.

On a Motion by Mr. Massa, seconded by Ms. Manuele, with all in favor, the Board of Supervisors adjourned the meeting at 9:49 p.m. for Sterling Hill Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman
Exhibit A
Discussion item:
Splash Pad –

SplashPadsUSA has responded to the demand letter that they intend to finish the project, however, no additional construction to gain approval from the health department has taken place. Installation of the UV and filtration system is not complete and replacement of the disapproved collector tank is still in process. The equipment is reported to be delivered and the contractor to commence construction in the first week of November.

HAS Pavement Report-

Whitaker Contracting is scheduled to complete the repair of Bensbrook Dr on Monday, October 21st with Tuesday, October 22nd as a backup day if weather is an issue. Notices to residents were issued on October 7th.

Ponds, Structures, and Erosion Maintenance -

JMT performed a site visit with onsite staff to observe reported maintenance items throughout the community such as pond erosion, erosion around walkways and the dog park, and pond structure general maintenance and grate replacements. It was discussed at the previous meeting for Jason, the onsite manager, to implement the same repairs as the last occurrence of this maintenance.

No other bids were received in regard to the pond structure maintenance, however, the bid received from Finn Outdoor that was presented to the board was found to be a reasonable bid and well within Finn Outdoor’s expertise to complete. If additional bids are requested, JMT will seek other contractors and present at the next meeting.

In addition, Pond J was observed featured 2 major failures in the concrete flumes and mitered end sections of the pond and extensive erosion of the north side of the bank. It is recommended to repair these areas with an alternative design rather than reconstructing them to original design. A survey of the pond and a design plan would be required in order for a contractor to efficiently construct the solution. The estimate to do the survey is a total of 18 hours (10 hours crew time and 8 hours PSM/CAD time) for an approximate total of $2,560 when our contract rates are applied. For design and bidding, I anticipate 12-16 hours (8-12 hours PE and 4 hours bid coordination/RFIs to RFP) for an approximate total of $1,780 - $2,300. This doesn’t include the construction assistance and inspection time to get it built per plan and verified (anticipate minimal time, possibly 6 hours). If a lump sum proposal is preferred, one can be provided to the board.
Exhibit B
Summary, North Park

General Updates, Recent & Upcoming Maintenance Events

- In the month of October, all Bahia shall receive an application of 9-0-24 fertilizer and all Ornamentals shall receive an application of 8-10-10 fertilizer.
- Per CLM, ALL Palm trimming shall be complete by the end of November.

The following are action items for Capital Land Management (CLM) to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. Bold Red text indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. Orange is for staff. Bold & underlined is info. Or questions for the BOS.

1. The Fountain Grass near the bike rack at North Park need to be cut back. It's a bit beyond its prime, but it is also lying over the Flax Lily. Be completed on 10/22

2. Crews need to work at getting hedgerows maintained at even consistent heights. The Silverthorn hedge, for instance, on the back side of the pool deck. Be completed on 10/22

3. There is a Liriope bed on the back side of the pool deck/gym area that is chronically forgotten. Please start your North Park days in this bed. (Pic 3) Be completed on 10/22

4. I asked in the September report if CLM could diagnose the cause of the falling Feijoa in the South Park parking lot. Was anything diagnosed? Is irrigation working? That question was not answered. (Pic 4) The irrigation is working now.

Myrtle at the South Park parking lot. (Pic 5) Be completed on 10/22
6. Per CLM, Spanish Moss removal (at least from Crape Myrtles) should be complete by October 8. Still working on these

7. Dwarf Firebush still needs to be brought down surrounding the South Park totlot. Preferably to the fence height. Be completed on 10/29

8. Cut the Muhly Grasses down to a low mound near the South Park Homeowner’s Association Message Center as well as along the sidewalk leading to the sand volleyball court and in the parking lot islands. Be completed on 10/29

9. In the same location where a Crape Myrtle needs to be removed, reduce the heights of ALL the Dwarf Firebush surrounding the bike rack area. Be completed on 10/29

10. When the temperatures cool enough, I would like CLM to apply a chemical to reduce or eliminate the amount of lichen growth and ball mosses on many of the Crapes on the property. CLM to provide a timeline and the name of a chemical that can be used. Eliminating these plants should greatly improve the ability to produce more and better quality foliage. Sent to F&P for diagnose

11. Lift trees along both sides of the South Park entrance drive. Be completed on 10/29

12. The Coleus at the South Park signage look awful. Are these also not getting water? Annuals that do not thrive need to be replaced. Will be removed

13. Approaching Dunwoody from South Park, there is a cluster of Crape Myrtles with another bed of grasses that need cutting and possibly drenched. Be completed on 10/29

14. Although Sweet Gums are deciduous and the date they decide to drop their leaves is not set in stone (except the process begins when days shorten), there is one defoliated tree Will check out this tree.

at the Dunwoody entrance directly adjacent to one that is still fully leafed. We will be watchful of this tree in the coming months. Ok (Pic 14)

15. Does the irrigation work properly on the sides of the Dunwoody entrance or is this part of the system(s) that are down? Bahia looks scorched and many plants along the Dunwoody wall are also in moderate to severe wilt. (Pic 15) irrigation was but now is repaired

16. Another irrigation repair has not been brought back to its original condition after being completed. This is between Dunwoody and the north intersection. (Pic 16>) will be sodded by 10/22

17. CLM needs to make sure all drip zones are set to run during daylight hours and sprays & rotor zones are set to run in the restricted hours. We are experiencing abnormal weather. Will change settings
18. The condition of the south intersection, Arborglades corner, has not improved. In fact, it appears there may now be herbicide damage from an overspray to our Dwarf Asian Jasmine. Juniper also seems to be worsening. This is NOT how a main entrance feature should look. These are reportedly supposed to be remedied the week after irrigation is back up and running. (Pic 18)

19. The dead Red-Tip Photinia at the wall-fence sections leading to Arborglades was supposed to have been removed by September 30th. It was not. Sorry getting taking care of 10/17

20. There are still a LOT of Palm saplings throughout the community that need to be removed from the beds. be completed by 10.22

21. It appears the Dwarf Asian Jasmine and Juniper at the Arborglades median may also have been over-sprayed as both plants are exhibiting quite a lot of yellow and now the weeds are also dying. If this is the case, when is this going to stop? We still are awaiting plant replacements at Amersham Isles and Brackenwood from the last over-spray. (Pic 21) will check into this issue

22. Leaving Arborglades and heading to Edgemere, ornamental grasses under the first cluster of Palms needs to be cut back and possibly drenched. Be completed on 10/22

23. Although it was reportedly complete, I do not see crews getting any closer to the treeline at the end of the Autumnwind cul-de-sac. will get with crew

24. And although it was reportedly completed by the end of September, the back side of the Brackenwood corner of the north intersection still needs work. Was completed 10/8

25. Some of the Plumbago needs to be looked at and treated accordingly as it is turning brown. Will have diagnosed

26. Whenever Coleus are planted, part of the detailing is pinching off the flower stalk. Keep that in mind whenever these are proposed. Ok

27. Tip of brown Juniper at the north intersection. be completed on 10/22
28. The Carissa Hollies that died from overspray at Amersham Isles median have still not been replaced. Will check into this.

29. Remove Virginia Creeper from the wall past the signage leaving AI and heading towards the North Park. Be completed on 10/22

30. The replacement Viburnum installed by CLM behind the AI 3-rail approaching the North Park are completely dead and need to be re-replaced. Be replaced by 10/22

31. In the bed directly across from the Edgemere entrance, the Gourd vine is completely out of control. Be completed on 10/22

32. Staff needs to contact the county and have them relocate a Pedestrian Crossing sign that is installed directly behind a large concrete street light pole. This is approaching Arboglades from the north. (Pic 32)

33. Remove the completely dead plant material along the 3-rail leading to the AI corner of the south intersection. At the base of the last street tree. Be completed on 10/22

34. CLM to diagnose the random spots of dead growth in the Simpson’s Stoppers along the AI wall along Elgin across from the school. (middle) New SS’s that were installed are also dying. (Pic 34>) Sent to F&P for diagnose

35. Is the irrigation system(s) being down also affecting the Thryallis near the Alcove area on Elgin? (Pic 35)

36. Beds along the AI wall and fence along Elgin, in general, need to be tidied up. (i.e., palm boots and frond rachises, ornamental grass trimmings, Torpedograss, shrub clippings, etc.) Also only the front of the Silverthorn was trimmed along Elgin, the back side is still very tall. (Pic 36>) Be completed on 10/29

37. Cut the remaining grasses at the far north end of the Glenburne 3-rail, front and back. Be completed on 10/29

38. Reported before, there is a bed of Hawthorn along the Glenburne Elgin wall overtaken by Torpedograss. I do not see any yellowing indicating it had been sprayed. (Pic 38>) Be completed on 10/29
39. The Dwarf Asian Jasmine in front of the Glenburne corner main signage also appears to be affected by herbicide overspray. will check on this.

40. Dead-head Agapanthus on the median between Glenburne and Mandalay Place. be completed on 10/29

41. Why is the Florida Privet browning along the wall between Glenburne and Mandalay Place? (Pic 41>) sent to F&P for diagnose

42. Way too many ornamental grass clippings were also left behind at Mandalay Place. be completed on 10/22

44. Landscape beds on the SH Blvd. median between Mandalay Place and Haverhill also need to be tidied up. be completed on 10/29

45. Grasses at the Haverhill entrance were not cut back in a consistent manner or a consistent height. be completed on 10/29

46. It appears much of the Golden Dewdrop along the wall past Haverhill is now dead. This will need to be replaced. will check into this

47. The last bed of Dwarf India Hawthorn before getting to Windance is covered with Torpedograss. Will be treated on 10/22

48. I would like CLM to begin the process of terracing the two plant materials along both walls at the entrance of Windance. This will take a while to establish. ok will start

49. The hedge on the Windance median, outbound lanes, also has a lot of brown. Is this from trimming, drought or disease? (Pic 49>) will check into this

50. Control weeds on the Juniper on the SH Blvd. median past Windance. be completed on 10/29

51. Inspect grasses on the SH Blvd. median at the end past the Magnolia. It appears they are ALL dried up! irrigation was down but now is back working
52. There is a pine snag along the Windance wall at the end of SH Blvd. that needs to be removed. be completed on 10/29

53. Beds along the 3-rail from the south end of SH Blvd. to Covey Run are in pretty bad shape from tall dried grasses to weeds. be completed on 10/29

54. As I've said before, I do not understand how our ornamental grass beds can be let go so long they appear like these at the Covey Run Lift Station. (Pic 54) has been treated and being cut back on 10/17
1. CLM to provide a proposal to remove the Better John Bottlebrush at the North Park clubhouse entrance and replace with shade tolerant Japanese Cleyera, *Ternstroemia gymnanthera*, 3 Gal., FULL plants. Replace at a one for one. There are missing Better Johns. Fill in bare areas with new Cleyera. (Pic 1)

2. There is a new & “sudden” dead Oak between South Park and Dunwoody. Although there are no immediate signs of being struck by lightning, the speed at which it died makes me think this was the cause. The only thing I see that MAY have caused this is that the tree trunk base has drip tube tightly wound around it. It is possible that the drip tube was forced to cut into the tree bark cambium layer as the tree grew, cutting off nutrients and water to the tree. CLM to provide a proposal to completely remove this tree including stump grinding and provide an option to replace with a 3” cal. Live Oak, 10’-12’ ht. Proposal must include either gator bag or flood bubbler to supply water through the grow-in period. (Pic 2>)

3. CLM to provide a proposal for a full fall mulching. It includes 925 CY @ $46/CY totaling $42,550. The labor to dig bevels at concrete edges and bed edges IS included in this price and MUST be performed. This sugar sand fills in quickly.

4. CLM to provide a proposal to remove the Knockout Roses and Hibiscus(?) from the Brackenwood median and replace with Royal Velvet, *Camellia japonica* in the shadiest portion of the bed under the Oaks. Plants shall be 3 Gal., FULL, 20”-24” OA and spaced at 30” oc. The tip of the median (app. 6’-8”) shall be planted with 1 Gal., Summer Sunset Jasmine, 1 Gal., FULL plants planted at 18” centers. Proposal MUST include any additional irrigation requirements. It repeats itself at the rear of this median. (Pic 4)

5. CLM to provide a proposal to install Blue My Mind, Blue Daze in the semi-circular beds in front of the Dw Asian Jasmine beds on either side of the Brackenwood entrance. 1 Gal., FULL plants on 18” centers.
6. CLM to provide a proposal to remove any remaining Bulbine on the rear median at the Brackenwood entrance and replace with 1 Gal., "FULL Confederate Jasmine on 24" centers. Also fill in all bare areas in the Dwarf Asian Jasmine beds on either side of the Brackenwood entrance features.

7. CLM to provide a proposal to completely remove the Hibiscus (?) at the tip of the Glenburne median and replace with a similar planting plan as requested for Brackenwood in Item 4. We might need to substitute something else for the Camelia, though.

(Pic 7)
Sterling Hills CDD
4411 Sterling hills Blvd.
Springhill, FL 34609

Scope of work: North park clubhouse entrance

- Remove the Better John Bottlebush
- Install (21) 3 gallon Shade tolerant Japanese Cleyera to each side (42) total

Total $722.

Payment due within 15 days of completion of the above proposed work.
If there are any questions, please contact me at your earliest convenience.
An acceptance of this proposal within 30 days shall constitute a contract between us.
Beyond 30 days the above prices are subject to review.

Date of Acceptance ___________________________  Estimated By: ___________________________

______________________________
Signature

Matt Howell
Signature

9830 Yawn Road
Dade City, FL 33525

WWW.CAPITALLAND.NET
Sterling Hills CDD  
4411 Sterling hills Blvd.  
Springhill, FL 34609

Scope of work: Dead Oak tree between South Park and Dunwoody

- Cut down and grind stump
- Install 3” cal. Live oak 10’-12’ ht.
- Install bubbler to water the new tree

Total $1,898.

Payment due within 15 days of completion of the above proposed work.
If there are any questions, please contact me at your earliest convenience.
An acceptance of this proposal within 30 days shall constitute a contract between us.
Beyond 30 days the above prices are subject to review.

Date of Acceptance ___________________  

_________________________  
Signature

Estimated By: _______________________

Matt Howell
Signature

9830 Yawn Road  
Dade City, FL 33525

WWW.CAPITALLAND.NET
PROPOSAL #42

Sterling Hills CDD
4411 Sterling hills Blvd.
Springhill, FL 34609

Scope of work: Fall Mulch Install

- Install 925 yards of pine bark mulch @$46 per yard

Total $ 42,550.

*Payment due within 15 days of completion of the above proposed work.*
If there are any questions, please contact me at your earliest convenience.
An acceptance of this proposal within 30 days shall constitute a contract between us.
Beyond 30 days the above prices are subject to review.

Date of Acceptance ___________________________  Estimated By: ___________________________

______________________________
Signature

______________________________
Signature

9830 Yawn Road
Dade City, FL 33525
WWW.CAPITALLAND.NET
PROPOSAL

Sterling Hills CDD
4411 Sterling hills Blvd.
Springhill, FL 34609

Scope of work: Brackenwood median

- Remove the declining knockout roses, hibiscus and bulbine
- Install (9) 3 gallon Royal Velvet Camellia
- Install (50) 1 gallon Summer Sunset Jasmine

Total $771.

Payment due within 15 days of completion of the above proposed work.

If there are any questions, please contact me at your earliest convenience.
An acceptance of this proposal within 30 days shall constitute a contract between us.
Beyond 30 days the above prices are subject to review.

Date of Acceptance ___________________________ Estimated By: ___________________________

Signature

Matt Howell

9830 Yawn Road
Dade City, FL 33525

WWW.CAPITALLAND.NET
Sterling Hills CDD
4411 Sterling hills Blvd.
Springhill, FL 34609

Scope of work: Blackenwood entrance

- Install (24) 1 gallon “Blue my Mind” Blue Daze in the semi-circular beds in front of
  The dwarf jasmine beds on either side of the Brackenwood entrance.

Total $335.

Payment due within 15 days of completion of the above proposed work.
If there are any questions, please contact me at your earliest convenience.
An acceptance of this proposal within 30 days shall constitute a contract between us.
Beyond 30 days the above prices are subject to review.

Date of Acceptance ___________________ Estimated By: ___________________

______________________________  Matt Howell
Signature  Signature
Sterling Hills CDD
4411 Sterling hills Blvd.
Springhill, FL 34609

Scope of work: Blackenwood Rear Median

- Remove any remaining Bulbine on rear median at entrance to Blackenwood
- Install (89) 1 gallon Full Confederate Jasmine on 24” centers this includes Fill in all bare areas in the dwarf Asian jasmine beds on either side of the Blackenwood entrance features.

Total $614.

Payment due within 15 days of completion of the above proposed work.

If there are any questions, please contact me at your earliest convenience.

An acceptance of this proposal within 30 days shall constitute a contract between us.

Beyond 30 days the above prices are subject to review.

Date of Acceptance __________________________  Estimated By: __________________________

________________________________________  Matt Howell
Signature

Signature
Sterling Hills CDD  
4411 Sterling hills Blvd.  
Springhill, FL 34609

Scope of work: Glenburne Median

- Remove all declining landscape on the tip of the median
- Install (7) 3 gallon Viburnum S.
- Install (75) 1 gallon Summer Sunset Jasmine

Total $672.

Payment due within 15 days of completion of the above proposed work.
If there are any questions, please contact me at your earliest convenience.
An acceptance of this proposal within 30 days shall constitute a contract between us.
Beyond 30 days the above prices are subject to review.

Date of Acceptance ___________________________  Estimated By: ___________________________

Signature ___________________________________  Matt Howell  
Signature

9830 Yawn Road  
Dade City, FL 33525  
WWW.CAPITALLAND.NET
Tab 2
Operations and Maintenance Expenditures
October 2019
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2019 through October 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: $77,756.53

Approval of Expenditures:

__________________________________
______ Chairperson

______ Vice Chairperson

______ Assistant Secretary
### Sterling Hill Community Development District

#### Paid Operation & Maintenance Expenditures

**October 1, 2019 Through October 31, 2019**

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# Sterling Hill Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Check Number</th>
<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
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<tr>
<td>DCSI Inc.</td>
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<td>26226</td>
<td>Monitoring &amp; Cellular Backup - South Clubhouse 10/19</td>
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Sterling Hill Community Development District
Paid Operation & Maintenance Expenditures
October 1, 2019 Through October 31, 2019

<table>
<thead>
<tr>
<th>Vendor Name</th>
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<th>Invoice Description</th>
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<tr>
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</table>
# Sterling Hill Community Development District

## Paid Operation & Maintenance Expenditures

**October 1, 2019 Through October 31, 2019**

<table>
<thead>
<tr>
<th>Vendor Name</th>
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<tbody>
<tr>
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Report Total $77,756.53