STERLING HILL
COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors
Christina Miller Chairman
Sandra Manuele Vice Chairman
Nancy Feliu Assistant Secretary
Michael Gebala Assistant Secretary
Darrin Bagnuolo Assistant Secretary

District Manager
Matthew Huber 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.
October 13, 2022

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, October 20, 2022 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. STAFF REPORTS
   A. District Counsel
   B. District Engineer
      1. HA5 Update
   C. Landscape Inspection Manager
      1. Review of Landscape Inspection Report ......................Tab 1
   D. Amenity Management
      1. Amenity Manager Report..............................................Tab 2
      2. Consideration of Clubhouse Roofing Proposals ...........Tab 3
   E. District Manager
      1. Review of District Manager’s Report
         And Financial Statements.............................................Tab 4
      2. Review of 3rd Quarter Website Audit Report..............Tab 5

5. BUSINESS ITEMS
   A. Discussion of Moving the Dog Park
   B. Discussion of Sterling Hill Blvd Medians

6. BUSINESS ADMINISTRATION
   A. Consideration of Minutes of Board of Supervisors’
      Workshop Meeting held on September 8, 2022 .................Tab 6
   B. Consideration of Minutes of Board of Supervisors’
      Regular Meeting held on September 15, 2022....................Tab 7
   C. Consideration of Operations & Maintenance
      Expenditures for August 2022........................................ Tab 8
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) 994-1001.

Sincerely,

Matthew Huber
Matthew Huber
Regional District Manager
October 11, 2022
Rizzetta & Company
John R. Toborg – Division Manager
Landscape Inspection Services
Summary, SE Corner Elgin, North Park

General Updates, Recent & Upcoming Maintenance Events

- During the month of November, all Palms shall receive an application of 2050 lbs. (41 – 50 lb. bags) of 8-2-12+4Mg fertilizer. **I do not believe this 2050 lbs. includes those palms in Barrington. However, Juniper’s bid form for the addendum did not break out the palm fertilizer quantity. How much additional fertilizer will be required for the Barrington Palms?**

- Juniper to notify STAFF and Landscape Specialist at least one week prior to the application being scheduled. Then on the day of application, Juniper is to notify staff so that staff can verify quantity and fertilizer types and write how many bags have been delivered, what it is being used for and date it on the label. This will need to be sent to me for verification.

- **Beginning November 1,** mowing of common areas (green on the exhibit) along roadways, Parks, cul-de-sacs, entrances, etc. goes to an every-other-week schedule. All natural area perimeters and DRA’s and other incidental tracts (orange on the exhibit) goes to a once-a-month schedule. Maintenance exhibit is shown on the last page of this report. This schedule is for mowing ONLY. Juniper is still required to be on site weekly for other non-mowing duties such as detailing, weeding, pruning, lifting, etc.

The following are action items for Juniper 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. **Star Jasmine needs to be tamed along the Elgin wall towards the southeastern corner of the property.**

2. **Louis Peters’ memorial tree ring is not being maintained. Not only does the water saucer not exist anymore (and it needs to be re-built), but the entire thing is becoming overrun with weeds and grass. There is no mulch. Keep mulch at least 12” away from the trunk.**

3. **Remove a dead Arboricola at the front left corner of the North Park clubhouse.**

4. **Check the browning Fakahatchee Grasses leading into the tennis courts for Spider Mites. Treat accordingly.**

5. **On the back side of the pool deck near the corner of the gym, there is a completely severed drip line. (Pic 5>)**

6. **These Dw. Firebush on the Sterling Hill Blvd. (SHBlvd.) median between North Park and Edgemere need to be brought down and maintained another 6” lower. UPDATE: Crews were on site at this median later in the day reducing the heights.**

7. **Trim Loropetalum at North Park sign wall.**
8. Approaching the southern end of the SHBlvd. median at Elgin, there are a lot of weeds in the beds.

9. By what date will all palms on the property be trimmed?

10. When trees are lifted, particularly along walls and fences, the back sides also need to be lifted.

11. The proposal for the tip of the SHBlvd. median outside Arborglades was to have included the “fill-in” of Dw. Firebush. This was further communicated to Juniper staff. This still has not been completed. This bed is also weedy and there is a cut drip line. (Pics 11a & b)

12. Remove all volunteers on the Arborglades entrance median.

13. Cut the failing Sandankwa Viburnum to the ground along the wall after leaving Arborglades and heading toward Edgemere. Has anything been diagnosed in these plants? (Pic 13)

14. Just past the area mentioned above, where we are transitioning from Yellow Anise to Sweet Viburnum, newly planted Viburnum are in moderate wilt condition. I assume irrigation duration and frequency wasn’t adjusted for these plants? This seems to occur every time new plants are installed. These plants need to be replaced immediately. There are also established Viburnum in this vicinity in moderate wilt condition. (Pic 14)
15. After the Red-Tip Photinias were pruned, was a preventative fungicide applied?

16. Check the Dw. India Hawthorn for leaf spot & chili thrip (both present) under the last bed of Crape Myrtles before getting to Edgemere from the south. They are also present on the Edgemere rear median. Treat accordingly.

17. Delineation was started at Edgemere, however, now the beds are co-mingling again. There needs to be a complete break between the Dw. Asian Jasmine and all other beds. (Pic 17)

18. Leaving Brightstone Place and heading to Brackenwood, remove scraggly Dw. India Hawthorn under 2 beds of five (5) Crape Myrtles. Delineate all plant beds at the Brackenwood entrance. (Pic 18)

19. Nothing has been replaced at the Brackenwood entrance where the wrong variety of Azaleas were planted (leaving gaps in the patterns) and now have died due to lack of water. This needs to be remedied immediately. (Pics 19a, b, c & d)
20. Neither the warranty replacement Pentas nor the warranty replacement Lantana and Dwarf Jasmine have been installed yet either in front of each sign wall and at the tip of the median at Brackenwood. (Pic 20)

21. Crews are still not maintaining the sideyard tract adjacent to the last house on the SE side of Autumnwind Ct. cul-de-sac. This tract extends from the cul-de-sac then alongside the house to the wall on SHBlvd. and then down to Brightstone Place. The tree line is creeping up into the mowed turf area and the tract beside the house is not being mowed. (Pic 21 & below right)

22. Cut off a synthetic strap still tied around the trunk of a Leyland Cypress behind the wall on the Brackenwood corner of the north intersection. Properly cut a broken Crape Myrtle branch on the Elgin side of this corner.

23. Is Juniper treating the previously reported thinning Tree Ligustrum on the left side of the outbound Brackenwood sign wall?

24. I called in what I thought may be a problem with the irrigation system that waters the SHBlvd. median between Amersham Isles/Brackenwood entrances and Elgin as well as the SHBlvd. ROW on the Brackenwood side. There is a marked difference in the color of the Bahia. The Bahia on the median is new. What was the outcome of the investigation? (Pics 24a & b)
25. Hand pull weeds from the main sign monument beds on the Brackenwood corner of the north intersection. (Pic 25)

26. The Silverthorn hedge along the wall in the triangular lawn on the Amersham Isles (AI) corner of the north intersection needs to be trimmed and have vines removed, the bed line defined and weeded.

27. The Sweet Viburnum have still not been planted behind the low wave wall on the AI corner of the north intersection. When will this be completed? (Pic 27)

28. The District received no remediation for the prohibited application of RoundUp surrounding the majority of electrical junction boxes, streetlights, traffic signage and other structures throughout the community. Now these killed off areas are filled with weeds or remain dirt. What will Juniper do to remediate this issue. We’ve not received a response. (Pics 28a, b & c)
29. Why are the Lime Sizzler Dw. Firebush at the Al entrance in wilt condition? The newly installed Blue Daze at the Al median tip as well as new plants on the median are also in wilt condition or are already dead. Dead plants need to be replaced immediately under warranty. (Pics 29a & b)

30. Create a more significant “terraced” effect on the outbound side of the Al entrance along the wall.

31. What is the duration and frequency of the irrigation at ALL of the Al entrance including both medians? Nothing is thriving here.

32. Approximately 100’ past the end of the Al wall heading to North Park, there is a sliced drip line between the sidewalk and 3-rail. (Pic 32>)

33. Allow the Sweet Viburnum behind the 3-rail on the back side of Al across from Brightstone Place to grow taller than the hedge in front of the 3-rail (6’).

34. I also called this in from the field – what appears to be a couple cuts or breaks in an irrigation line between the sidewalk and 3-rail along the back side of Al across from Brightstone Place. (Pic 34)

35. Towards the southern leg of the 3-rail on the back side of Al, remove more scraggly Dw. India Hawthorn under Crape Myrtles. (Pic 35>)

36. There are still at least two damaged irrigation valve boxes/lids in the ground in the SHBlvd. ROW along the southern leg behind Al leading to Arborglades.
37. Trim the Loropetalum leading to the south intersection, Al corner. There is also still a dead one in place adjacent to the last Oak before the signage. Aztec grass was supposed to have been pulled from these beds. These beds are also weedy.

38. Hand pull the dead weeds in the raised planter of the Elgin alcove. The Pringles Podocarpus still need to be tipped. (Pic 38)

39. Crews cannot leave trimmed debris behind. There were several areas like this one along Elgin and elsewhere. (Pic 39>)

40. Pull the remaining Dw. India Hawthorn from beneath the last grouping of Crape Myrtle before getting to the north intersection from the south.

41. There are three (3) newly installed Feijoa that need to be replaced immediately under warranty. These are on the Elgin side of the Brackenwood wall leading up to the large junction box. (Pics 41a & b)
42. There may also be some broken drip lines or irrigation pipes at the third Oak before getting to the Glenburne corner of the north intersection. Make any necessary repairs. This is near a pedestrian crossing sign. (Pic 42)

43. Remove the scraggly Gold Mound at the landscape lights at the columns on the Glenburne median. (Pic 43)

44. Completely remove “sticks” on the inbound side of Glenburne entrance behind the sidewalk. Old Hawthorn?

45. Leaving Glenburne and heading toward Mandalay Place, delineate the Dw. Asian Jasmine from the Dw. India Hawthorn under a grouping of Crape Myrtles.

46. Pentas at the rear tip of the Mandalay Place median are in severe wilt and need to be replaced immediately. (Pic 46)

47. I feel the Texas Sage on the SHBlvd. median leaving Mandalay Place and more plants toward the South Park end of the median need to be lowered even more.

48. This irrigation repair between Mandalay Place and Haverhill is very delinquent in being brought back to its original condition. This extends back to when the mulch was installed. (Pic 48)

49. The ornamental grasses, Better John Bottlebrush and Dw. Firebush need to be lowered more on the SHBlvd. median between South Park and Covey Run. (Pic 49>
50. Is Juniper treating the thinning Tree Ligustrum on the inbound side of Haverhill? Remove water shoots.


52. Why were only some of the ornamental grasses on the SHBlvd. median past Haverhill cut? The entire bed needs to be. That was the request. Is Juniper waiting for the Muhly grasses to bloom? (Pic 52)

53. The Golden Dewdrop along the wall between Haverhill and Windance is in wilt condition. Juniper needs to provide the frequency and duration of the irrigation zones. Too much

54. On the SHBlvd. median between Haverhill and Windance, there is a large bed of failing Dw. India Hawthorn and Loropetalum. These need to be removed. There is also a pretty good bed of Simpson’s Stopper that can remain. (Pic 54a & b)

55. Tree Ligustrum at Windance need to be tipped. They are finally outgrowing the flat-topped butcher they received several months back under the direction of a previous account manager.

56. Pull out the dead material from the Walter’s Viburnum at the Windance keypad. Do these require a fungicide treatment?
57. Make sure the Dw. India Hawthorn on the SHBlvd. median leaving Windance and heading south gets thoroughly looked at every month and treated accordingly. This plant used to be extremely full and healthy. It has begun to decline in the past few months and should be inspected for chili thrips and Entomosporium regularly.

58. Hand pull all weed in the median leading to the Barrington entrance.

59. The Sweet Viburnum (newly planted) at the end of the Windance wall is also in moderate to severe wilt. This bed was never expanded to 6' with hedge in the center as requested. (Pic 59)

60. Do we need more spray on the Fakahatchee Grasses at Barrington? Although they've been cut and flushed out new growth, there is still a lot of brown? (Pic 60>)

61. Remove water shoots to the ground on an Oak along the PVC fence extending past the Barrington entrance.

62. Turf has now almost completely failed in the Barrington entrance ROWs. Has Juniper inspected this to diagnose anything? (Pic 62>)

63. There is yellowing and leaf spotting on the Dw. India Hawthorn along both sides of the Barrington entrance.

64. Spot treat weeds in the ROW turf behind the Barrington gates. Improve on hard edging.

65. Turf in the “problem” triangular lawns behind the Barrington mail kiosks is folding and appears to be extremely dry. What is the irrigation duration and frequency here?

66. Most Drift Roses are not thriving in the beds adjacent to the Barrington mail kiosks. Has Juniper recommended anything to improve these? I have requested a proposal for the application of Black Kow.
67. Some Petite Salmon Oleander are being eaten by the Oleander Caterpillar in the beds adjacent to the mail kiosks. Treat accordingly.

68. The newly installed tract leading to the SE corner pond needs to be included in the mow schedule. (Pic 68)

69. Beyond the newly installed tract leading to the SE pond, the perimeter fence is not being line trimmed as required. (Pic 69)

70. Is this water stress or chinch bug damage at the corner of Autumn Amber and Golden Lime? Diagnose and treat accordingly. (Pic 70+)

71. Check the irrigation on the back side of the black aluminum fence on the outbound side of the Barrington entrance. Viburnum is uneven.

72. Has this dead Pine been added to the list of tree removals. It is on the SHBlvd., median between Windance and Covey Run. (Pic 72)

73. This repair approaching Covey Run from the south has been there for a long time. (Pic 73)
74. Tip the Tree Ligustrum at Covey Run.

75. Yellow Anise and Loropetalum also need to be lowered at Covey Run. They are approaching the top of the wall and the Tree Lig. (Pic 75)

76. I’d like Juniper to maintain this tract in the same manner as the south end of Beaumont Loop is maintained in Mandalay Place – a little closer to the tree line and between trees where possible. (Pic 76)

77. Hand pull weeds from the Juniper on the outbound side of Covey Run.

78. Where the trail starts toward the back side of South Park near the bike racks, the scraggly Juniper and Hawthorn can be removed.

79. Remove remaining Liriope from the rear median at Dunwoody. The Mexican Petunia on the back side of the Dunwoody rear median is in moderate wilt.

80. Hand pull weeds from the ornamental grasses behind the short walls on either side of Dunwoody entrance.

81. Gold Mound along the wall past Dunwoody is in moderate wilt condition.

82. This entire tree (both limbs) approaching the north intersection Dunwoody corner needs to be flush cut. One overhangs the sidewalk the other is on the fence. (Pic 82)

83. Perhaps the school could be required to construct a turn lane? (Pic 83)
Tab 2
Operations Report – September 2022

Sterling Hill CDD
Phone: 352-686-5161 • Email: sterlinghillclub@live.com
Clubhouse Manager: Jason Pond

Clubhouse Maintenance and Improvements

- Monthly carpet and floor cleaning by Apex.
- Pressure washed walkway to bus stop at North Clubhouse.
- Repaired rotten front pillar at North Clubhouse front doghouse area.
- Sprayed weeds at both clubhouses, pools, courts, and storage lot
- Touched up paint on walls and wainscoting in North Fitness Center.
- Painted front pillars North Clubhouse.

Gate Report

- Installed new circuit boards at Haverhill and Windance.
- Replaced damaged reflector with hood at Storage lot.
- Installed new cellular circuit boards at Glenburne and Windance.
- Replaced bad motor on Haverhill exit gate.
- Replaced any bad battery backups at all village entrances.

Private Event Rentals

<table>
<thead>
<tr>
<th>North Clubhouse:</th>
<th>South Clubhouse:</th>
</tr>
</thead>
<tbody>
<tr>
<td>09/03/22 – Baby Shower</td>
<td>09/17/22 – Birthday Party</td>
</tr>
<tr>
<td>09/11/22 – Birthday Party</td>
<td>09/24/22 – Birthday Party</td>
</tr>
<tr>
<td>09/18/22 – Gender Reveal</td>
<td></td>
</tr>
</tbody>
</table>

Field Maintenance

- Trash clean-up in the DRA's, wooded areas, and trash and debris clean up along Sterling Hill Blvd.
- Applied water sealant to trailer wood blanks.
- Trimmed low lying limbs along sidewalks & roadways along Sterling Hill Blvd.
- Replaced bad photocell at Covey Run main entrance.
- Replaced Kant Slams at Splash pad, Mandalay Place, and Covey Run.
- Replaced bad up lights at Amersham Isle, Brackenwood, Windance, Dunwoody, and Mandalay Place.
- Pressure washed concrete brick wall along Elgin.
- Repaired lighting at Sterling Hill monument at north/east entrance corner.
- Went through all of Sterling Hill roadways replacing missing blue fire hydrant reflectors.
Tab 3
JASON POND

4111 Sterling Hill Blvd
Spring Hill, FL
34609
GAF ROOF PACKAGE

Description

Roof package

Remove and replace all shingles with GAF TIMBERLINE (some colors not available)

Starter - these are the shingles required for starter rows on your roof

Ridgecap shingles

Ridge venting - an efficient way to help heat exhaust from your attic - off ridge vents

Drip-edge - flashing used to protect the bottom edge of your roof

Peel and Stick underlayment also known as a secondary water barrier

Lead boot

Galvanized Vent (4,10)

Shingle Nails 1 1/4"

Roofing Deck Nails - 8D 2 3/8"

Valley Metal - 50'

1/2" plywood replaced

- first 2 sheets included

- additional sheets $85

Permitting for jurisdiction along county filing and NOC paperwork

Wind Mitigation Report

Fees paid to dump waste construction material

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Quote subtotal</td>
<td>$27,739.00</td>
</tr>
<tr>
<td>Total</td>
<td>$27,739.00</td>
</tr>
</tbody>
</table>

If access can be made by moving landscaping temporarily to accommodate trash disposal closer to the building we can discount up to $1200.
AUTHORIZATION

GAF Roof Package $27,739.00

Name: Jason Pond
Address: 4111 Sterling Hill Blvd, FL

Estimate expires 10/24/22

Optional Upgrades

Description
☐ Aluminum drip edge
  - Increase curb appeal
  - Long lasting, no rust
  - Perfect for homes near or on the water

☐ Vinyl Boot upgrade (2,3,4,10)
  - Long lasting
  - Colored to match (grey, tan, brown, black)
  - Squirrels and other pests don't scratch or chew

Line total
$811.02
$700.92

Customer Comments / Notes

Jason Pond: __________________________ Date: __________________________

By signing this form I agree to and confirm the following: I certify that I am the registered owner of the above project property, or have the legal permission to authorize the work as stated. I agree to pay the total project price and understand that this work will be completed in accordance with industry best practices.
Install any GAF Lifetime® Shingle and at least 3 qualifying GAF Accessories and get a Lifetime® limited warranty on your qualifying GAF products plus non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor® about enhanced GAF warranties.

1 Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires use of GAF Lifetime shingles only. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and at least 3 qualifying GAF accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRB for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty.

2 Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products.
1ST CHOICE ROOFING INC TERMS & CONDITIONS

1st Choice Roofing Inc. Terms and Conditions

1. PAYMENT: Owner expressly agrees that the term "payment Upon Completion," or similar language describing the same general idea, means that all monies due are payable to contractor on demand when the job is substantially complete or substantially performed. At the time of demand, Owner may withhold a sum of money equal to no more than 10% of the final invoice submitted to the owner until work is completed. All coupons must be presented prior to signing the contract. Coupons and discounts cannot be combined with any other promotions, offers or with the use of payment with credit cards.

2. FINANCING: If the owner fails or refuses to deliver upon demand of the Contractor the instruments required for financing, the full amount of the balance shall become due and payable upon substantial completion. Such a failure or refusal shall constitute a breach of contract. In the event that this contract is to be paid in installments, the Contractor shall have the right to arrange for financing through any person, firm or corporation legally authorized to do such financing, In which case the Owner agrees to execute all instruments required by such agency or Contractor upon demand of the Contractor or agency.

3. CONTRACTOR: Shall not be liable for, without limitation. damage to driveways, sidewalks, lawns, screen enclosures, sprinkler systems, gardens, septic systems, drain fields, shrubbery, flower beds, garage doors or foundations and other structures, buildings, or portions thereof, as a result of work performed by CONTRACTOR. Contractor shall not be responsible for injuries to customers and anyone other than our employees for falling off a ladder or roof. Contractor will not be responsible for interior damages due to any employees, inspectors, homeowners, etc. falling through the roof due to bad (rolled, soft, wet) wood or skylights. Contractor shall not be responsible for any interior damages due to rain while work is being performed. Contractor will not be responsible for damages to HVAC refrigerant lines or any other components of the HVAC system.

4. LATE CHARGES: owner will pay Contractor a late charge of $50.00 and a finance charge of 4.5% APR .0116438% daily rate on any of the Final Invoice Price when due. Payment is due upon completion.
5. **ATTORNEY'S FEES:** If Owner defaults in payment as provided for in this contract, the Owner may be charged attorneys collection fees upon the unpaid balance, whether upon a note or otherwise, in the amount of 30% of the sum then due.

6. **MATERIALS:** All work and material delivered to the premises, whether actually incorporated in the property or not, are to be considered the property of the Contractor until it has been paid for. Any unused material delivered to the job site is the property of the contractor and does not get deducted from the final invoice. Owner agrees that the Contractor shall have access to the Contractors materials at all reasonable times. All excess, left over, or extra materials not incorporated into the work performed shall be considered the property of the Contractor, and Contractor may remove any materials if the Contract is not paid when due. Shingles are delivered by a separate supply house not affiliated by the Contractor.

7. **SELECTION OF MATERIALS:** Contractor and Owner mutually agree that any selection, makes model numbers that are not described in the contract will be chosen by the Owner at the Contractor's showroom/office or by the Contractors production department personnel at the Owners residence. If a product is not available, both the Contractor and the Owner will mutually agree on a substitution. Prices in materials are subject to change due to increase in costs of goods or services resulting from circumstances such as federal mandates, embargoes, economic turmoil, military conflict, strikes, war (whether declared or undeclared), extreme weather events, riots, delays by carriers, delays in shipment, etc., or receipt of materials from suppliers.

8. **WARRANTY:** Contractor guarantees that the materials used in the work will be of standard quality and will be installed or applied in good and workmanlike manner. These LIMITATIONS apply to this warranty.
   A. Contractors warranty is as stated and will not exceed MANUFACTURERS WARRANTY.
   B. Contractor will not be responsible for:
      (1) Roof maintenance. (2) Any roof damage resulting from wind. (3) Damage to roof material, installation and interior damage or property as a result of improper roof drainage. (4) Damage or leaks caused by any equipment installation on or through the roofing material installed by other than 1st Choice Roofing, Inc., unless letter or diagram is approved by 1st Choice Roofing, Inc.
   C. Damage due to: Settlement, distortion, failure or cracking of the roof deck, walls or foundations of the structure or Infiltration tie-ins to adjacent roof systems.
   D. Chemical attack on membrane or material as a result of exposure to chemicals, including but not limited to, aliphatic or aromatic solvents, chlorinated hydrocarbons, turpentine, oils, organic materials: or vandalism.
   E. Contractor will not be responsible for act of nature such as fires, floods and heavy rains, drought, hurricanes, earthquakes or freeze thaw conditions or any other condition beyond the contractor's control: contractor will not be responsible for water damage to interior of property unless otherwise outlined in agreement.
   F. Guaranties and material warranties effective upon payment of balance in full.
G. Warranty service expense is the responsibility of the CONTRACTOR during the warranty period. Any service call due to neglect, misuse, improper maintenance caused by the OWNER will be at the expense of the OWNER. If there is no problem found during a service call, payment for service is the OWNER'S responsibility.

9. Nature of work: Contractor is not responsible for structural integrity, design or building code compliance or any work done to property that has not been properly permitted.

10. ENTRY: Owner authorizes the Contractor to enter upon the Owner's premises and to have access to any outside electrical and water agrees to obtain consent to enter upon adjoining neighbors' premises, if necessary, in order to enable the Contractor to perform and complete the work mentioned in this contract.

11. FLAT ROOFS: It shall be the responsibility of the homeowner to notify the contractor of any known drainage problems on low slope or flat roof areas. Contractor will not be responsible for any ponding water. If tapered a system or drains are deemed necessary it shall be billed separately.

12. LICENSES, PERMITS, SAFETY RULES, BUILDING CODES, ZONING ORDINANCES AND OTHER LAWS: Contractor shall be responsible to Customer for obtaining any and all licenses and building permits which are legally required to perform the Contract. Contractor shall also be responsible to Customer for the Contract's being performed in compliance with all applicable safety rules and all existing building codes, zoning ordinances and other laws. If a change occurs to any applicable safety rule, building code, zoning ordinance or other law which requires additional goods and/or installation services and to perform the contract. Customer agrees to pay Contractor the cost and reasonable profit or such additional goods and installations services. Contractor not responsible for plumbing or electrical lines not installed in accordance with Florida building code. Owner will be responsible for any fees and/or fines due to unclosed permits, failed inspections and/or unpaid violations that were prior to the commencement of work being performed by the contractor.

13. GOOD FAITH: The Owner represents that the Owner knows of no impediment, legal, or financial, which would prohibit Owner from fulfilling all of Owner's obligations under the contract. The Owner's representations are made with the understanding that the Contractor is relying on them in accepting and performing this Agreement and in furnishing the materials will be billed to the homeowner. All cancellations must be in writing.

14. CANCELLATION OF CONTRACT: After the third business day after signing the contract: there will be a $150.00 processing fee as well as any costs of permits, document filing, and securing and/or restocking materials will be billed to the homeowner. All cancellations must be in writing.

15. CONTRACTOR: Shall not be responsible for any damages caused by delays. It is agreed that the Contractor should be permitted to execute its work without interruption. If it is delayed at any time by any act or neglect of the Owner, or the
Owner's representatives or employees, or any other contractor employed by the Owner, or any changes ordered in the work, the Contractor shall be reimbursed or paid for any additional expense or damage. This shall include loss of equipment caused by said delay. In all cases involving work stoppage, extra work, changes or cancellation, it is agreed that the Owner will pay or reimburse the Contractor for its full cost of labor and materials, plus 15% overhead, plus 10% profit. Contractor shall not be held liable for any damage or delays resulting from accidents, storms, floods, earthquakes, war, government controls, strikes, acts of God or any other accidental or natural causes, or any damage or delay beyond Contractor's control.

16. SCHEDULING: Start date assigned is an anticipated date, this date is subject to change due to weather conditions, delays in unfinished jobs started prior to your commencement, and conditions beyond Contractor's control, (flu season, incidentals, etc.).

17. ANY UNSEEN OR HIDDEN PROBLEMS: Any necessary materials (wood, etc) needed to be replaced that was not seen that needs to be replaced to correctly complete the job as per contract will be done with consideration to homeowner notification but will be completed as scheduled. Homeowner agrees to pay reasonable cost for labor and material and such necessary work, to complete job as contracted, Contractor only replaces rotted wood, unless specified otherwise in writing. Contractor will not be responsible for any bowed wood or dips in the roof.
Date: October 5, 2022

Location: 4411 Sterling Hill Boulevard, Spring Hill

Client: Sterling Hill Clubhouse Jason or Dale 352-686-5161

Price includes: All required insurances, materials, labor, Manufacturer Standard Warranty, and All Coast Roofing 5 year workmanship warranty.

Shingle Roof Scope:

- Tear off existing roof to wood deck
- Haul off and dispose of torn off roofing materials (Dumpster placement to be decided)
- Replace any rotted wood (estimate allows for 2 sheets of plywood)
- Supply and install new Peel N Stick underlayment
- Supply and install valley metal in all valleys
- Supply and install new drip edge
- Supply and install ridge cap and starter shingle
- Supply and install new 30 year dimensional shingles
- Supply and install new vents
- Supply and install all new lead boots and GRVs
- Price includes permit

Cost: $18,779

Upgrade to IKO Dynasty Shingles + $1,245

Conditions: 30% of the total contract cost upon signing of contract BALANCE PAID UPON COMPLETION. Any additional work performed will be discussed and agreed upon and billed as a change order on our own forms. Additional plywood charged at $85/ sheet. Fascia board, all linear board, and unforeseen flashing priced at $6.00/ linear foot. Additional $45 per square if there are multiple layers of shingles due to additional labor and dumping fees. Quote is good for 15 days.

Respectfully,
Chris Walters (352-585-2210)
Rick Walters (352-279-7440)
Blank
Bluewater Roofing Company  
13856 Dunwoody Dr, Spring Hill, FL  
352-428-1047 

Where integrity meets roofing 

Roofing Estimate 

Prepared for: STERLING HILLS N. CLUBHOUSE  
Prepared by: John Gordon  
JOHN@BLUEWATERROOFINGCOMPANY.COM  
October, 4 2022 

Client Details  
ATTN: JASON POND  
Name: STERLING HILLS N. CLUBHOUSE  
Address:  
Phone number: 352 686 5161 
EMAIL: sterlinghillclub@live.com 

Estimate Details 

TO TEAR OFF EXISTING SHINGLES, INSPECT FOR BAD OR ROTTEN WOOD, RENAIL ALL PLYWOOD TO CODE, DRY IN WITH ICE 
WATER PEEL N STICK FOR MOISTURE BARRIER, INSTALL NEW DRIP EDGE, NEW PLUMBING STACK FLASHINGS, NEW 10" 
EXHAUST VENTS, 3 NEW 4" OFF RIDGE VENTS TO HELP VENT HEAT OUT OF ATTIC, INSTALL NEW 30YR ARCHITECTURAL 
SHINGLES AND NEW HIP N RIDGE 

PRICE INCLUDES LABOR, MATERIAL, AND HAUL OFF ALL DEBRIS  
JOB WILL BE KEPT CLEAN AND MAGNET RAN OVER PROPERTY TO PICK UP NAILS  

TO BE PAID IN FULL UPON COMPLETION 

Total: $18,495.00 
Deposit: $0.00 
WOOD 
TOTAL 
BALANCE DUE: 

Client Signature: ________________________________ 
Date: ________________________________ 

THANK YOU: JOHN GORDON 

FL License #: CCC1331434 
Insured and Bonded 

A lifetime labor warranty against leaks due to workmanship will be attached to this estimate. The job site will be kept clean and organized throughout. A down payment of 50% will be given and rest due upon completion. Any 
rotten or damaged sheathing will be replaced at a cost of $75 per square; up to 5' x 8' inch. Any rotten or damaged framing or fascia will be replaced at a cost of: 2x4 $3.00 per lineal ft, 2x6 $3.50 per lineal ft, 2x8 $4.00 per lineal ft, 4x4 $2.50 per lineal ft, unless specified above. This estimate is good for 30 days unless otherwise specified.
Blank
August 30, 2022

Jason Pond
4411 Sterling Hill Boulevard (Clubhouse building only) and
4250 Sterling Hill Boulevard (Clubhouse building only)
Spring Hill, FL 34609

**FINANCING AVAILABLE**

Roof replacement for property located above.

Objective
- Replacement of existing shingle roof with CertainTeed Landmark architectural shingle over synthetic underlayment (25 times stronger than traditional “felt/tar paper”).
- Our Installers are employees of Five Star Roofing, not sub-contractors, so we have complete control over the install.
- Immediate installation upon receipt of Roofing Permit. Job completion in 1 day.

Price: $48,280.00 (initials/date: __________)

Scope:
- Five Star will obtain and schedule all permits and inspections.
- Remove existing shingles
- Remove and replace any damaged decking* to meet code.
- Re-nail entire decking to code if needed
- Install decking seam tape and Rhino synthetic underlayment to meet the latest code.
- Install new 6" drip edge and install architectural shingles to entire roof.
- Install Miami-Dade Code approved (150mph rated) shingle over ridge vent.
- Replace all pipe jack flashings and gooseneck vents.
- Remove all debris and dispose.
- Perform magnetic sweep throughout yard and driveway.
- Five-Year Labor Warranty by Five Star Roofing
- Fifty-Year Materials Warranty by Manufacturer
*After 2 free sheets of decking, property owner agrees to pay $80.00 per additional 4x8’ of decking where needed.

Antennas and satellite dishes:
- 5 Star will detach antennas and satellite dishes and place on the roof at the completion of the install.
- It is the responsibility of the property owner to contact their cable provider to re-install any antennas or satellite dishes and is at the expense of the property owner.
Gutters:
- *5 Star will detach and reset the gutters where necessary but will not be held liable for any minor damages as a result.

Solar Pool Panels, Solar Electrical Panels, Solar Hot Water Panels, and Lightning Equipment:
- It is the responsibility of the property owner to have such panels and any coincident fixtures and hardware removed before the delivery of materials, and at the expense of the property owner. The property owner is responsible for their replacement after roof install.

Yard ornaments and potted plants:
- 5 Star Roofing and Construction will cover the exterior plants and yard next to the building prior to and during the install to protect from loose debris.
- It is the responsibility of the property owner to move any valuable outside objects and place in a secure location prior to the start of the install and is the responsibility of the property owner to move back in place after the install has been completed.

Terms: 50% At time of signing.

50% At conclusion on the day of install. **

** This payment is determined on availability of the property owner and the Sales Manager and is independent of the final inspection results. Final inspections are set by 5 Star Roofing and Construction and any noted deficiencies outlined by the inspector are the responsibility of 5 Star Roofing and Construction to correct and schedule a new final inspection.

Roof replacement proposal. If 5 Star roofing is to assist with an insurance claim, this proposal becomes NULL & VOID unless the insurance company denies full roof replacement.

This proposal expires on September 13th, 2022 at 11:59:59 pm.

Approval Signatures

___________________________________
Customer

___________________________________
Jack S. Holmes
Five Star Roofing
Estimator

Page 2 of 2
Roofr Report
Prepared by Five Star Roofing and Construction
4411 Sterling Hill Boulevard, Spring Hill, Florida, United States

4960 sqft
12 facets
Predominant Pitch 6/12

Nearmap Nov 17, 2021
Diagram
4411 Sterling Hill Boulevard, Spring Hill, Florida, United States
Length Measurement Report
4411 Sterling Hill Boulevard, Spring Hill, Florida, United States

- Eaves 362ft 4in
- Ridges 25ft 7in
- Step Flashing 0ft 0in
- Unspecified 0ft 0in
- Valleys 31ft 8in
- Rakes 0ft 0in
- Transitions 0ft 0in
- Hips 200ft 5in
- Wall Flashing 86ft 6in
- Parapet Wall 0ft 0in

Note: The above diagram contains measurements that have been rounded up. 6 and 9 are written 6 and 9 to avoid confusion. Some edge length totals have been hidden from the diagram to avoid overcrowding. Flashings are depicted as dotted lines.

This report was prepared by Five Star Roofing and Construction. Copyright © 2022 Roofr.com | All rights reserved.
Area Measurement Report
4411 Sterling Hill Boulevard, Spring Hill, Florida, United States

Total Roof Area: 4960 sqft
Pitched Roof Area: 4960 sqft
Flat Roof Area: 0 sqft
Two Story Area: 0 sqft
Two Layer Area: 0 sqft

Predominant Pitch: 6/12
Predominant Pitch Area: 4960 sqft
Unspecified Pitch Area: 0 sqft

Note: The above diagram contains measurements rounded to the nearest whole number. The total at the top of the page is the sum of all the unrounded (exact) measurements, which is then rounded. Flashings are depicted as dotted lines. Deleted facets, which are not labeled with area, (Skylights, Chimneys, AC units) are omitted from area sums.

This report was prepared by Five Star Roofing and Construction. Copyright © 2022 Roofr.com | All rights reserved.
Note: Flashings are depicted as dotted lines. Deleted facets do not have a pitch and therefore are not labeled.
### Measurements

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Roof Area</td>
<td>4960 sqft</td>
</tr>
<tr>
<td>Total Pitched Area</td>
<td>4960 sqft</td>
</tr>
<tr>
<td>Total Flat Area</td>
<td>0 sqft</td>
</tr>
<tr>
<td>Total Roof Facets</td>
<td>12 facets</td>
</tr>
<tr>
<td>Predominant Pitch</td>
<td>6/12</td>
</tr>
<tr>
<td>Total Eaves</td>
<td>362ft 4in</td>
</tr>
<tr>
<td>Total Valleys</td>
<td>31ft 8in</td>
</tr>
<tr>
<td>Total Hips</td>
<td>200ft 5in</td>
</tr>
<tr>
<td>Total Ridges</td>
<td>25ft 7in</td>
</tr>
<tr>
<td>Total Rakes</td>
<td>0ft 0in</td>
</tr>
<tr>
<td>Total Wall Flashing</td>
<td>86ft 6in</td>
</tr>
<tr>
<td>Total Step Flashing</td>
<td>0ft 0in</td>
</tr>
<tr>
<td>Total Transition</td>
<td>0ft 0in</td>
</tr>
<tr>
<td>Total Parapet Walls</td>
<td>0ft 0in</td>
</tr>
<tr>
<td>Total Unspecified</td>
<td>0ft 0in</td>
</tr>
<tr>
<td>Hips + Ridges</td>
<td>225ft 11in</td>
</tr>
<tr>
<td>Eaves + Rakes</td>
<td>362ft 4in</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pitch</th>
<th>6/12</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (sqft)</td>
<td>4,960</td>
</tr>
<tr>
<td>Squares</td>
<td>49.6</td>
</tr>
</tbody>
</table>

### Waste %

<table>
<thead>
<tr>
<th>Waste %</th>
<th>0%</th>
<th>10%</th>
<th>12%</th>
<th>15%</th>
<th>17%</th>
<th>20%</th>
<th>22%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (sqft)</td>
<td>4,960</td>
<td>5,456</td>
<td>5,556</td>
<td>5,704</td>
<td>5,804</td>
<td>5,952</td>
<td>6,052</td>
</tr>
<tr>
<td>Squares</td>
<td>49.6</td>
<td>54.6</td>
<td>55.6</td>
<td>57.1</td>
<td>58.1</td>
<td>59.6</td>
<td>60.6</td>
</tr>
</tbody>
</table>

We've calculated the waste percentages you might expect for this job. A number of factors are involved in determining which waste percentage to use including: how complex the roof is, and your roof application style. These numbers only include the roof area. You will also need to calculate the quantity of materials you will need for hips, valleys, ridges, and starter lengths.

This report was prepared by Five Star Roofing and Construction. Copyright © 2022 Roofr.com | All rights reserved.
PROPOSED

October 10\textsuperscript{th}, 2022

Sterling Hills Clubhouse
4411 Sterling Hills Blvd
Spring Hill, FL 34609

PROJECT: Roof Replacement at above address (SHINGLE)
Estimator: Joseph Mignoli (352) 601-0799

SCOPE OF WORK:
Remove existing roof and underlayment at property. Replace up to two (2) sheets of damaged wood decking - if additional wood decking replacement is needed, there will be a charge of $80.00 per additional sheet of plywood. Includes 30 ft of facia replacement. Refasten deck to current Florida Code with 8D decking nails. Install new double-layer of synthetic underlayment. Install drip edge metal along perimeter. Install metal and peel and stick in valleys and wall flashings. Install new 30-year limited lifetime dimensional shingles on property, using 6 nails per shingle (130 mph wind code). Includes new roof vents. Includes all new applicable roof accessories, i.e. GRV’s and lead boots. Includes 3 off ridge vents.


EXCLUDES: Stucco, soffit, paint, downspouts, gutter, joist replacement, & solar.
Excludes powered attic vents, as we are not a licensed electrical contractor.

GRAND TOTAL OF MATERIAL & LABOR .............................................................. $ 17,690
OPTIONAL: Install Peel & Stick underlayment in lieu of double-layer of synthetic.......+$ 590

Signature: ___________________________ --> ____________________ (Date of Acceptance)
Print Name: ____________________________

This bid will be honored for fifteen (15) days from proposed date. Thank you for the opportunity!
*Additional cost may apply if property has more than one roof layer. Unit cost will be supplied in contract*
There is a surcharge if paying by credit / debit card. Please ask sales representative for additional details.
BILL TO
Jason Pond
4411 Sterling Hill Boulevard
Spring Hill, FL 34609 USA

JOB ADDRESS
Jason Pond
4411 Sterling Hill Boulevard
Spring Hill, FL 34609 USA

ESTIMATE DETAILS
GAF Roof Replacement (Gold): GAF Certified Roof Replacement

<table>
<thead>
<tr>
<th>TASK</th>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>PRICE</th>
<th>TOTAL</th>
</tr>
</thead>
</table>
| GAF HDZ | -Manufacturer: GAF  
-Style/Grade: Timberline HDZ  
-Color:  
-Drip edge:  
-Underlayment: Peel N Stick  
-Wrap all penetrations with ICE/WATER Shield  
-Decking: 2 Sheets at no cost. Thereafter $125.00 per piece of plywood and $8.50 per linear ft of boards  
-Removal of one layer of shingles is included. Any additional layers will be an additional $65 per sq.  
-Valley: R&R  
-Ridge: Cobra ridge vents with shingle caps  
-Pipe Flashing: R&R Pipe Jacks  
-Metal Edging: R&R  
-50 year Manufacturer's Shingle Warranty  
-10 year Workmanship Guarantee  
-Clean up and Haul off all Debris  
-Magnetic roller for nails  
-CATCH ALL system will be used to protect landscaping  
-We will paint all roof hardware to match color of the roof | 52.00 | $465.00 | $24,180.00 |
| Gold Plan (residential) | Our Gold Club provides you with year-round, worry-free protection. | 1.00 | $0.00 | $0.00 |

Estimate #25410504
The benefits include:
- Inspection and cleaning of your system during service visits
- Same day scheduling & 24 hour emergency service
- 20% preferential discount on all parts/repairs/labor
- 5% discount on additional system installation
- Unlimited free diagnostic service calls Monday-Friday
- Up to 2 free cleanings/ tune ups annually

INSPECTIONS INCLUDE:

Cooling
1. Lubricate motors
2. Check fan belts
3. Change filters, standard pleated filters included.
4. Check evaporator air temperatures
5. Check wiring & connections
6. Check refrigerant charge
7. Check operating pressures
8. Check voltage and AMP draw
9. Clean condensate line
10. Check performance of system
11. Check contactor points
12. Check pressure switches
13. Clean condenser coil
14. Check temperature differential
15. Clean evaporator coil*

Heating
1. Lubricate Motors
2. Adjust controls if needed
3. Adjust combustion air to burners
4. Check fan belts
5. Change filters, standard pleated filters included.
6. Check air temperature rise
7. Check wiring & connections
8. Clean burners
9. Check for gas leaks in furnace
10. Check heat exchanger for cracks
11. Check performance of system
12. Check heat strips
13. Check heat pump in heating mode
14. Check heat pump in defrost
15. Clean heat exchanger

Duration: 1 years
Included visits: 2 per year  Price: ($175/year)

<table>
<thead>
<tr>
<th>Roofing Install Package</th>
<th>Includes</th>
<th>1.00</th>
<th>$889.00</th>
<th>$889.00</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>-Dump Trailer</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Environmental Dump Fees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Permit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Final Completion Walkthrough</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Final Debris Pickup</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Pressure Washing of the Driveway*</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Only applies to concrete driveways*
SG LFT  This is our price to replace or add Linear Feet of Seamless Gutters.
Includes:
- Downspouts
- Custom Fabrication for turns
- Mounting Hardware

6"-7" Seamless Gutters

<table>
<thead>
<tr>
<th>Sub-Total</th>
<th>Tax</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>$27,813.00</td>
<td>$0.00</td>
<td>$27,813.00</td>
</tr>
</tbody>
</table>

Thank you for choosing Protek Property Solutions

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Protek Property Solutions as a
good faith estimate of work to be performed at 4411 Sterling Hill Boulevard, Spring Hill, FL 34609 USA for Jason Pond. This
estimate does not include material price increases or additional labor and materials which may be required should
unforeseen problems arise after the work has begun. I understand that the final cost of the work may differ from the
estimate. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I, Jason Pond, agree and authorize
the work as summarized on these estimated terms, and I agree to pay $27,813.00 upon completion.

Sign here: ___________________________  Date: _____________

Estimate #25410504  Page 3 of 3
Blank
SHINGLE ROOF

1. Record notice of commencement with clerks office on all jobs over $2,500.00 and pull all necessary permits with local municipality.
2. Protect grounds, pool screens, driveways, garage doors, AC units, pool pumps, etc. to ensure proper protection.
3. Remove existing roof down to deck/layer(s). (Surcharges will apply if additional layers are discovered during tear-off.)
4. Clean and inspect all wall flashings. An additional fee will be required if we have to replace rusted or damaged wall flashings.
5. Thoroughly inspect roof deck. Replacement of rotten wood will be per the following schedule:
   $10.00 per sheet of plywood
   $1.00 per L.F. of decking and all other wood work.
   $15.00 per L.F. for specialty lumber (Cedar)
6. Re-nail wood deck per Florida building code with 8d ring shank coil nails every 6" on plywood or two nails per decking board.
7. Clean roof deck off of all debris for a clean smooth surface.
8. Install one layer of peel & stick under-layment over wood deck, installed to manufacturer specs and building code.
9. Install new 6" drip edge to code. (Choose from White, Beige, Brown, Black, Gray, Galvanized)
10. Install manufacturer recommended starter strip over drip edge nailed to manufacturer's specs.
11. Install new metal in all valleys, valley metal shall be nailed & sealed with roofing cement along edges (if applicable)
12. Install new boots around all plumbing stacks, nailed and sealed with roofing cement to code (toilets, sinks, dishwashers)
13. Install new vents, nailed and sealed with roofing cement to code (kitchen & bathroom fans)
14. Install new field shingles of your choice, nailed with 6 nails per building code and manufacturer's specifications.
15. Install new ridge vents along ridge where applicable, installed to manufacturer's specs.
16. Install 3" off set roof vents, installed to manufacturer specified (Hip roofs)
17. Install manufacturer recommended shingles along all hips, ridges, and filtered vents.
18. Clean and haul away all job-related debris to approved disposal facility.
19. Hand clean and magnetically sweep job site for loose debris and nails.
20. Final inspection with company supervisor and customer to ensure customer satisfaction.
21. All of our architectural shingle options carry a minimum of 130 mph wind warranty.

Option 1

- Includes 4 sheets of plywood 40' lineal feet of decking
- Includes 16' linear feet of fascia board
- Includes 12' linear feet of 2"x4" or 2"x6"

Option 2

- Includes two-ply modified in dead valley(s)
- Includes two-ply modified on flat roof(s)
- Includes tapered insulation on flat roof(s)
- Includes Wind Mitigation once paid in full

Option 3

- Includes two-ply modified in dead valley(s)
- Includes two-ply modified on flat roof(s)
- Includes tapered insulation on flat roof(s)
- Includes Wind Mitigation once paid in full

Notes:
- $3.50 per lineal foot for ground drop

The labor and/or material(s) required for this job will be furnished by The Roofing Company of Tampa Bay for a total of $84,680.00. Payment is due upon substantial completion of the job.

(A convenience fee applies to payments with Debit/Credit cards.)

ACCEPTANCE OF PROPOSAL: Customer has read and understands this proposal, the terms and conditions, and all documents referenced therein and agrees to be bound by them. The above prices, specifications and conditions are hereby accepted. The Roofing Company of Tampa Bay is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner, or is in privity with the owner of the property.

Customer's Signature:
Date:

Signature:
By: (Roofer's Name)
Date:
Meet the Owners

Matt Lentz and Valerie Keen

Are you tired of mediocre service and disappointing results when hiring Home Improvement Companies?

We all want to hire trustworthy, dependable, and affordable service professionals. If you’re going to put your trust in a company to replace or repair your roof, you want to make sure you’ve hired the right one. The Roof is one of the most important elements of your home, as well as being one of your biggest financial investments, and more importantly, protects your family and loved ones. When you put your trust in us, we take our responsibility to you very seriously.

Please allow us to introduce ourselves and our family to you so that you can be sure that when you put your trust in us, we will not let you down. Valerie and I have been in the Tampa Bay area for 5 years, moving here from Central Florida, where we raised our seven children. After moving here, we were presented with an opportunity to purchase The Roofing Company. Our professional backgrounds in business and customer service have enabled us to provide the highest level of customer care in the Roofing Industry. Implementing our same family values to the business, we take great pride in serving you with Integrity, Accountability, Excellence, Collaboration and Gratitude. We strive to build upon these core values every day.

Outside of the office, we appreciate spending time with our family and friends, relaxing at home or enjoying time at one of our beautiful local beaches. We can also be found playing fetch with our 2-year-old lab/mix pup, Daisy or getting involved in our community.

Thank you for taking the time to read our story, We hope you can sense our level of commitment to our Faith, our Family and serving our clients. We look forward to meeting you and hearing your story. Give us a call and let’s take the next steps toward your new project together.

TampaBayRoofs.com
(727) 916-3151 or (813) 601-8704

LIC. #CCC1332426
Licensed, Bonded and Insured
Our Pledge

Here at The Roofing Company of Tampa Bay we go above and beyond to exceed your expectations and earn your trust through exceptional service and quality workmanship.

Our team of experienced professionals has decades of experience and continually stays up-to-date with training, regulations, and safety measures so that you can rest assured that your home is in the best hands. From our family to yours: We promise to install a top quality roof or repair and Do it Right; The First Time!

Company History

The Roofing Company of Tampa Bay opened its doors in 2014, as a small family-owned business, where they quickly established themselves as an affordable and reliable roofing company, serving Tampa Bay and its surrounding counties. The Company was purchased in 2018, by Matt Lentz and Valerie Keen. Under Matt and Valerie’s direction, the company has maintained its reputation for value and reliability while increasing its customer base and community involvement. Today, we are one of Tampa Bay’s premier certified roofing professionals, using the latest technologies, best materials and providing exceptional service from beginning to end.

Services: Re-Roofs; Shingle - Tile - Metal, Flat Roofs, Repairs, Coatings, Drone Inspections, Insurance Claims, Storm Damage, Emergency Tarping, Gutters, Solar, Residential and Commercial; Financing Available

5635 State Road 54, New Port Richey, FL 34652
TampaBayRoofs.com (727) 916-3151 or (813) 601-8704
The Roofing Company
4.7 ★★★★★ 266 Google reviews
Roofing contractor in the Effers, Florida

Matthew Botta
4 reviews • 1 photo
★★★★★ 2 days ago  NEW

Positive: Professionalism, Punctuality, Quality, Responsiveness, Value

I couldn’t be happier with Dennis and The Roofing Company of Tampa Bay! Dennis was a pleasure to work with, he took the time to answer all my questions, and remained in contact the whole time. I am very happy with the package he put together for my new roof and his crew did an amazing job with the install and clean up. Additionally, he and his office ensured that they could accommodate my short time frame. I have and will continue to recommend them to all my friends and family!

Service: Roof installation

Marilyn L
1 review
★★★★★ 2 days ago  NEW

Positive: Professionalism, Punctuality, Quality, Responsiveness, Value

Total 5 start experience! Dennis Wood enabled my full roof replacement process to be stress free. True to his word - in all aspects. Clarity in his fair quote and all subsequent communication. Dennis provided an expert install while protecting my treasured flower garden. The work crew, also commendable and their clean up truly impressive. Highly recommend to everyone searching for roofing assistance. I'm thrilled with my home's new curb appeal. Thank you!

Faeri Girl
12 reviews • 1 photo
★★★★★ 2 weeks ago  NEW

Positive: Professionalism, Punctuality, Quality, Responsiveness, Value

Matt and Company were excellent. There was a bit of supply chain delays and a couple of weather delays but these were not the companies fault and the kept me up to speed on what was going on.

The workmanship is great and the cleanup was perfect.

If you want it done right call these guys!

Service: Roof installation
mike kania
3 reviews

🌟🌟🌟🌟🌟 a month ago
Positive: Professionalism

It's not too often that I get motivated to post a review as I always leave to others. Anyway I make the exception this time to make comment. In the future, The Roofing Company will be my first phone call when the time comes for a roof replacement. Obviously, I felt that I was treated very well.

Service: Roof repair

J Spencer
Local Guide · 56 reviews · 4 photos

🌟🌟🌟🌟🌟 a month ago
Positive: Professionalism, Quality, Responsiveness

Great experience. Roof was done as scheduled and everything was cleaned up thoroughly. Three years later, all is well. Owner and his staff are very responsive to requests for assistance or records needed for insurance.

Services: Roof installation, Roof inspection

👍 1

Response from the owner a month ago
We're glad we were able to help you with your insurance company and appreciate your feedback. Thank you for your business and for your continued support.

Dave A
Local Guide · 11 reviews

🌟🌟🌟🌟🌟 a month ago
Positive: Professionalism, Punctuality, Quality, Responsiveness, Value

Very professional staff and they exceeded my expectation! The process was so smooth from start to finish. They care and the go above and beyond to make it right and they guarantee their work for years. I recommend them!

Services: Roof installation, Installation

All Soofi
2 reviews · 1 photo

🌟🌟🌟🌟🌟 a month ago

A+ Excellent customer service and great company to deal with!
Jason Zarolnick
1 review

⭐⭐⭐⭐⭐ 3 months ago

The Roofing company handled a roof install back in 8/2020 and when trying to sell the house 12/2021 we found a few issues that needed to be fixed to resolve an inspection. They arranged for a quick appointment convenient to our schedule, and then when there was an additional concern, Becky sent RJ back a second time. Both Becky and RJ provided excellent customer services and made sure we fully understood all the repairs and that everything was covered by their warrantee. Highly recommend The Roofing Company.

Service: Roof repair

Brad Pluto
1 review

⭐⭐⭐⭐⭐ 3 months ago

Positive: Professionalism, Punctuality, Quality, Responsiveness, Value

The Roofing Company just replaced my roof in a timely manor and were on point from start to finish. I'm very pleased with the results and have no concerns. Their team was great and the work crew produced quality work, it was a job well done across the board and was charged a fair price. I would highly recommend them for any roofing project.

Service: Roof installation

Skeek Allen
4 reviews

⭐⭐⭐⭐⭐ 5 months ago

Positive: Professionalism, Punctuality, Quality, Responsiveness, Value

After reading a mountain of positive reviews, I reached out to get a quote replacing a tile roof with architectural shingles. We reached out to another company for a quote as well and THE ROOFING COMPANY came in way under, while ALSO including more plywood in the job. I initially worked with Dave who answered all of my questions with great patience and a friendly welcoming attitude. Upon moving forward, the roofing team was simply amazing, doing beautiful work and the cleanup was pretty flawless, in fact, I'd say they want above and beyond anything I could have expected. Also want to give a shout-out to DENNIS, who managed the installation and kept in constant contact with me the entire time. He even called the night before installation began to see if I had any questions or concerns. That level of professionalism is SUCH a breath of fresh air. I can tell that everyone in this company really cares about giving their best effort. If you are in need of a new roof, I would recommend this company in a heartbeat. Top-notch experience from beginning to end.

UPDATE*************** We had a small leaking issue with our Master Bedroom and once again this company came through with FLYING COLORS! They stood by their work (which was warranted), and the technician who came fixed it PERFECTLY, with workmanship of the highest standards. Thank you so much, RJ, for taking expert care of us!!

Service: Roof installation
M and G Maresca

The Roofing Company did a great job replacing our roof. We were provided with a clear and detailed estimate. Communication was easy and professional at all levels. The workers did a beautiful job and left our property perfectly cleaned up. Highly recommended!

Charlene Z

This company was a delight to work with. They give new meaning to old fashion customer service. From start to finish, they communicated every step of the way when there were changes or delays. The crew working on site were very respectful and did an excellent job with all the prep-work and clean-up. I would highly recommend if you need roof repairs and a roof replacement.

Cary J

Totally professional from first time I met with Matt. We were referred to The Roofing Company by our daughter and son-in-law. Easy to understand contract and the job was done timely, friendly crew and cleaned up after it was completed. If you are looking for a fair price, friendly crew and professional job then call The Roofing Company.

Carl

The Roofing Company was one of 8 companies that we had quote our roof replacement on our two-story home. We wanted several quotes to get a good feel for the company and the people that we were dealing with we had selected an Owens Corning product that most of the companies said was not available because of a reduction in manufacturing capacity and COVID restrictions. Chris provided us with a quote that was very competitive and said that their supplier could provide the Owens Corning shingle that we selected in 4 to 6 weeks. The shingles were on our roof in 3 weeks and Dennis and his team did a great job on the install and clean-up. Chris, Dennis, the work crew and the office staff were very efficient in getting the job done very professionally and provided a wind mitigation inspection for our insurance company. This is an exceptional company with several generations of experience and we would highly recommend The Roofing Company for a residential roof replacement.
Tab 4
UPCOMING DATES TO REMEMBER

- **Next Regular Meeting**: November 17, 2022 at 9:00 a.m.
- **Next Election**: November 8, 2022
  - Seats 1, 2, & 3

---

**District Manager’s Report**

**September 15, 2022**

---

**Landscape:**
- Received an update on the new Juniper account manager Angel Rivera

**Accounting:**
- Worked with accounting internally on classification budget line items for new accounting software

**Pool Resurfacing:**
- Coordinated Pool resurfacing contract executed after delay from contractor due to Hurricane Ian, still pending receipt from vendor

**Board Member requests:**
- Received emails from Board members regarding their request for agenda related items and coordinated these

**Amenities:**
- Communicated and coordinated with the Amenities Manager in preparation for Hurricane Ian
Tab 5
Quarterly Compliance Audit Report

Sterling Hill

Date: September 2022 - 3rd Quarter
Prepared for: Scott Brizendine
Developer: Rizzetta
Insurance agency:

Preparer:
Jason Morgan - Campus Suite Compliance
ADA Website Accessibility and Florida F.S. 189.069 Requirements
# Table of Contents

## Compliance Audit

- **Overview** 2
  - *Compliance Criteria* 2
  - *ADA Accessibility* 2
- Florida Statute Compliance 3
- Audit Process 3

## Audit results

- ADA Website Accessibility Requirements 4
- Florida F.S. 189.069 Requirements 5

## Helpful information:

- Accessibility overview 6
- ADA Compliance Categories 7
- Web Accessibility Glossary 11
Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in Florida Statute Chapter 189.069.

ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person’s disability. Community websites are required to conform to web content accessibility guidelines – WCAG 2.1, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.
Florida Statute Compliance

Pursuant to F.S. 189.069, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the WCAG 2.1 levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

*NOTE: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. PDF remediation and ongoing auditing is critical to maintaining compliance.
### ADA Website Accessibility

**Result:** PASSED

#### Accessibility Grading Criteria

<table>
<thead>
<tr>
<th>Passed</th>
<th>Description</th>
</tr>
</thead>
</table>
| Passed | **Website errors***  
2 WCAG 2.1 errors appear on website pages causing issues** |
| Passed | **Keyboard navigation**  
The ability to navigate website without using a mouse |
| Passed | **Website accessibility policy**  
A published policy and a vehicle to submit issues and resolve issues |
| Passed | **Color contrast**  
Colors provide enough contrast between elements |
| Passed | **Video captioning**  
Closed-captioning and detailed descriptions |
| Passed | **PDF accessibility**  
Formatting PDFs including embedded images and non-text elements |
| Passed | **Site map**  
Alternate methods of navigating the website |

---

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard
Florida F.S. 189.069 Requirements

Result: PASSED

Compliance Criteria

<table>
<thead>
<tr>
<th>Passed</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Passed</td>
<td>Full Name and primary contact specified</td>
</tr>
<tr>
<td>Passed</td>
<td>Public Purpose</td>
</tr>
<tr>
<td>Passed</td>
<td>Governing body Information</td>
</tr>
<tr>
<td>Passed</td>
<td>Fiscal Year</td>
</tr>
<tr>
<td>Passed</td>
<td>Full Charter (Ordinance and Establishment) Information</td>
</tr>
<tr>
<td>Passed</td>
<td>CDD Complete Contact Information</td>
</tr>
<tr>
<td>Passed</td>
<td>District Boundary map</td>
</tr>
<tr>
<td>Passed</td>
<td>Listing of taxes, fees, assessments imposed by CDD</td>
</tr>
<tr>
<td>Passed</td>
<td>Link to Florida Commission on Ethics</td>
</tr>
<tr>
<td>Passed</td>
<td>District Budgets (Last two years)</td>
</tr>
<tr>
<td>Passed</td>
<td>Complete Financial Audit Report</td>
</tr>
<tr>
<td>Passed</td>
<td>Listing of Board Meetings</td>
</tr>
<tr>
<td>Passed</td>
<td>Public Facilities Report, if applicable</td>
</tr>
<tr>
<td>Passed</td>
<td>Link to Financial Services</td>
</tr>
<tr>
<td>X</td>
<td>Meeting Agendas for the past year, and 1 week prior to next</td>
</tr>
</tbody>
</table>
Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person’s disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.
ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.

Contrast and colors
Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: http://webaim.org/resources/contrastchecker

Using semantics to format your HTML pages
When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.

Text alternatives for non-text content
Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: http://webaim.org/techniques/alttext
Ability to navigate with the keyboard
Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboards-accessibility
Helpful article: http://webaim.org/techniques/skipnav

Easy to navigate and find information
Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: http://webaim.org/techniques/sitetools/

Properly formatting tables
Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: http://webaim.org/techniques/tables/data
Making PDFs accessible
PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: http://webaim.org/techniques/acrobat/acrobat

Making videos accessible
Simply adding a transcript isn’t enough. Videos require closed captioning and detailed descriptions (e.g., who’s on-screen, where they are, what they’re doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: http://webaim.org/techniques/captions

Making forms accessible
Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it’s laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: http://webaim.org/techniques/forms

Alternate versions
Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the ‘exceptions’, but still must be accommodated.
Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.

Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site’s content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it’s best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.
## Web Accessibility Glossary

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assistive technology</td>
<td>Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)</td>
</tr>
<tr>
<td>WCAG 2.0</td>
<td>Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled</td>
</tr>
<tr>
<td>504</td>
<td>Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people</td>
</tr>
<tr>
<td>508</td>
<td>An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled</td>
</tr>
<tr>
<td>ADA</td>
<td>American with Disabilities Act (1990)</td>
</tr>
<tr>
<td>Screen reader</td>
<td>Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.</td>
</tr>
<tr>
<td>Website accessibility</td>
<td>Making your website fully accessible for people of all abilities</td>
</tr>
<tr>
<td>W3C</td>
<td>World Wide Web Consortium – the international body that develops standards for using the web</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Tab 6</td>
<td></td>
</tr>
</tbody>
</table>
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 workshop meeting of the Board of Supervisors of Sterling Hill Community Development District was held on Thursday, September 8, 2022 at 1:00 p.m. at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

Present and constituting a quorum:

Christina Miller  Board Supervisor, Chairman
Sandra Manuele  Board Supervisor, Vice Chairman
Nancy Feliu  Board Supervisor, Assistant Secretary
Darrin Bagnuolo  Board Supervisor, Assistant Secretary
Michael Gebala  Board Supervisor, Assistant Secretary

(Via conference call)

Also present were:

Jayna Cooper  District Manager, Rizzetta & Company, Inc.
Daryl Adams  District Manager, Rizzetta & Company, Inc.
Vivek Babbar  District Counsel, Straley & Robin
Stephen Brletic  District Engineer, JMT Engineering (Via conference call)
Jason Pond  Clubhouse Manager
Edmon Rakipi  Meritage Homes
Tyler Vansant  Meritage Homes

Audience  Not Present

FIRST ORDER OF BUSINESS  Call to Order

Ms. Cooper called the meeting to order at 1:03 p.m. and noted that there were no audience members present.

SECOND ORDER OF BUSINESS  Audience Comments on Agenda Items

No audience present.
THIRD ORDER OF BUSINESS
Discussion of Meritage Homes Easement Agreement

The Board of Supervisors held a lengthy discussion regarding the Meritage Homes Easement Agreement and had several questions that were answered by District Counsel and the Meritage Homes Representatives that were in attendance.

Ms. Miller asked how this agreement would be enforced with things such as landscaping and fencing. Mr. Babbar stated that everything would be transferred to the HOA, and that Sterling Hill can bill them if they don’t abide by the terms of the agreement and that the agreement can be terminated if desired.

Mr. Bagnuolo requested more specific language be added to the agreement. Mr. Babbar responded that this would not be an issue and can be incorporated if needed.

Mr. Bagnuolo voiced his concerns with the sidewalks being torn up while work is being done.

Ms. Miller asked if engineering maintenance would be required and what the monetary impact would be. Mr. Babbar responded that there will be coordination between the HOA and CDD engineers.

Mr. Gebala asked if this would affect the dog park. Mr. Vansant said there would be a minimal slope, 10ft of transition at most. Mr. Brletic expressed concerns about issues with the new roadway and how it will impact the CDD’s DRA.

Mr. Vansant shared the maintenance cost with the Board. He mentioned the monetary fee could be incorporated into an “annual maintenance fee”.

Meritage Homes will come up with a dollar amount between $500-$1,000 a year and will work on provisions for future maintenance and coordination with HOA.

Mr. Babbar will work with Meritage Homes on the revisions and will present to the Board at the October 20, 2022 Board meeting.
FOURTH ORDER OF BUSINESS  Adjournment

Ms. Cooper stated if there was no further business to come before the Board, a motion to adjourn would be on order.

On a motion from Ms. Miller, seconded by Ms. Feliu, with all in favor, the Board of Supervisors adjourned the meeting at 12:15 p.m. for the Sterling Hill Community Development District.

__________________________________  __________________________________
Assistant Secretary          Chairman/Vice Chairman
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, September 15, 2022 at 9:06 a.m. at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

Present and constituting a quorum:

Christina Miller  Board Supervisor, Chairman
Sandra Manuele  Board Supervisor, Vice Chairman
Nancy Feliu  Board Supervisor, Assistant Secretary
Michael Gebala  Board Supervisor, Assistant Secretary
Darrin Bagnuolo  Board Supervisor, Assistant Secretary

Also present were:

Jayna Cooper  District Manager, Rizzetta & Company, Inc.
Daryl Adams  District Manager, Rizzetta & Company, Inc. (Via conference call)
John Toborg  Landscape Inspection Manager
Mark Straley  DC, Straley, Robin, Vericker (Via conference call)
Jason Pond  Clubhouse Manager
Ted Katina  Juniper Landscape
Connie Mastroni  Assistant Clubhouse Manager

Audience  Present

FIRST ORDER OF BUSINESS  Call to Order

Mrs. Cooper called the meeting to order at 9:06 p.m. and noted that there were audience members present.

SECOND ORDER OF BUSINESS  Audience Comments on Agenda Items

There were no audience comments presented at this time.
THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel
Mr. Mark Straley was present and had no updates for the Board at this time.

Mr. Bagnuolo asked questions about defraying cost of the easement to Meritage specifically regarding increasing insurance, speed control, crossing guards and a lifetime warranty.

Ms. Feliu asked if the District must accept this easement agreement.

Mr. Straley answered the Boards questions, he will follow up with Mr. Babbar on Monday and circulate the draft agreement to the Board.

B. District Engineer Report
Not Present

The Board asked that Mr. Brletic collaborate with Mr. Babbar to define how much slope Meritage will need to maintain the easement.

C. Landscape Inspection Services Manager
Mr. Toborg reviewed the field inspection report. The Board had no questions at this time.

Mr. Katina from Juniper Landscape presented several landscaping proposals to the Board. The Board considered each as follows:

The Board reviewed proposal # 174235 – to install two yards of fill dirt and Bahia sod at the intersection of Brackenwood and Greystone in the amount of $1,905.49. After discussion, the Board made a motion for Mr. Pond to obtain a proposal from LaRocca not to exceed $1849.00.

On a motion from Ms. Manuele, seconded by Mr. Gebala, with all in favor, the Board of Supervisors authorized Mr. Pond to obtain a proposal from LaRocca not to exceed $1849.00 for the Sterling Hill Community Development District.

The Board reviewed proposal #174329 – removal of all ornamental grasses along SHB from Haverhill and install Bahia Turf and upgrade irrigation in the amount of $9,951.57. After discussion, the Board made a motion for Mr. Pond to obtain proposals for removal of ornamental grasses, with Mrs. Cooper executing the lowest bid not to exceed $3,500.00 and for Juniper to submit a revised proposal for irrigation and planting only.
On a motion from Ms. Manuele, seconded by Ms. Feliu, with all in favor, the Board of Supervisors authorized Mr. Pond to obtain proposals for removal of ornamental grasses, with Mrs. Cooper executing the lowest bid not to exceed $3,500.00, and for Juniper to submit a revised proposal for irrigation and planting only for the Sterling Hill Community Development District.

The Board reviewed proposal #174330 – removal of declining juniper and Hawthorne at the tip of SHBS median outside of Windance in the amount of $1,367.82.

On a motion from Ms. Manuele, seconded by Ms. Feliu, with all in favor, the Board of Supervisors approved Proposal 174330 - removal of declining juniper and Hawthorne at the tip of SHB median outside of Windance in the amount of $1,367.82 for the Sterling Hill Community Development District.

The Board reviewed proposal #174237 – installation of 50 one-gallon Blue My Mind Blue Daize and 10 three-gallon Plum Bago between Amersham and Brackenwood in the amount of $2,055.44. After discussion, the Board agreed to table this proposal until October.

The Board reviewed proposal #174328 – remove and replace dead crepe myrtle on Glenburne median entrance in the amount of $954.78. After discussion, the Board agreed to table this proposal indefinitely.

The Board reviewed proposal #174332 – installation of 25 three-gallon variegated confederate jasmine at Windance meridian in the amount of $591.19.

On a motion from Ms. Feliu, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved Proposal 174332 for installation of 25 three-gallon variegated confederate jasmine at Windance meridian in the amount of $591.19 for the Sterling Hill Community Development District.

The Board reviewed proposal #174276 – remove and replace a dead crepe myrtle along the Amersham back wall with a 45-gallon Muskogee in the amount of $952.29. The Board made a motion for Juniper to flush cut and remove crepe myrtle and invoice it.

On a motion from Mr. Gebala, seconded by Ms. Manuele, with all in favor, the Board of Supervisors will allow Juniper to flush cut and remove the crepe myrtle and invoice it for the Sterling Hill Community Development District.

The Board reviewed proposal #174273 – installation of 50 one-gallon Blue My Mind Blue Daize and 30 three-gallon variegated confederate jasmine on median between Amersham and Brightstone in the amount of $1,530.16. After discussion, the Board agreed to table this proposal until October.
Mr. Katina submitted a proposal under separate cover for Barrington Turf in the amount of $7,073.50. After discussion, the Board agreed to table this proposal until February 2023.

Mr. Katina presented a proposal, under separate cover, for Bramblewood Loop Sod in the amount of $2,523.50. After discussion, the Board made a motion for Mr. Pond to authorize LaRocca to sod this area while on site.

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors allow Mr. Pond to authorize LaRocca to sod this area while they are on site for the Sterling Hill Community Development District.

Discussion ensued regarding invoice #178060, turf fertilization. Juniper staff did not follow contractual fertilizer verification procedures. The Board made a motion to not pay invoice #178060 for $745.00 due to not following contractual procedure for fertilizer verification.

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, opposed by 3, Ms. Feliu, Ms. Miller & Ms. Manuele, this motion failed.

A motion was then made to have Juniper revise invoice #178060 to reflect a discounted price due to not following contractual procedure for fertilizer verification.

On a motion from Ms. Manuele, seconded by Ms. Miller, with all in favor, the Board of Supervisors would like Juniper to revise invoice #178060 to reflect a discounted price due to not following contractual procedure for fertilizer verification for the Sterling Hill Community Development District.

D. Amenity Management

Mr. Pond reviewed the amenity report. The Board did not have any questions.

1. Consideration of Proposals to Remove Center Section of Wall in Activities Room

The Board reviewed two proposals, one from Rivera’s in the amount of $10,000 and one from Hands on Construction for $4,000 (N. Clubhouse) and $4,000 (S. Clubhouse). After review and discussion, the Board made a motion to remove the wall in the N. Clubhouse for $4,000 with Hands on Construction and authorize Ms. Miller to approve the S. Clubhouse wall removal for $4,000 upon approval of work at the N. Clubhouse.
2. Consideration of Proposal to Replace Playground Gate

The Board reviewed one proposal to replace the playground gate in the amount of $6,024. After discussion, they agreed they would like more proposals to be presented at the October meeting for playground gates only.

3. Consideration of Proposals for Basketball/Tennis Court Resurfacing

The Board reviewed two proposals, one from Welch Tennis in the amount of $22,100 and one from Florida Courts in the amount of $34,300. After discussion, the Board agreed to approve the Welch Tennis proposal. Mrs. Cooper will send the proposal to Mr. Babbar so he can draft a formal CDD Agreement.

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors approved the Welch Tennis Proposal in the amount of $22,100.00 for the Sterling Hill Community Development District.

Mr. Pond provided updates on shutters, playground equipment and the Veteran’s Day party.

E. District Manager

Mrs. Cooper reviewed the District Manager Report & financial statements. The Board had no questions.

Mrs. Cooper reminded the Board that the next regular meeting of the Board of Supervisors will be held on October 20, 2022 at 9:00 a.m. at the Sterling Hill North Clubhouse located at 4411 Sterling Hill Boulevard, Spring Hill, Florida, 34609.

Mrs. Cooper presented the reserve study to the Board. Mr. Gebala asked for a hard copy and requested that a copy be posted on the website.
FOURTH ORDER OF BUSINESS  Consideration of Campus Suite Website Agreement Addendum

On a motion from Mr. Gebala, seconded by Ms. Manuele, with all in favor, the Board of Supervisors approved the Campus Suite Website Agreement Addendum for the Sterling Hill Community Development District.

FIFTH ORDER OF BUSINESS  Consideration of Professional Amenity Services Contract – Third Addendum

On a motion from Ms. Manuele, seconded by Ms. Feliu, with all in favor, the Board of Supervisors approved the Professional Amenity Services Contract – Third Addendum for the Sterling Hill Community Development District.

SIXTH ORDER OF BUSINESS  Consideration of Landscape Inspection Services Contract – First Addendum

On a motion from Mr. Gebala seconded by Ms. Miller, with all in favor, the Board of Supervisor approved the Landscape Inspection Services Contract – First Addendum for the Sterling Hill Community Development District.

SEVENTH ORDER OF BUSINESS  Consideration of EGIS Insurance Renewal Proposal

On a motion from Ms. Feliu, seconded by Mr. Gebala, with all in favor, the Board of Supervisor approved the EGIS Insurance Renewal Proposal for FY 22-23 for the Sterling Hill Community Development District.

EIGHTH ORDER OF BUSINESS  Consideration of Minutes of Board of Supervisors Regular Meeting held on August 18, 2022

Mrs. Cooper presented the Minutes of the Board of Supervisors regular meeting held on August 18, 2022.

On a motion from Mr. Bagnuolo, seconded by Ms. Feliu, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors regular meeting held on August 18, 2022, as amended, for the Sterling Hill Community Development District.
During the audience comments, the Board heard comments regarding adding a heater to the pool, adding a sauna/bathhouse to the gym, and adding a pickleball court.

TENTH ORDER OF BUSINESS Supervisor Requests

During the Supervisors requests, Mr. Bagnuolo asked to add a discussion of moving the dog park to the next agenda. He also asked Mr. Pond to investigate solar power options for the gates.

Ms. Feliu asked to add HA5 Update under District Engineer Report for the next agenda.

ELEVENTH ORDER OF BUSINESS Adjournment

On a motion from Mr. Gebala, seconded by Mr. Bagnuolo, with all in favor, the Board of Supervisors adjourned the meeting at 11:36 a.m. for the Sterling Hill Community Development District.

Assistant Secretary

Chairman/Vice Chairman
Tab 8
Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2022 through August 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: $130,183.95

Approval of Expenditures:

__________________________________  Chairperson

______ Vice Chairperson

______ Assistant Secretary
# Sterling Hill Community Development District

## Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Check Number</th>
<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apex Floor &amp; Furniture Care</td>
<td>100011</td>
<td>5797</td>
<td>North &amp; South Clubhouse Carpet/Tile Cleaning 08/22</td>
<td>600.00</td>
</tr>
<tr>
<td>Brett F. Croft</td>
<td>100016</td>
<td>72940</td>
<td>Off Duty Patrol 08/12/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Chris Croft</td>
<td>100000</td>
<td>72844</td>
<td>Off Duty Patrol 08/05/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Christina Miller</td>
<td>100023</td>
<td>CM081822 655</td>
<td>Board Of Supervisors Meeting 08/18/22</td>
<td>200.00</td>
</tr>
<tr>
<td>Corey D Hauenstein</td>
<td>100036</td>
<td>73032</td>
<td>Off Duty Patrol 08/19/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Darrin Bagnuolo</td>
<td>100024</td>
<td>DB081822 655</td>
<td>Board Of Supervisors Meeting 08/18/22</td>
<td>200.00</td>
</tr>
<tr>
<td>Dennis Castillo</td>
<td>100012</td>
<td>72832</td>
<td>Off Duty Patrol 08/06/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Douglas Dimartino III</td>
<td>100025</td>
<td>72984</td>
<td>Off Duty Patrol 08/13/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Edward Brandhuber</td>
<td>100017</td>
<td>72954</td>
<td>Off Duty Patrol 08/13/22</td>
<td>90.00</td>
</tr>
<tr>
<td>FL Reserve Study and Appraisal, Inc.</td>
<td>100018</td>
<td>07212022</td>
<td>Reserve Study for Sterling Hill CDD</td>
<td>7,800.00</td>
</tr>
<tr>
<td>Florida Department of Revenue</td>
<td>100001</td>
<td>37-8015579013-3 07/22</td>
<td>Sales &amp; Use Tax 07/22</td>
<td>534.65</td>
</tr>
<tr>
<td>Frank Bonaventura</td>
<td>100019</td>
<td>081122 Bonaventura</td>
<td>Sliding Glass Repair 08/22</td>
<td>1,350.00</td>
</tr>
<tr>
<td>Hernando County Utilities</td>
<td>100037</td>
<td>SS00001-00 08/22</td>
<td>North Clubhouse Water Bill 08/22</td>
<td>550.00</td>
</tr>
<tr>
<td>Hernando County Utilities</td>
<td>100034</td>
<td>SS00013-00 08/22</td>
<td>South Clubhouse Water Bill 08/22</td>
<td>279.14</td>
</tr>
</tbody>
</table>
## Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Check Number</th>
<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jack Evans</td>
<td>100038</td>
<td>73036</td>
<td>Off Duty Patrol 08/19/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Jesse Fletcher</td>
<td>100039</td>
<td>73069</td>
<td>Off Duty Patrol 08/20/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Johnson Mirmiran &amp; Thompson, Inc.</td>
<td>100026</td>
<td>45-196059</td>
<td>Engineering Services 07/22</td>
<td>400.00</td>
</tr>
<tr>
<td>Johnson Mirmiran &amp; Thompson, Inc.</td>
<td>100040</td>
<td>46-197371</td>
<td>Engineering Services 08/22</td>
<td>1,100.00</td>
</tr>
<tr>
<td>Joseph McClellan</td>
<td>100020</td>
<td>72941</td>
<td>Off Duty Patrol 08/12/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Joseph Nelson</td>
<td>100002</td>
<td>72833</td>
<td>Off Duty Patrol 08/06/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Joseph Schneider</td>
<td>100013</td>
<td>72757</td>
<td>Off Duty Patrol 07/29/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Joseph Schneider</td>
<td>100013</td>
<td>72766</td>
<td>Off Duty Patrol 07/30/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Joshua Twitty</td>
<td>100003</td>
<td>72767</td>
<td>Off Duty Patrol 07/30/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Juniper Landscaping of Florida, LLC</td>
<td>100041</td>
<td>172166</td>
<td>Insect and Disease Control - 07/20/2022</td>
<td>180.25</td>
</tr>
<tr>
<td>Juniper Landscaping of Florida, LLC</td>
<td>100041</td>
<td>173741</td>
<td>Valve Replacement 07/25/22</td>
<td>544.37</td>
</tr>
<tr>
<td>Juniper Landscaping of Florida, LLC</td>
<td>100041</td>
<td>173804</td>
<td>General Landscape Maintenance 08/22</td>
<td>18,509.10</td>
</tr>
<tr>
<td>Juniper Landscaping of Florida, LLC</td>
<td>100041</td>
<td>175605</td>
<td>Irrigation Controller Replacement 08/03/22</td>
<td>2,438.59</td>
</tr>
<tr>
<td>Juniper Landscaping of Florida, LLC</td>
<td>100041</td>
<td>175606</td>
<td>Irrigation Mainline Repair 08/01/22</td>
<td>1,204.17</td>
</tr>
<tr>
<td>Vendor Name</td>
<td>Check Number</td>
<td>Invoice Number</td>
<td>Invoice Description</td>
<td>Invoice Amount</td>
</tr>
<tr>
<td>-------------</td>
<td>--------------</td>
<td>----------------</td>
<td>---------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Juniper Landscaping of Florida, LLC</td>
<td>100041</td>
<td>175621</td>
<td>Bahia Fertilize Turf Additional Application #1 - 08/18/2022</td>
<td>4,623.00</td>
</tr>
<tr>
<td>Michael Renczkowski</td>
<td>100014</td>
<td>72828</td>
<td>Off Duty Deputy 08/05/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Michael William Gebala</td>
<td>100027</td>
<td>MG081822 655</td>
<td>Board Of Supervisors Meeting 08/18/22</td>
<td>200.00</td>
</tr>
<tr>
<td>Nancy E Feliu</td>
<td>100028</td>
<td>NF081822 655</td>
<td>Board Of Supervisors Meeting 08/18/22</td>
<td>200.00</td>
</tr>
<tr>
<td>Norman E. Burburan</td>
<td>100042</td>
<td>73057</td>
<td>Off Duty Patrol 08/20/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Outsmart Pest Management, Inc.</td>
<td>100035</td>
<td>34454</td>
<td>Monthly Pest Control North Clubhouse 08/22</td>
<td>75.00</td>
</tr>
<tr>
<td>Outsmart Pest Management, Inc.</td>
<td>100035</td>
<td>34455</td>
<td>Monthly Pest Control South Clubhouse 08/22</td>
<td>75.00</td>
</tr>
<tr>
<td>Rizzetta &amp; Company, Inc.</td>
<td>100006</td>
<td>INV0000070189</td>
<td>District Management Fees 08/22</td>
<td>6,404.09</td>
</tr>
<tr>
<td>Rizzetta &amp; Company, Inc.</td>
<td>100004</td>
<td>INV0000070212</td>
<td>Personnel Reimbursement 07/22</td>
<td>11,416.15</td>
</tr>
<tr>
<td>Rizzetta &amp; Company, Inc.</td>
<td>100015</td>
<td>INV0000070262</td>
<td>Mass Mailing - Budget Notice 07/22</td>
<td>1,935.69</td>
</tr>
<tr>
<td>Rizzetta &amp; Company, Inc.</td>
<td>100007</td>
<td>INV0000070284</td>
<td>Personnel Reimbursement 08/22</td>
<td>12,270.94</td>
</tr>
<tr>
<td>Rizzetta &amp; Company, Inc.</td>
<td>100005</td>
<td>INV0000070309</td>
<td>Out Of Pocket Expenses 07/22</td>
<td>81.25</td>
</tr>
<tr>
<td>Rizzetta &amp; Company, Inc.</td>
<td>100029</td>
<td>INV0000070735</td>
<td>Personnel Reimbursement 08/19/22</td>
<td>11,259.98</td>
</tr>
<tr>
<td>Sandra Manuele</td>
<td>100030</td>
<td>SM081822 655</td>
<td>Board Of Supervisors Meeting 08/18/22</td>
<td>200.00</td>
</tr>
</tbody>
</table>
# Sterling Hill Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2022 Through August 31, 2022

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Check Number</th>
<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shore Commercial Services, Inc.</td>
<td>100031</td>
<td>225120</td>
<td>Pool Maintenance North Clubhouse 08/22</td>
<td>2,622.00</td>
</tr>
<tr>
<td>Southern Automated Access Services, LLC</td>
<td>100021</td>
<td>11522</td>
<td>Gate Repair - Haverhill 08/22</td>
<td>105.00</td>
</tr>
<tr>
<td>Southern Automated Access Services, LLC</td>
<td>100021</td>
<td>11523</td>
<td>Gate Repairs - Mandalay 08/22</td>
<td>245.00</td>
</tr>
<tr>
<td>Southern Automated Access Services, LLC</td>
<td>100021</td>
<td>11524</td>
<td>Gate Repairs - Arborglades 08/22</td>
<td>271.00</td>
</tr>
<tr>
<td>Southern Automated Access Services, LLC</td>
<td>100021</td>
<td>11529</td>
<td>Gate Repairs - Arborglades 08/22</td>
<td>105.00</td>
</tr>
<tr>
<td>Southern Automated Access Services, LLC</td>
<td>100021</td>
<td>11566</td>
<td>Gate Repairs - Edgemere 08/22</td>
<td>105.00</td>
</tr>
<tr>
<td>Southern Automated Access Services, LLC</td>
<td>100043</td>
<td>11569</td>
<td>Door King Circuit Boards 08/22</td>
<td>12,114.00</td>
</tr>
<tr>
<td>Southern Automated Access Services, LLC</td>
<td>100032</td>
<td>11627</td>
<td>Gate Repairs - Haverhill 08/22</td>
<td>1,217.50</td>
</tr>
<tr>
<td>Southern Automated Access Services, LLC</td>
<td>100032</td>
<td>Southern Phone Summary 08/22</td>
<td>Southern Phone Summary 08/22</td>
<td>567.40</td>
</tr>
<tr>
<td>Spectrum</td>
<td>ACH</td>
<td>090269301082122 Auto Draft</td>
<td>4411 Sterling Hill Blvd AHMS 08/22</td>
<td>699.90</td>
</tr>
<tr>
<td>Sterling Hill CDD</td>
<td>DC 080922</td>
<td>DC 080922</td>
<td>Debit Card Replenishment</td>
<td>1,544.28</td>
</tr>
<tr>
<td>Sterling Hill CDD</td>
<td>DC 080122</td>
<td>DC 080122</td>
<td>Debit Card Replenishment</td>
<td>1,606.22</td>
</tr>
<tr>
<td>Sterling Hill CDD</td>
<td>DC 082222</td>
<td>DC 082222</td>
<td>Debit Card Replenishment</td>
<td>2,467.45</td>
</tr>
<tr>
<td>Sterling Hill CDD</td>
<td>DC 082922</td>
<td>DC 082922</td>
<td>Debit Card Replenishment</td>
<td>3,219.94</td>
</tr>
</tbody>
</table>
# Sterling Hill Community Development District

**Paid Operation & Maintenance Expenditures**

August 1, 2022 Through August 31, 2022

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Check Number</th>
<th>Invoice Number</th>
<th>Invoice Description</th>
<th>Invoice Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Times Publishing Company</td>
<td>100022</td>
<td>0000236729 07/27/22</td>
<td>Acct # 107011 Legal Advertising 07/27/22</td>
<td>87.30</td>
</tr>
<tr>
<td>Waste Management Inc. of Florida</td>
<td>100008</td>
<td>0769450-1568-3</td>
<td>Waste Disposal Services South Clubhouse 08/22 Acct 12001</td>
<td>340.35</td>
</tr>
<tr>
<td>Waste Management Inc. of Florida</td>
<td>100009</td>
<td>0769575-1568-7</td>
<td>Waste Disposal Services North Clubhouse 08/22 Acct 63003</td>
<td>311.66</td>
</tr>
<tr>
<td>William Harsanyi III</td>
<td>100010</td>
<td>72754</td>
<td>Off Duty Patrol 07/29/22</td>
<td>90.00</td>
</tr>
<tr>
<td>Window Treatments &amp; More</td>
<td>100033</td>
<td>080822 Window Treatments &amp; More</td>
<td>50% Deposit for Window Treatments</td>
<td>4,212.00</td>
</tr>
<tr>
<td>Withlacoochee River Electric Cooperative, Inc.</td>
<td>ACH</td>
<td>Sterling Hill Summary of WREC July 2022</td>
<td>Sterling Hill Summary of WREC July 2022</td>
<td>12,271.58</td>
</tr>
</tbody>
</table>

**Report Total**                                           |              |                         |                                                                                      | **$ 130,183.95** |