

# *Summit at Fern Hill Community Development District*

## **Board of Supervisors**

Antonio Bradford, Chairperson  
Matthew Roth, Vice Chairperson  
Yonatan Derar, Assistant Secretary  
Tiebe Kiflom, Assistant Secretary  
Sam Wenzel, Assistant Secretary

Jamie Giuffre, District Manager  
Kathryn "KC" Hopkinson, District Counsel  
Phil Chang, District Engineer

## **REGULAR MEETING AGENDA**

Monday, November 3, 2025, at 6:00 p.m.

### **Join Teams Meeting**

**Meeting ID:** 260 681 079 795 0 **Passcode:** 2vF2SC9d

Dial in by Phone: +1 646-838-1601 Conference ID: 958 178 336#

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### **1. Call to Order/Roll Call**

### **2. Motion to Approve Agenda**

### **3. Public Comments on Agenda Items** *Each individual has the opportunity to comment and is limited to three (3) minutes for such comment.*

### **4. Staff Reports**

A. District Counsel

B. District Engineer

C. District Manager

i. Aquatic Weed Control .....Page 2

D. Field Inspection.....Page 7

### **5. Business Items**

A. Consideration of Resolution 2026-03; Authorization of Spending Limits.....Page 15

B. Consideration of the Amended and Restated Management and Financial Services Agreement..Page 17

C. Discussion on Clubhouse Rental Rules

### **6. Business Administration**

A. Consideration of the Board of Supervisors' Regular Meeting Minutes from October 6, 2025 & October 20, 2025, Workshop Minutes.....Page 30

B. Consideration of Operation and Maintenance September 2025.....Page 36

### **7. Board of Supervisors' Requests and Comments**

### **8. Adjournment**

*The next Workshop is scheduled for Monday, November 17, 2025, at 6:00 pm  
The next regular meeting will be held on Monday, December 1, 2025, at 6:00 pm*

District Office:  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Meeting Location:  
Summit at Fern Hill Clubhouse  
10340 Boggy Moss Drive  
Riverview, FL 33578