

**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 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.*

**DIAMOND HILL  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Diamond Hill Community Development District was held on **Monday, January 11, 2016 at 4:00 p.m.** at the office of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Present and constituting a quorum:

Linda Dunn	<b>Board Supervisor, Chairman</b>
James Oliver	<b>Board Supervisor, Vice Chairman</b>
Doug Taggerty	<b>Board Supervisor, Assistant Secretary</b>
Tim Vorick	<b>Board Supervisor, Assistant Secretary</b>
Ferdinand Ramos	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Sandy Oram	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Mike Eckert	<b>District Counsel, Hopping Green &amp; Sams</b> <i>(via conference call)</i>
Jordan Caviggia	<b>District Engineer, Bayside Engineering</b>
Berlinda Serrano	<b>District Coordinator, Rizzetta &amp; Company, Inc.</b>
Chad Raymond	<b>Representative, Yellowstone Landscaping</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Oram called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members present to comment.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on November 9, 2015**

On a Motion by Mr. Ramos, seconded by Mr. Oliver, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on November 9, 2015 as presented for the Diamond Hill Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for October and November 2015**

On a Motion by Mr. Taggerty, seconded by Mr. Oliver, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for October 2015 totaling \$21,652.67 for the Diamond Hill Community Development District.

On a Motion by Ms. Dunn, seconded by Mr. Oliver, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for November 2015 totaling \$10,160.97 for the Diamond Hill Community Development District.

Mr. Eckert stated that Hopping, Green and Sams would credit the District for .60 hours for any confusion related to the HOA Lease Agreement preparation.

**FIFTH ORDER OF BUSINESS**

**Monthly Pond Inspection Report**

The Board instructed Ms. Oram to send a letter to LakeMasters regarding them providing a monthly inspection report

**SIXTH ORDER OF BUSINESS**

**Landscape Update by Yellowstone Landscaping**

Mr. Raymond from Yellowstone Landscaping gave the Board an update on the landscape maintenance. He presented a proposal to the Board to replace an irrigation timer at the west entrance. Mr. Raymond stated that an ant infestation was causing the timer to short out.

On a Motion by Mr. Taggerty, seconded by Ms. Dunn, with all in favor, the Board of Supervisors approved Yellowstone Landscaping's proposal to replace an irrigation timer at the west entrance at a cost of \$305.43 for the Diamond Hill Community Development District.

Mr. Raymond presented a proposal to replace the plants with Blue Daze at the east and west entrances. The Board decided to approve the proposal but wait until the first of March to install the plants.

On a Motion by Mr. Taggerty, seconded by Mr. Vorick, with all in favor, the Board of Supervisors approved Yellowstone Landscaping's proposal to install Blue Daze plants at the east and west entrance in March at a cost of \$1,512.00 for the Diamond Hill Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding HSC's Invoice for Furnishing and Installing GFI Outlets**

Ms. Oram presented an invoice that she had received from the HOA for furnishing and installing GFI outlets. Discussion ensued. The Board directed Ms. Oram not to pay any of the Hawkins Invoice as no one on the Board had directed them to perform any work on the District's electrical. Ms. Oram stated that she would notify the HOA manager.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Cutback  
on Emerald Hill Way**

Mr. Raymond presented a proposal to clean up the area behind Emerald Hill. Proposals were also received from Luke Brothers and Sunrise. Discussion ensued. The Board stated that if Yellowstone can match or come in lower than Sunrise's proposal in the amount of \$8,800.00 then they will be awarded the work, if not then the work will be awarded to Sunrise. Mr. Raymond stated that he would follow-up with District management on their cost to do the work. Mr. Eckert asked the Board if it wanted his office to prepare an agreement with Sunrise in the event Sunrise was awarded the work and the Board advised it does not want Mr. Eckert's office to prepare an agreement for this work at this time.

On a Motion by Mr. Ramos, seconded by Mr. Taggerty, with all in favor, the Board of Supervisors approved Yellowstone Landscaping's proposal to clean up the area behind Brilliant Way if they can come in at a cost of \$8,800.00 or lower, and if not, award the work to Sunrise, for the Diamond Hill Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals to Lift and  
Thin Trees at West Side of the West  
Entrance**

Ms. Oram presented the proposals received from Luke Brothers and Sunrise Landscaping to lift and thin the trees at the west side of the west entrance. Discussion ensued. Ms. Serrano stated that she would meet with the proposers to verify the number of trees in the proposals and then compare the proposals to present to the Board.

**TENTH ORDER OF BUSINESS**

**Update Regarding Road Owned by  
TECO at the Back Pond at the Corner of  
Sydney and Gallagher**

Ms. Serrano gave the Board an update on the road owned by TECO. Ms. Oram stated that she would find out if there is an Easement Agreement between the District and TECO.

**ELEVENTH ORDER OF BUSINESS**

**Monthly Unaudited Financial Summary  
and Statement**

Ms. Oram presented the Monthly Unaudited Financial Summary and Statement for the month of November. The Board requested that the MFS Report be included in the agenda moving forward.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

- A. **District Counsel**  
No report.
  
- B. **District Engineer**  
No report.
  
- C. **District Manager**  
Ms. Oram confirmed the next regularly scheduled meeting will be held on March 14, 2016 at 4:00 p.m.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Oram stated that she would have paper copies of the agenda provided to the Board members going forward. Mr. Ramos requested that the District's Mission Statement be posted to the website.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Ramos, seconded by Mr. Taggerty, with all in favor, the Board adjourned the meeting at 5:17 p.m. for the Diamond Hill Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman