

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, November 14, 2016 at 4:01 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

Also present were:

Ferdinand Ramos	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
Grant Phillips	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin Vericker <i>(via conference call)</i>
Jordan Caviggia	District Engineer, Johnson, Mirmiran & Thompson
Chad Raymond	Representative, Yellowstone Landscaping

FIRST ORDER OF BUSINESS

Call to Order

Mr. Phillips called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on September 12, 2016

Mr. Phillips presented the minutes of the Board of Supervisors' meeting held on September 12, 2016. There were no changes to the meeting minutes.

On a Motion by Mr. Taggerty, seconded by Ms. Dunn, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 12, 2016 as presented for the Diamond Hill Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for August
and September 2016**

Mr. Phillips presented the Operation & Maintenance Expenditures for August and September 2016.

On a Motion by Ms. Dunn, seconded by Mr. Oliver, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for August totaling \$6,005.01 and September 2016 totaling \$24,717.96 for the Diamond Hill Community Development District.

The Board requested that District management look into the Travelers Insurance Boiler and Machinery coverage for \$250.00.

FIFTH ORDER OF BUSINESS

**Administer Oath of Office to Newly
Appointed Supervisor**

Mr. Vericker explained this item. He stated that the review of Form 1 and Sunshine Law Requirements, and the consideration of Resolution 2017-01, Designating Officers of the District would be tabled until the January 9th meeting and asked the Board to inquire about interested residents and ask them to submit their resumes to Ms. Oram to be reviewed by the Board at their next meeting and a new Board member could then be appointed.

(Mr. Vericker left the meeting in progress)

(The Board decided to take the agenda out of order and take the District Engineer's report next)

SIXTH ORDER OF BUSINESS

District Engineer Report

Mr. Caviggia provided the Board with general updates and the Board requested that Mr. Caviggia provide District management with additional vendors and proposals for the stormwater inlet.

(The Board decided to take the landscape maintenance update next in the agenda)

SEVENTH ORDER OF BUSINESS

**Landscape Maintenance Update by
Yellowstone Landscaping**

Mr. Raymond presented a landscape maintenance report dated 11-14-16 (Exhibit "A"). He entertained general questions from the Board regarding the landscape maintenance.

The Board inquired about a soil test that was to be performed in the District and asked for the results. Ms. Dunn informed Mr. Raymond about the standing water that is accumulating on the curb on her walk home from the pool area. The Board requested that Mr. Raymond provide a proposal at their January meeting to install seven gallon Viburnum at the entrance way.

EIGHTH ORDER OF BUSINESS

**Monthly Pond Inspection Report by
LakeMasters**

Mr. Phillips presented LakeMasters Pond Inspection Report for October 2016. There were no questions or concerns.

NINTH ORDER OF BUSINESS

**Presentation of Monthly Financial
Summary**

Mr. Phillips reviewed the September 2016 Monthly Financial Summary for the Board. The Board inquired about holiday lighting for the community.

On a Motion by Mr. Taggerty, seconded by Ms. Dunn, with all in favor, the Board of Supervisors approved to keep the holiday lighting from last year and a not-to-exceed amount of \$1,000.00 to improve the holiday lighting for the upcoming season for the Diamond Hill Community Development District.

The Board referenced the HOA helping with the holiday lighting as Ms. Oram was looking into this.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-02,
Redesignating Treasurer of the District**

Mr. Phillips presented and reviewed Resolution 2017-02, Redesignating Treasurer of the District.

On a Motion by Mr. Taggerty, seconded by Mr. Oliver, with all in favor, the Board of Supervisors approved Resolution 2017-02, Redesignating Treasurer of the District (William Rizzetta) for the Diamond Hill Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Site Master's Proposal
for Inlet Cleaning**

The Board requested earlier in the meeting that District management work with District engineer to obtain additional proposals for the inlet cleaning on Brilliant Court west.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel**
No report.
- B. **District Engineer**
Mr. Caviggia gave his report earlier in the meeting.
- C. **District Manager**
Mr. Phillips confirmed the next regularly scheduled meeting will be held on January 9, 2016 at 4:00 p.m.

Mr. Phillips presented Ms. Oram's Action Items List.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Phillips asked if there were any Supervisor requests. The Board requested that the holiday decorating and the additional drain work to be performed along the easement between the house east of Emerald Hill and Gem Luster Court be completed. Mr. Taggerty stated that he would show the vendor where the work needed to be performed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. Phillips 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 Ms. Dunn, with all in favor, the Board of Supervisors adjourned the meeting at 4:47 p.m. for the Diamond Hill Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

Exhibit A

Landscape Maintenance Report

*Diamond Hill CDD
Valrico, FL
Rizetta & Company
11/14/16*



Monthly Services

Landscape Maintenance

- 1 Routine weekly mowing maintenance services.
- 2 Mowing, Edging, Weed Eating, Debris Clean Up.
- 3 Shrub Trimming.
- 4 Landscape Bed and Hardscape Weed Control.

Fertilization and Pesticide Maintenance

- 1 Plants and Shrubs-completed in September
- 2 Granular turf fertilization, and Granular Palm fertilization in October
- 3

Irrigation Maintenance

- 1 Monthly Wet Check.
- 2 Miscellaneous Repairs throughout community.
- 3 Continual Monitoring Maintenance on the Wells.

Work In Progress

- 1 Treating Jasmine for Weeds- Fusilade
- 2 Proposal for the replacement of Soil

Completed

- 1 Quarterly Bush hog was completed on 10/26
- 2 Granular turf fertilization and granular Palm fertilization

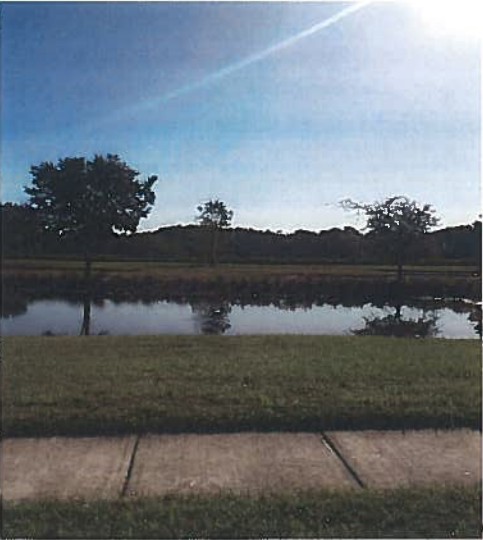
Diamond Hill CDD
Valrico, FL
11/14/16



Nov-16



Sep-16



Nov-16



Sep-16

Diamond Hill CDD
Valrico, FL
11/14/16



Nov-16

Exit side



Nov-16

Entrance side



YELLOWSTONE
LANDSCAPE

30319 Commerce Dr San Antonio, FL 33576

www.yellowstonelandscape.com

813-223-6999

Fertilization & Pest Service Request

Property Diamond Hill

Date 10/5/16

Person Requesting Work Chad

	Actions				
	Fertilize	Insect	Disease	Weed	Other
Turf		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Shrubs				<input checked="" type="checkbox"/>	
Trees					
Palms					

Please: address

Description (ie. Location, notes on issue)

Turf weeds @ entrance
Brilliant Cut.

Weeds in Jasmine.
please spray FisiLade.

Possible Fungus/Chinch

To be completed by technician

Weather Condition

Rain	Overcast	Sunny
		<input checked="" type="checkbox"/>

Date Completed 10-10-16

Technician F

Soil Conditions

Dry	Moist	Wet	Saturated	Standing Water
	<input checked="" type="checkbox"/>			

Actions & comments of tech Treated turf for active
Fungicide + used insecticide, treated
for broadleaf weeds.

Treated Jasmine with A&E + post
emergent herbicide.

#6565



Yellowstone Irrigation Wet Check Report

Tech: David Date: 10-16-16 Sheet of

W/C Total Time:

Property: Diamond Hills

West Clock Exp side at electric pole

Watering Days: A S M T W T F S (17) Start Time: 5:12A

PGM A S M T W T F S

PGM S M T W T F S

PGM S M T W T F S

PGM S M T W T F S

PGM S M T W T F S

PGM S M T W T F S

Zone #	Type	Program	Run Time	Repair	Zone #	Type	Program	Run Time	Repair
1	Z	3	4						
2	S	R	D						
3	A	A	A						
4	A	A	20						
5	A	A	30						
6	A	A	30						
7	A	A	30						
8	A	A	30						
9	A	A	30						
10	A	A	30						
11	A	A	30						
12	A	A	30						
13	A	A	30						
14	A	A	30						
15	A	A	30						
16	A	A	30						
17	A	A	30						
18	A	A	30						
19	A	A	30						
20	A	A	30						
21	A	A	30						
22	A	A	30						
23	A	A	30						
24	A	A	30						
25	A	A	30						
26	A	A	30						
27	A	A	30						
28	A	A	30						
29	A	A	30						
30	A	A	30						

East Clock Exp side by well

Watering Days: A S M T W T F S (17) Start Time: 5:12A

PGM A S M T W T F S

PGM S M T W T F S

PGM S M T W T F S

PGM S M T W T F S

PGM S M T W T F S

PGM S M T W T F S

Zone #	Type	Program	Run Time	Repair	Zone #	Type	Program	Run Time	Repair
1	Z	3	4						
2	R	R	D						
3	A	A	A						
4	A	A	20						
5	A	A	30						
6	A	A	30						
7	A	A	30						
8	A	A	30						
9	A	A	30						
10	A	A	30						
11	A	A	30						
12	A	A	30						
13	A	A	30						
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15	A	A	30						
16	A	A	30						
17	A	A	30						
18	A	A	30						
19	A	A	30						
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21	A	A	30						
22	A	A	30						
23	A	A	30						
24	A	A	30						
25	A	A	30						
26	A	A	30						
27	A	A	30						
28	A	A	30						
29	A	A	30						
30	A	A	30						

Golf Course Clock at Hoover

Watering Days: A S M T W T F S (17) Start Time: 5:12A

PGM A S M T W T F S

PGM S M T W T F S

PGM S M T W T F S

PGM S M T W T F S

PGM S M T W T F S

PGM S M T W T F S

Zone #	Type	Program	Run Time	Repair	Zone #	Type	Program	Run Time	Repair
1	Z	3	4						
2	R	R	D						
3	A	A	A						
4	A	A	20						
5	A	A	30						
6	A	A	30						
7	A	A	30						
8	A	A	30						
9	A	A	30						
10	A	A	30						
11	A	A	30						
12	A	A	30						
13	A	A	30						
14	A	A	30						
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17	A	A	30						
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19	A	A	30						
20	A	A	30						
21	A	A	30						
22	A	A	30						
23	A	A	30						
24	A	A	30						
25	A	A	30						
26	A	A	30						
27	A	A	30						
28	A	A	30						
29	A	A	30						
30	A	A	30						

Description and location of work performed:

Authorized by: _____ (Zone Type: S = Spray, D = Drip, R = Rotor, B = Bubbler)

- Replaced 4" Spray
- Replaced 6" Spray
- Replaced 12" Spray
- Replaced 4" Rotor
- Replaced 12" Rotor
- Replaced Nozzle
- Straighten Head
- Lateral Line Repair
- Valve Repair
- Valve Box
- Maxijet
- Netafim Repair



YELLOWSTONE

Irrigation Wet Check Report

Tech: D. P. P. Date: 10-10-16

Sheet of

Property: Diamond Hills
Clubhouse Clock left front of clubhouse outside

W/C Total Time:

Watering Days: A S M T W T F S Start Time: 7:15A

Station #	Type	Gram	Run Time	Repair
1	S	4	20	
2	S	4	20	
3	S	4	20	
4	S	4	20	
5	S	4	20	
6	S	4	20	
7	S	4	20	
8	S	4	20	
9	S	4	20	
10	S	4	20	

Watering Days: Start Time:

Station #	Type	Gram	Run Time	Repair

Watering Days: Start Time:

Station #	Type	Gram	Run Time	Repair

Description and location of work performed:

Authorized by: _____ (Zone Type: S = Spray, D = Drip, R = Rotor, B = Bubbler)

Replaced 4" Spray C: Replaced 12" Spray E: Replaced 12" Rotor G: Straighten Head I: Valve Repair K: Maxijet

Replaced 6" Spray D: Replaced 4" Rotor F: Replaced Nozzle H: Lateral Line Repair J: Valve Box L: Netafirm Repair

#6565



Irrigation Wet Check Report

Tech: Dave P Date: 9-29-16 Sheet of

YELLOWSTONE

W/C Total Time:

Property: Diamond Hills

Controller Type: RAIN-ROTOR ESPME

Zone #	1	2	3	4						
Type	S	K	D	A						
Program	A	A	A	A						
Runtime	30	30	30	20						
Repair				IF						

Controller Location: West Clock Exit side

Watering Days: ASMTTW Start Time: 5:12A
 PGM A S M T W T F S
 PGM S M T W T F S
 PGM S M T W T F S
 PGM S M T W T F S
 PGM S M T W T F S

RAIN-ROTOR ESP

Zone #	1	2	3	4						
Type	R	R	P	B						
Program	A	A	A	A						
Runtime	40	40	20	40						
Repair										

Controller Location: East Clock Exit side by well

Watering Days: ASMTTW Start Time: 5:12A
 PGM A S M T W T F S
 PGM S M T W T F S
 PGM S M T W T F S
 PGM S M T W T F S
 PGM S M T W T F S

NUMBER ONE C

Zone #	1	2	3	4	5	6	7	8	99
Type	R	S	S	S	S	S			
Program	A	A	A	A	A	A			
Runtime	40	30	30	30	30	30			
Repair						IF			

Controller Location: GOLF COURSE AT HOOVER

Watering Days: ASMTTW Start Time: 5:12A
 PGM A S M T W T F S
 PGM S M T W T F S
 PGM S M T W T F S
 PGM S M T W T F S
 PGM S M T W T F S

Description and location of work performed:

Authorized by: _____ (Zone Type: S = Spray, D = Drip, R = Rotor, B = Bubbler)

- A: Replaced 4" Spray
- C: Replaced 12" Spray
- E: Replaced 12" Rotor
- G: Straighten Head
- I: Valve Repair
- K: Maxjet
- 3: Replaced 6" Spray
- D: Replaced 4" Rotor
- F: Replaced Nozzle
- H: Lateral Line Repair
- J: Valve Box
- L: Netafirm Repair