

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, July 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	Board Supervisor, Chairman
James Oliver	Board Supervisor, Vice Chairman
Doug Taggerty	Board Supervisor, Assistant Secretary
Tim Vorick	Board Supervisor, Assistant Secretary
Ferdinand Ramos	Board Supervisor, Assistant Secretary

Also present were:

Sandy Oram	District Manager, Rizzetta & Company, Inc.
Michael Eckert	District Counsel, Hopping Green & Sams, P.A.
Chad Raymond	Representative, Yellowstone Landscaping
Ken Olivia	Horticulturist, Yellow Landscaping

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 May 9, 2016

There were no changes to the meeting minutes.

On a Motion by Mr. Taggerty, seconded by Mr. Oliver, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on May 9, 2016 as presented for the Diamond Hill Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for April and
May 2016**

Mr. Eckert advised that the enhancement proposals for Yellowstone included for ratification have an interest rate higher than allowed by Florida law, had payment terms inconsistent with the existing contract, and needed to reference the existing contract to make very clear that the Board was not approving a new contract with different terms, conditions and protections for the District.

On a Motion by Mr. Taggerty, seconded by Ms. Dunn, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for April totaling \$15,098.93 and May 2016 totaling \$12,749.22 for the Diamond Hill Community Development District.

FIFTH ORDER OF BUSINESS

**Monthly Pond Inspection Report by
LakeMasters**

Ms. Oram presented and reviewed LakeMasters Pond Inspection Report for June 2016. Mr. Oliver mentioned a pond at the end of Facet View that is filled with algae. Ms. Oram stated that she would notify LakeMasters.

SIXTH ORDER OF BUSINESS

**Landscape Update by Yellowstone
Landscaping**

Ms. Oram presented the proposed work authorizations from Yellowstone Landscape and Genesis Group for the removal of the Brazilian Pepper Trees. Mr. Eckert explained that the proposed work authorization has an interest rate higher than allowed by Florida law, has payment terms inconsistent with the existing contract, and needed to reference the existing contract to make very clear that the Board was not approving a new contract with different terms, conditions and protections for the District. Discussion ensued.

On a Motion by Ms. Dunn, seconded by Mr. Taggerty, with all in favor, the Board of Supervisors approved in substantial form Yellowstone Landscape's work authorization under its existing contract, with the District Manager to address the concerns raised by Mr. Eckert, for the removal and treatment of Brazilian Pepper Trees in two areas in the amount of \$1,425.00 less the credit due of \$180.00 for a total of \$1,245.00 for the Diamond Hill Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal for
Replacement of Laurel Pedlum with
Viburnum**

Ms. Oram presented a proposal from Yellowstone for the replacement of Laurel Pedlum with Viburnum at a cost of \$5,639.20.

Discussion ensued and the Board decided to table this proposal.

EIGHTH ORDER OF BUSINESS

**Presentation of Monthly Financial
Summary**

Ms. Oram reviewed the May 2016 Monthly Financial Summary for the Board. There were no questions.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2016-03,
Ratifying the Revised Meeting Schedule
Location for the Remainder of Fiscal
Year 2015/2016**

Ms. Oram presented and reviewed Resolution 2016-03, Ratifying the Revised Meeting Schedule for the Remainder of Fiscal Year 2015/2016. She stated that Rizzetta & Company had moved their office location from Tampa to Riverview.

On a Motion by Mr. Vorick, seconded by Mr. Oliver, with all in favor, the Board of Supervisors approved Resolution 2016-03, Ratifying the Revised Meeting Schedule for the Remainder of Fiscal Year 2015/2016 (moving the meetings from the Colwell location to the Riverview location) for the Diamond Hill Community Development District.

TENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2016/2017
Final Budget**

Ms. Oram asked for a motion to open the public hearing on the Fiscal Year 2016/2017 Final Budget.

On a Motion by Ms. Dunn, seconded by Mr. Taggerty, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2016/2017 final budget for the Diamond Hill Community Development District.

Ms. Oram presented and reviewed the final budget with the Board. There were no questions or changes from the approved proposed budget.

Ms. Oram asked for a motion to close the public hearing on the Fiscal Year 2016/2017 Final Budget.

On a Motion by Mr. Taggerty, seconded by Mr. Oliver, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2016/2017 final budget for the Diamond Hill Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-04,
Adopting Fiscal Year 2016/2017 Final
Budget**

Ms. Oram presented and reviewed Resolution 2016-04, Adopting Fiscal Year 2016/2017 Final Budget.

On a Motion by Mr. Ramos, seconded by Ms. Dunn, with all in favor, the Board of Supervisors approved Resolution 2016-04, Adopting Fiscal Year 2016/2017 Final Budget as presented for the Diamond Hill Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2016-05,
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. Oram presented and reviewed Resolution 2016-05, Imposing Special Assessments and Certifying an Assessment Roll.

On a Motion by Ms. Dunn, seconded by Mr. Taggerty, with all in favor, the Board of Supervisors approved Resolution 2016-05, Imposing Special Assessments and Certifying an Assessment Roll for the Diamond Hill Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-06,
Setting the Meeting Schedule for Fiscal
Year 2016/2017**

Ms. Oram presented and reviewed Resolution 2016-06, Setting the Meeting Schedule for Fiscal Year 2016/2017.

On a Motion by Mr. Oliver, seconded by Ms. Dunn, with all in favor, the Board of Supervisors approved Resolution 2016-06, Setting the Meeting Schedule for Fiscal Year 2016/2017 for the Diamond Hill Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-07,
Declaring a Vacant Seat on the Board**

Ms. Oram presented and reviewed Resolution 2016-07, Declaring a Vacant Seat on the Board. Seat #4 will need to be filled after the November election.

On a Motion by Mr. Taggerty, seconded by Mr. Oliver, with all in favor, the Board of Supervisors approved Resolution 2016-07, Declaring a Vacant Seat on the Board (Seat #4) for the Diamond Hill Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Qualifications for
District Counsel Services**

To assist the Board in its decision-making process, Mr. Eckert voluntarily left the meeting room.

Ms. Oram presented and reviewed the qualifications for District Counsel Services received from the firms of Hopping Green & Sams and Straley, Robin Vericker. Upon review of the proposals and discussion by the Board, the Board decided to terminate the District's contract with Hopping Green & Sams and to give them notice that their last day will be August 30, 2016.

The Board decided to contract with Straley Robin Vericker for District Counsel Services effective September 1, 2016.

On a Motion by Ms. Dunn, seconded by Mr. Taggerty, with all in favor, the Board of Supervisors authorized District Management to terminate the District's contract for District Counsel Services with Hopping Green & Sams effective August 30, 2016 and enter into contract with Straley Robin Vericker effective September 1, 2016 for the Diamond Hill Community Development District.

Mr. Eckert was invited back into the meeting room.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert reported that Community Development Districts are receiving a flood of Public Record Requests all over the State that are intended to trip people up, to see which Districts respond appropriately and if they don't, the requestor files suit. He informed the Board members that they may also receive a Public Records request individually and if they do, to send it immediately to District Counsel and District Management. Mr. Eckert recommended new language be required on all contracts regarding Public Records Requests because vendors are now receiving the requests also.

Mr. Eckert recommended that the Board check on the renewal dates for the Aquatic Services and Landscape Maintenance contracts.

Mr. Eckert thanked the Board for its trust in his firm and wished them the best.

B. District Engineer

Not present.

C. District Manager

Ms. Oram confirmed the next regularly scheduled meeting will be held on September 12, 2016 at 4:00 p.m.

Ms. Oram presented her Action Items List.

Ms. Oram presented the Audit for Fiscal Year ended September 30, 2015.

On a Motion by Mr. Ramos, seconded by Mr. Taggerty, with all in favor, the Board of Supervisors accepted the audit for the year ended September 30, 2015 and ratified sending it to the Auditor General of the State of Florida for the Diamond Hill Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Oram asked if there were any Supervisor requests. Mr. Oliver mentioned that the website still had Mr. Ramos listed as Chairman. Ms. Oram stated that she would have the website updated to reflect Ms. Dunn as the current Chairman.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

Ms. Oram stated that if there was no further business to come before the Board than a motion to adjourn was in order.

On a Motion by Mr. Taggerty, seconded by Mr. Vorick, with all in favor, the Board of Supervisors adjourned the meeting at 5:37 p.m. for the Diamond Hill Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman