



Rizzetta & Company

Sterling Hill Community Development District

**Board of Supervisors' Meeting
December 17, 2020**

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

www.sterlinghillcdd.org

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

Sterling Hill North Clubhouse, 4411 Sterling Hill Blvd., Spring Hill, FL 34609

Board of Supervisors	Christina Miller Sandra Manuele Michael Dimos Rich Massa Nancy Feliu	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Aimee Brandon	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Stephen Brletic	JMT Engineering

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.

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 11 • WESLEY CHAPEL, FL 33544
www.sterlinghillcdd.org

December 10, 2020

**Board of Supervisors
Sterling Hill Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Sterling Hill Community Development District will be held on **Thursday, December 17, 2020 at 9:00 a.m.** at the Sterling Hill North Clubhouse, located at 4411 Sterling Hill Boulevard, Spring Hill, FL 34609. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ADMINISTRATION – PART 1**
 - A. Announcement Regarding Vacant Seat #5
 - B. Administer Oath of Office to Newly Elected Supervisor
 - C. Consideration of Resolution 2021-01, Designating Officers of the District.....Tab 1
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Update on Pavement Project
 - C. Field Operations Manager
 1. Field Inspection Report for October & November 2020.....Tab 2
 2. Consideration of CLM’s Proposals.....Tab 3
 - D. Amenity Management
 1. Review of Monthly Report.....Tab 4
 2. Consideration of Proposals for Paver Repairs.....Tab 5
 3. Consideration of Proposals for Playground Options...Tab 6
 4. Consideration of Proposals for Countertops.....Tab 7
 5. Consideration of Food Truck Options.....Tab 8
 - E. District Manager
 1. Review of Financial Statements.....Tab 9
- 6. BUSINESS ADMINISTRATION – PART 2**
 - A. Consideration of Minutes of the Board of Supervisors’ Meeting held on October 15, 2020.....Tab 10
 - B. Consideration of Operation and Maintenance Expenditures for September, October & November 2020.....Tab 11
- 7. BUSINESS ITEMS**
 - A. Acceptance of Second Addendum to District Services Contract.....Tab 12
 - B. Update Regarding Bond Refinance

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,
Aimee Brandon
Aimee Brandon
District Manager

cc: Vivek Babbar, Straley & Robin, PA
Stephen Brletic, JMT Engineering

Tab 1

RESOLUTION 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STERLING HILL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The Sterling Hill Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hernando County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STERLING HILL COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2020.

**THE STERLING HILL COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 2

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 15, 2020 at 9:03 a.m.** via conference call pursuant to Governor DeSantis' Executive Order 20-193 as extended by Executive Order 20-246.

Present via teleconference call and constituting a quorum:

Christina Miller	Board Supervisor, Chairman
Sandra Manuele	Board Supervisor, Vice Chairman
Michael Dimos	Board Supervisor, Assistant Secretary
Nancy Feliu	Board Supervisor, Assistant Secretary
Richard Massa	Board Supervisor, Assistant Secretary

Also present via conference call were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley Robin & Vericker
Aimee Brandon	District Manager, Rizzetta & Company, Inc.
Stephen Brletic	District Engineer, JMT Engineering
John Toborg	Field Services Manager, Rizzetta & Company, Inc.
Jason Pond	Clubhouse Manager <i>(joined the meeting in progress)</i>
Craig Bramlett	Representative, Capitol Land Management
Jason Chambrot	Representative, Capitol Land Management

Audience **None**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

**Audience Comments on Agenda
Items**

There were no audience members present to comment.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

A discussion was held regarding the District's Covid-19 clubhouse waiver.

On a Motion by Ms. Feliu, seconded by Mr. Massa, with all in favor, the Board of Supervisors approved opening the Clubhouse for CDD/HOA meetings but keep in place no events or reservations at this time for Sterling Hill Community Development District.

B. District Engineer

Mr. Brletic stated that he did not have an update on the paving project at this time.

C. Field Services Manager

Mr. Toborg presented his Field Inspection Report. Mr. Bramlett also gave the Board an update on the landscape maintenance. A discussion ensued. No action was taken or needed at this time.

Mr. Toborg presented CLM's proposals. A discussion ensued. The following proposal was approved:

On a Motion by Ms. Miller, seconded by Ms. Feliu, with all in favor, the Board of Supervisors approved CLM's Proposal #300857 for Pine Bark Mulch (\$42,550.00) for Sterling Hill Community Development District.

It was stated that the proposal for the irrigation repairs was already approved.

D. Amenity Management

Mr. Pond presented and reviewed his report for September 2020. He informed the Board that deputy details will be increased due to past issues. Ms. Miller expressed concerns for people coming into the community for trick or treating due to covid-19. Mr. Huber informed the Board that access to the community cannot be restricted as the roads are public roads.

Mr. Pond requested that the Board resume normal hours for the pool and to lift the resident guest restrictions.

On a Motion by Ms. Feliu, seconded by Mr. Dimos, with all in favor, the Board of Supervisors authorized Mr. Pond to resume normal hours for the pool and to lift the resident guest restrictions per Mr. Pond's plan for Sterling Hill Community Development District.

E. District Management

Mr. Huber presented the financial statements dated August 31, 2020.

Mr. Huber reminded the Board that their next meeting was scheduled for November 19, 2020 at 6:30 p.m. and would be held in person.

Mr. Huber asked the Board for an increase of the debit card limit to \$5,000.00

On a Motion by Ms. Miller, seconded by Mr. Dimos, with all in favor, the Board of Supervisors approved increasing the debit card limit for Mr. Pond to \$5,000.00 for Sterling Hill Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Meeting held
on September 17, 2020**

Mr. Huber presented the minutes of the Board of Supervisors' meeting held on September 17, 2020. There were corrections made to the minutes

On a Motion by Mr. Dimos, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 17, 2020 as amended for Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
August 2020**

Mr. Huber presented the Operation and Maintenance Expenditures for August 2020.

On a Motion by Ms. Manuele, seconded by Mr. Dimos, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for August 2020 (\$49,942.95) for Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of District's Insurance
Renewal**

Mr. Huber presented and reviewed the proposal from Egis Insurance for the District's insurance renewal.

On a Motion by Mr. Dimos, seconded by Mr. Massa, with all in favor, the Board of Supervisors ratified the approval of Egis Insurance's Proposal for the District's insurance renewal (\$36,822.00) for Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no audience members present to comment.

Mr. Huber asked if there were any Supervisor Requests. Mr. Massa spoke about the HOA's use of the clubhouse and not wanting to sign a waiver.

Ms. Feliu requested to discuss bond refinancing options at the next meeting. Mr. Huber will give an update on this item at the Board's November meeting.

EIGHTH ORDER OF BUSINESS

Adjournment

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

<p>On a Motion by Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board of Supervisors adjourned the meeting at 10:19 a.m. for Sterling Hill Community Development District.</p>
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Assistant Secretary

Chairman/Vice Chairman

Tab 3

STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures September 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2020 through September 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$155,157.54**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Apex Floor & Furniture Care	006239	5334	North & South Clubhouse Carpet Cleaning Services 08/20	\$ 160.00
Baker Well Drilling Inc.	006247	2020097	Repair Broken Tank Fittings 08/20	\$ 262.00
Bright House Networks	006240	090269301082120	4411 Sterling Hill Blvd AHMS 08/20	\$ 569.96
Bright House Networks	006264	090269301092120	4411 Sterling Hill Blvd AHMS 09/20	\$ 569.96
Capital Land Management	006241	208854	General Landscape Maintenance 08/20	\$ 16,500.00
Capital Land Management	006265	209129	General Landscape Maintenance 09/20	\$ 16,500.00
Capital Land Management	006265	209154	Install Plants, Removal of Pine Trees 09/20	\$ 509.20
Capital Land Management	006265	209156	Fertilization Applied 09/20	\$ 790.00
Capital Land Management	006265	209187	Irrigation Repairs 09/20	\$ 943.00
Capital Land Management	006265	209330	Seasonal Annual Change Out 09/20	\$ 800.00
Christina Miller	006260	CM091720	Board Of Supervisors Meeting 09/17/20	\$ 200.00
DCSI Inc.	006242	27517	South Clubhouse Service Call 08/20	\$ 695.00
DCSI Inc.	006242	27518	South Clubhouse Service Call 08/20	\$ 105.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
DCSI Inc.	006266	27597	CCTV Gate Warranty 09/20	\$ 406.89
Egis Insurance Advisors, LLC	006256	12092	Renewal Policy #100120639 10/1/20-10/1/21	\$ 36,822.00
Hernando County Utilities	006243	SS00001-00 08/20	North Clubhouse Water Bill 08/20	\$ 1,351.98
Hernando County Utilities	006243	SS00013-00 08/20	South Clubhouse Water Bill 08/20	\$ 180.09
Johnson, Mirmiran, & Thompson, Inc.	006257	19-157052	Engineering Services 04/20	\$ 1,632.50
Johnson, Mirmiran, & Thompson, Inc.	006244	22-161216	Engineering Services 07/20	\$ 3,387.50
Johnson, Mirmiran, & Thompson, Inc.	006267	23-162468	Engineering Services 08/20	\$ 725.00
Michael Dimos, Jr.	006255	MD091720	Board Of Supervisors Meeting 09/17/20	\$ 200.00
Nancy E Feliu	006261	NF091720	Board Of Supervisors Meeting 09/17/20	\$ 200.00
Richard P. Massa Jr.	006259	RM091720	Board Of Supervisors Meeting 09/17/20	\$ 200.00
Rizzetta & Company, Inc.	006252	INV0000052585	District Management Fees 09/20	\$ 6,405.84
Rizzetta Amenity Services, Inc.	006253	INV00000000007867	Amenity Management Services 08/20	\$ 9,943.96
Rizzetta Amenity Services, Inc.	006253	INV00000000007899	Amenity Management Services 09/20	\$ 11,540.77
Rizzetta Amenity Services, Inc.	006262	INV00000000007931	Out Of Pocket Expenses 08/20	\$ 50.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services, Inc.	006269	INV00000000007959	Amenity Management Services 09/20	\$ 9,400.88
Rizzetta Technology Services	006254	INV0000006223	Website Hosting Services 09/20	\$ 100.00
Robert Saliva	006263	8385	Gate Repairs - Aborglades 09/20	\$ 190.00
Robert Saliva	006271	8400	Gate Repairs - Edgemere 09/20	\$ 9,095.00
Robert Saliva	006271	8420	Gate Repairs - Exit Gate 09/20	\$ 95.00
Sandra Manuele	006258	SM091720	Board Of Supervisors Meeting 09/17/20	\$ 200.00
Shore Commercial Services, Inc	006245	213130	Pool Maintenance North Clubhouse 08/20	\$ 2,185.00
Shore Commercial Services, Inc	006248	213707	Replaced Filter Grids 08/20	\$ 1,890.00
Shore Commercial Services, Inc	006270	213799	Pool Maintenance North Clubhouse 09/20	\$ 2,185.00
Shore Commercial Services, Inc	006270	213991	Patched Up Holes 9/20	\$ 174.00
Shore Commercial Services, Inc	006270	214180	Installed Stenner Pump 09/20	\$ 818.79
Sterling Hill CDD	CD532	CD532	Debit Card Replenishment	\$ 1,760.02
Sterling Hill CDD	CD533	CD533	Debit Card Replenishment	\$ 1,388.99
Sterling Hill CDD	CD534	CD534	Debit Card Replenishment	\$ 2,003.42
Straley Robin Vericker	006250	18775	General/Monthly Legal Services 08/20	\$ 1,177.50

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	006272	18843	General/Monthly Legal Services 09/20	\$ 715.00
Waste Management Inc. of Florida	006251	0566106-1568-6	Waste Disposal Services South Clubhouse 09/20	\$ 187.61
Waste Management Inc. of Florida	006251	0566251-1568-0	Waste Disposal Services North Clubhouse 09/20	\$ 187.61
Withlacochee River Electric Cooperative, Inc.	006246	Electric Summary Billing 08/20	Withlacochee Electric Summary Billing 08/20	<u>\$ 9,753.07</u>
Report Total				<u>\$ 155,157.54</u>

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STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures October 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2020 through October 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$69,907.33**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Apex Floor & Furniture Care	006298	5350	North & South Clubhouse Carpet Cleaning Services 09/20	\$ 160.00
Apex Floor & Furniture Care	006298	5367	North & South Clubhouse Carpet Cleaning Services 10/20	\$ 160.00
Capital Land Management	006273	209344	Fill in Bare Spots of Jasmine 09/20	\$ 347.40
Capital Land Management	006273	209345	Fill in Bare Spots in Blue Daze Beds 09/20	\$ 830.30
Capital Land Management	006273	209346	Install 3 Gal. Confederate Jasmine 09/20	\$ 209.48
Christina Miller	006292	CM101520	Board Of Supervisors Meeting 10/15/20	\$ 200.00
DCSI Inc.	006286	27682	Monitoring & Cellular Backup - South Clubhouse 10/20	\$ 128.97
DCSI Inc.	006286	27683	Monitoring & Cellular Backup - North Clubhouse 10/20	\$ 128.97
DCSI Inc.	006286	27699	Replaced & Tested Cameras 10/20	\$ 5,488.00
DCSI Inc.	006286	27700	North Clubhouse Service 09/20	\$ 2,280.50
Diana Gisonni	006282	100220 - Gisonni	Rental Cancellation 10/20	\$ 60.00
Fitrev, Inc.	006275	21668	North Clubhouse Quarterly Preventative Maintenance 09/20	\$ 235.00
Fitrev, Inc.	006275	21669	South Clubhouse Quarterly Preventative Maintenance 09/20	\$ 95.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Revenue	006276	37-8015579013-3 09/20	Sales & Use Tax 09/20	\$ 243.96
Hernando County Utilities	006277	SS00001-00 09/20	North Clubhouse Water Bill 09/20	\$ 432.59
Hernando County Utilities	006277	SS00013-00 09/20	South Clubhouse Water Bill 09/20	\$ 123.12
Hoopers Concrete & Block	006278	1516	Concrete Sidewalk 09/20	\$ 4,500.00
Hoopers Concrete & Block	006278	1524	Resurface Garage Recess 10/20	\$ 800.00
Innersynce Studio, Ltd DBA Campus Suite	006279	18895	CDD Website Services 20-21	\$ 1,537.50
Johnson, Mirmiran, & Thompson, Inc.	006299	24-164138	Engineering Services 09/20	\$ 185.00
Michael Dimos, Jr.	006287	MD101520	Board Of Supervisors Meeting 10/15/20	\$ 200.00
Nancy E Felio	006293	NF101520	Board Of Supervisors Meeting 10/15/20	\$ 200.00
Outsmart Pest Management, Inc.	006300	27706	Pest Control Treatment North Clubhouse 08/20	\$ 75.00
Outsmart Pest Management, Inc.	006300	27707	Pest Control Treatment South Clubhouse 08/20	\$ 75.00
Outsmart Pest Management, Inc.	006300	27969	Pest Control Treatment North Clubhouse 09/20	\$ 75.00
Outsmart Pest Management, Inc.	006300	27970	Fire Ant Control Treatment for North Clubhouse 09/20	\$ 285.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Outsmart Pest Management, Inc.	006300	27971	Pest Control Treatment South Clubhouse 09/20	\$ 75.00
Outsmart Pest Management, Inc.	006300	28279	Pest Control Treatment North Clubhouse 10/20	\$ 75.00
Outsmart Pest Management, Inc.	006300	28280	Pest Control Treatment South Clubhouse 10/20	\$ 75.00
Outsmart Pest Management, Inc.	006300	28281	Fire Ant Control Treatment for South Clubhouse 10/20	\$ 285.00
Richard P. Massa Jr.	006291	RM101520	Board Of Supervisors Meeting 10/15/20	\$ 200.00
Rios Company International Inc	006280	3210	Fitness Center Signs 09/20	\$ 45.00
Rizzetta & Company, Inc.	006283	INV00000053637	Assessment Roll Preparation FY 20/21	\$ 5,250.00
Rizzetta & Company, Inc.	006283	INV0000053382	District Management Fees 10/20	\$ 6,478.92
Rizzetta Amenity Services, Inc.	006284	INV00000000007991	Amenity Management Services 10/20	\$ 11,188.47
Rizzetta Amenity Services, Inc.	006295	INV00000000008022	Out Of Pocket Expenses 09/20	\$ 142.25
Rizzetta Amenity Services, Inc.	006301	INV00000000008050	Amenity Management Services 10/20	\$ 9,599.47
Robert Saliva	006302	8435	Gate Repairs - Mandalay 09/20	\$ 95.00
Robert Saliva	006302	8436	Gate Repairs - Storage 09/20	\$ 1,947.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Robert Saliva	006302	8495	Gate Repairs - Mandalay 09/20	\$ 95.00
Robert Saliva	006302	8507	Gate Repairs - Barrington 09/20	\$ 190.00
Robert Saliva	006302	8524	Gate Repairs - Edgemere 10/20	\$ 95.00
Robert Saliva	006302	Southern Phone Summary 09/20	Southern Phone Summary 09/20	\$ 419.50
Sandra Manuele	006290	SM101520	Board Of Supervisors Meeting 10/15/20	\$ 200.00
Sterling Hill CDD	CD535	CD535	Debit Card Replenishment	\$ 1,517.07
Sterling Hill CDD	CD536	CD536	Debit Card Replenishment	\$ 2,108.07
Thomas Castiglione	006274	TC092520	Off Duty Patrol 09/02/20-09/22/20	\$ 960.00
Times Publishing Company	006297	0000105125	Acct # 107011 Legal Advertising 10/20	\$ 107.70
Waste Management Inc. of Florida	006285	0575884-1568-7	Waste Disposal Services South Clubhouse 10/20	\$ 187.28
Waste Management Inc. of Florida	006285	0576029-1568-8	Waste Disposal Services North Clubhouse 10/20	\$ 187.28
Withlacoochee River Electric Cooperative, Inc.	006281	Electric Summary Billing 09/20	Withlacoochee Electric Summary Billing 09/20	<u>\$ 9,328.53</u>
Report Total				<u>\$ 69,907.33</u>

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STERLING HILL COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures November 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2020 through November 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$158,741.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brandon Hoaglan	006337	BH110420	Off Duty Patrol 11/20	\$ 600.00
Brandon Hoaglan	006337	BH110520	Off Duty Patrol 11/20	\$ 600.00
Brett F. Croft	006329	65503	BC Sheriff Patrol 11/20	\$ 135.00
Brett F. Croft	006329	65505	BC Sheriff Patrol 11/20	\$ 120.00
Brett F. Croft	006329	65517	BC Sheriff Patrol 11/20	\$ 135.00
Brett F. Croft	006329	65521	BC Sheriff Patrol 11/20	\$ 135.00
Brett F. Croft	006329	65522	BC Sheriff Patrol 11/20	\$ 120.00
Brett F. Croft	006329	65571	BC Sheriff Patrol 11/20	\$ 90.00
Bright House Networks	006303	090269301102120	4411 Sterling Hill Blvd AHMS 10/20	\$ 320.96
Capital Land Management	006312	209474	General Landscape Maintenance 10/20	\$ 16,500.00
Capital Land Management	006304	209490	Fertilization Applied 10/20	\$ 4,000.00
Capital Land Management	006304	209492	Remove Plants at Entrance 10/20	\$ 495.00
Capital Land Management	006304	209535	Install 15 Gal. Viburnum 10/20	\$ 2,545.26
Capital Land Management	006304	209584	Irrigation Repairs 10/20	\$ 2,805.00
Capital Land Management	006304	209602	Irrigation Repairs 10/20	\$ 636.00
Capital Land Management	006327	209768	Palm Fertilization Applied 11/20	\$ 790.00
Capital Land Management	006327	209802	Install of Pine Bark 11/20	\$ 42,550.00
Chris Croft	006314	65310	CC Hernando Sheriff Patrol 10/20	\$ 90.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Chris Croft	006314	65318	CC Hernando Sheriff Patrol 10/20	\$ 90.00
Chris Croft	006330	65550	CC Sheriff Patrol 11/20	\$ 120.00
DCSI Inc.	006315	27586	Monitoring & Cellular Backup - Fitness Center 10/20	\$ 128.97
DCSI Inc.	006305	27727	CCTV Gate Warranty 10/20	\$ 406.89
Deena Groves	006335	65498	DG Sheriff Patrol 11/20	\$ 135.00
Deena Groves	006335	65514	DG Sheriff Patrol 11/20	\$ 120.00
Deena Groves	006335	65549	DG Sheriff Patrol 11/20	\$ 120.00
Department of Economic Opportunity	006331	82949	Special District Fee FY 20/21	\$ 175.00
Evan Weston	006348	65527	EW Sheriff Patrol 11/20	\$ 120.00
Florida Department of Revenue	006333	37-8015579013-3 10/20	Sales & Use Tax 10/20	\$ 129.09
George Cloversettle	006334	65504	GC Sheriff Patrol 11/20	\$ 135.00
Hernando County Utilities	006318	SS00001-00 10/20	North Clubhouse Water Bill 10/20	\$ 393.19
Hernando County Utilities	006318	SS00013-00 10/20	South Clubhouse Water Bill 10/20	\$ 217.37
Jack Evans	006332	65512	JE Sheriff Patrol 11/20	\$ 210.00
Jack Evans	006332	65516	JE Sheriff Patrol 11/20	\$ 135.00
Jessica Lynn Hemley	006336	65584	JH Sheriff Patrol 11/20	\$ 90.00
Juan Perez	006338	65553	JP Sheriff Patrol 11/20	\$ 120.00
Kevin Keiper	006339	65519	KK Sheriff Patrol 11/20	\$ 135.00
Kevin Keiper	006339	65520	KK Sheriff Patrol 11/20	\$ 120.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kyle Wilson	006340	65590	KW Sheriff Patrol 11/20	\$ 90.00
LLS Tax Solutions, Inc.	006320	002061	Arbitrage Rebate Calculation Series 2006A/2006B PE 10/22/19	\$ 500.00
Michael Renczkowski	006342	65559	MR Sheriff Patrol 11/20	\$ 90.00
Murphy's Landscaping & Sod, LLC	006321	1720	Resod Aeras Along Sterling Hill Blvd 09/20	\$ 25,200.00
Murphy's Landscaping & Sod, LLC	006321	1724	Installation of Mulch for Playgrounds 10/20	\$ 6,320.00
Murray E Foradas Jr.	006317	65423	MF Hernando Sheriff Patrol 10/20	\$ 90.00
Norman E. Burburan	006311	65430	NB Hernando Sheriff Patrol 10/20	\$ 90.00
Norman E. Burburan	006326	65496	NB Sheriff Patrol 11/20	\$ 135.00
Panzner's Tree Service, Inc.	006341	4555	Remove 3 Pines & Mimosa 11/20	\$ 550.00
Rizzetta & Company, Inc.	006306	INV0000054251	District Management Fees 11/20	\$ 6,478.92
Rizzetta Amenity Services, Inc.	006322	INV0000000008081	Amenity Management Services 10/20	\$ 9,473.93
Rizzetta Amenity Services, Inc.	006351	INV0000000008112	Out Of Pocket Expenses 10/20	\$ 171.75
Rizzetta Amenity Services, Inc.	006351	INV0000000008138	Amenity Management Services 11/20	\$ 11,802.70
Rizzetta Technology Services	006343	INV0000006430	Website Hosting Services 10/20	\$ 100.00
Rizzetta Technology Services	006307	INV0000006535	Website Hosting Services 11/20	\$ 100.00
Robert Justin Schwarz	006344	RS110620	RS Off Duty Police 11/20	\$ 600.00
Robert Saliva	006323	8651	Gate Repairs - Amersham 10/20	\$ 95.00
Robert Saliva	006345	8658	Gate Repairs - Covey Run 11/20	\$ 95.00
Robert Saliva	006345	8659	Gate Repairs - Glenburne 11/20	\$ 95.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

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Robert Saliva	006309	Southern Phone Summary 10/20	Southern Phone Summary 10/20	\$ 507.75
Robert Spears	006346	65506	RS Sheriff Patrol 11/20	\$ 120.00
Sally L Daniel	006350	01532201- 2020	Non Ad Valorem Assessments 11/20	\$ 987.91
Sally L Daniel	006350	01568501-2020	Non Ad Valorem Assessments 11/20	\$ 1,536.26
Shaun Duval	006316	65332	SD Hernando Sheriff Patrol 10/20	\$ 90.00
Shaun Duval	006316	65333	SD Hernando Sheriff Patrol 10/20	\$ 90.00
Shaun Duval	006316	65426	SD Hernando Sheriff Patrol 10/20	\$ 90.00
Shaun Duval	006316	65428	SD Hernando Sheriff Patrol 10/20	\$ 90.00
Shore Commercial Services, Inc	006308	214423	Pool Maintenance North Clubhouse 10/20	\$ 2,185.00
Sterling Hill CDD	CD537	CD537	Debit Card Replenishment	\$ 551.18
Straley Robin Vericker	006310	19025	General/Monthly Legal Services 10/20	\$ 1,413.00
Thomas Castiglione	006313	TC102820	Off Duty Patrol 9/30/20 - 10/28/20	\$ 960.00
Thomas Castiglione	006328	TC110420	TC Off Duty Patrol 11/20	\$ 600.00
Thomas Castiglione	006328	TC110520	TC Off Duty Patrol 11/20	\$ 600.00
Thomas Castiglione	006328	TC110620	TC Off Duty Patrol 11/20	\$ 600.00
Trevor Jones	006347	65532	TJ Sheriff Patrol 11/20	\$ 210.00
Waste Management Inc. of Florida	006324	0583485-1568-3	Waste Disposal Services South Clubhouse 11/20	\$ 187.17
Waste Management Inc. of Florida	006324	0583629-1568-6	Waste Disposal Services North Clubhouse 11/20	\$ 187.17
William Harsanyi III	006349	65537	WH Sheriff Patrol 11/20	\$ 135.00

Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
William Harsanyi III	006349	65538	WH Sheriff Patrol 11/20	\$ 135.00
Withlacoochee River Electric Cooperative, Inc.	006325	Electric Summary Billing 10/20	Withlacoochee Electric Summary Billing 10/20	\$ <u>9,621.41</u>
Report Total				\$ <u>158,741.88</u>