

**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, September 14, 2015 at 4:30 p.m.** at the office of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

Present and constituting a quorum:

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

Also present were:

Sandy Oram	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel; Hopping Green &amp; Sams</b> <i>(via conference call)</i>
Chad Raymond	<b>Representative, Austin Outdoor</b>
Audience	

**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 comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on July 13, 2015**

The Board made various revisions to the minutes. The Board requested that the revised minutes be sent to them and authorized District Chairman to execute the minutes.

On a Motion by Mr. Oliver, seconded by Mr. Taggerty, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on July 13, 2015 as amended for the Diamond Hill Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for June and July 2015**

On a Motion by Mr. Vorick, seconded by Mr. Oliver, with all in favor, the Board ratified the Operation & Maintenance Expenditures for June 2015 totaling \$7,447.31 for the Diamond Hill Community Development District.

On a Motion by Mr. Ramos, seconded by Mr. Vorick, with all in favor, the Board ratified the Operation & Maintenance Expenditures for July 2015 totaling \$25,758.76 for the Diamond Hill Community Development District.

**FIFTH ORDER OF BUSINESS**

**Monthly Pond Inspection Report**

LakeMasters provided a proposal to install 5,000 Pickerelweed plants at a cost of \$0.65 per plant. The Board requested a proposal with a breakdown on which ponds LakeMasters is proposing and how many plants for each pond. Upon further consideration the Board decided to table this item until spring.

**SIXTH ORDER OF BUSINESS**

**Landscape Update by Austin Outdoor**

Chad Raymond gave the Board an update on the landscape maintenance. Ms. Dunn expressed concern about the newly installed sod near the entrances. It was decided to wait until the end of the month and if the sod has not started to show some growth, it will have to be re-installed.

Mr. Raymond stated that they are removing the moss from the Crepe Myrtle. The Board does not think that this is being done. Ms. Oram stated that she will schedule a time to meet on site with Mr. Raymond and Mr. Taggerty to inspect the landscaping.

It was stated that the Philodendrons at the front entrance need to be removed as they are growing again and will be covering the Lady Palms before too long.

Mr. Ramos also stated that the hedge at the entrance needs to be trimmed once a month. Mr. Raymond recommended waiting until after the first frost to do a heavy pruning. Mr. Ramos stated that it needs to be done on a monthly basis.

Mr. Raymond stated that the County sent a violation letter regarding an area on the far side of pond 40. He stated that the area does need to be cleaned up. The Board requested a schedule for regular maintenance of this area on a quarterly or semi-annual basis to reduce the overall cost. Mr. Raymond will provide a proposal for this. The Board authorized District Chairman to approve and execute the proposal so that the work can be completed to avoid any penalties from the County. District Engineer will review and approve the proposed work prior to Austin Outdoor proceeding.

On a Motion by Mr. Mr. Taggerty, seconded by Ms. Dunn, with all in favor, the Board authorized District Chairman to approve and execute the proposal for the clean-up of the area on Pond 40 Subject to District Engineer approving the proposed work for the Diamond Hill Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Recommendation of  
Audit Review Committee**

Ms. Oram stated that the audit committee held a meeting prior to the onset of the Board meeting and recommended that the District enter into a contract for auditing services with Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2015 with the option to renew for years 2016 and 2017.

On a Motion by Mr. Oliver, seconded by Ms. Dunn, with all in favor, the Board approved the Audit Committee's recommendation to enter into contract with Berger, Toombs, Elam, Gaines and Frank for the District's Auditing Services for Fiscal Year 2015 with the option for two optional one-year renewals for the Diamond Hill Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Monthly Unaudited Financial Summary  
and Statement**

Ms. Oram reviewed the Monthly Unaudited Financial Summary and Statement for the Board. There were no questions or comments.

**NINTH ORDER OF BUSINESS**

**Consideration of Lease Agreement with  
the Homeowners Association Regarding  
Storage of Holiday Decorations**

Ms. Whelan presented the Lease Agreement to the Board. Mr. Ramos stated that he does not want an agreement between the CDD and HOA for storage of the holiday decorations. District Counsel was instructed not to do any work on this agreement until the homeowners'

association contacts counsel. Mr. Ramos stated that he would store the decorations until they are ready to be installed.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. **District Counsel**  
No report.
  
- B. **District Engineer**  
Not present.
  
- C. **District Manager**  
Ms. Oram confirmed the next regularly scheduled meeting will be held on November 9, 2015 at 4:00 p.m.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Ramos asked Ms. Oram to check with the electrician on the lights near the well. He stated that it appears that the sensors are not working.

The Board directed Ms. Oram to obtain a couple of proposals to remove the tree stump located at the corner of Sydney and Gallagher.

Ms. Oram stated that she would meet with Mr. Ramos and a representative from K & E to look at areas in need of power washing.

Mr. Ramos stated that he would like to reassign the Board positions at the next meeting. Ms. Oram stated that she would provide a resolution re-designating officers of the District at the next meeting.

The Board requested that Steve Swartz attend their next meeting to present the Reserve Study.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Oliver, seconded by Ms. Dunn, with all in favor, the Board adjourned the meeting at 5:47 p.m. for the Diamond Hill Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman