



Rizzetta & Company

# **Sterling Hill Community Development District**

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## **Board of Supervisors' Special Meeting February 29, 2024**

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

**[www.sterlinghillcdd.org](http://www.sterlinghillcdd.org)**

## **STERLING HILL COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Christina Miller	Chairman
	Sandra Manuele	Vice Chairman
	Nancy Felio	Assistant Secretary
	Michael Gebala	Assistant Secretary
	Darrin Bagnuolo	Assistant Secretary
<b>District Manager</b>	Jillian Minichino	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lauren Gentry	Kilinski/Van Wyk
<b>District Engineer</b>	Stephen Brletic	BDI Engineering

**All cellular phones must be placed on mute while in the meeting room.**

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

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

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

**STERLING HILL COMMUNITY DEVELOPMENT DISTRICT**  
District Office – Wesley Chapel, Florida (813) 994-1001  
Mailing Address – 3434 Colwell Ave, Suite 200, Tampa, Florida 33614  
[www.sterlinghillcdd.org](http://www.sterlinghillcdd.org)

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February 21, 2024

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

Dear Board Members:

The Board of Supervisors for the Sterling Hill Community Development District will hold a **special** meeting and an attorney-client shade session to discuss matters related to pending litigation on **Thursday, February 29, 2024, at 9:30 a.m.**, at the Sterling Hill North Clubhouse, located at 4411 Sterling Hill Boulevard, Spring Hill, FL 34609. This session will be closed to the public and is expected to last 30 minutes, but may last shorter or longer depending on the needs of the District. The remainder of the special meeting of the Board of Supervisors of the Sterling Hill Community Development District will commence immediately thereafter at the same location. The following is the agenda for this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS ON PENDING LITIGATION/SHADE SESSION**
- 4. ATTORNEY CLIENT SHADE SESSION**

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and is anticipated to last 30 minutes, but may last shorter or longer depending upon the needs of the District. The subject matter of the closed attorney-client session shall be confined to settlement negotiations or strategy sessions related to litigation expenditures relating to pending litigation in Case No. 2023-CA-1818, Sterling Hill Community Development District, v. Whitaker Contracting Corp. and Liberty Mutual Insurance Company. The following persons will attend the closed session: Adam King, Esq., Lauren Gentry, Esq., Jillian Minichino, Matthew Huber, Christina Miller, Sandra Manuele, Darrin Bagnuolo, Nancy Feliu, Michael Gebala, and a court reporter. The public meeting will re-commence following the conclusion of the closed session.

- 5. RESUME PUBLIC MEETING**
- 6. SHADE SESSION BUSINESS ITEMS**
  - A. Motions Related to Litigation Expenditures or Settlement Negotiations
- 7. AUDIENCE COMMENTS**
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,  
*Jillian Minichino*  
Jillian Minichino  
District Manager