

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 and public hearing of the Diamond Hill Community Development District was held on **Monday, July 13, 2015 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:

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

Also present were:

Sandy Oram	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel; Hopping Green & Sams (via Phone)

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

Rachael Britton inquired about needing No Parking signs or a way to dissuade people from parking on Facet View Way. Between 1013 and Water Shed. District Counsel is looking into the matter and if legal, Ms. Oram will present ideas and proposals based on Counsels findings.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting Held May 11, 2015

Revised minutes were given to BOS at the meeting including changes by Lindsay Whelan, Hopping Green & Sams.

On a Motion by Mr. Taggerty, seconded by Ms. Dunn, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held on May 11, 2015 as amended for the Diamond Hill Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for May 2015

Ms. Oram confirmed the Austin Outdoors' invoice was for the removal of the lightning struck tree and stump.

On a Motion by Ms. Dunn, seconded by Mr. Oliver, with all in favor, the Board ratified the Operation & Maintenance Expenditures for May 2015 totaling \$13,233.92 for the Diamond Hill Community Development District.

FIFTH ORDER OF BUSINESS

Monthly Pond Inspection Report

Ms. Oram advised that LakeMasters must provide a monthly report with photos each month. District Manager indicated that it would follow up with Mike Martin at LakeMasters.

SIXTH ORDER OF BUSINESS

Landscape Update by Austin

The Board questioned the removal of moss from the Crepe Myrtle. District Manager to follow up with Chad from Austin Outdoor. Austin Outdoor to provide report and photos every month for BOS package.

SEVENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2015-2016 Final Budget

On a Motion by Mr. Oliver, seconded by Mr. Vorick, with all in favor, the Board approved the opening of the public hearing for the Diamond Hill Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2015-02;
Adopting Final Budget**

No public comments were made in regard to the Districts Final Budget.

On a Motion by Mr. Taggerty, seconded by Mr. Ramos, with all in favor, the Board adopted Resolution 2015-02; Adopting the Final Budget for the Diamond Hill Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-03;
Imposing Special Assessments**

On a Motion by Ms. Dunn, seconded by Mr. Ramos, with all in favor, the Board adopted Resolution 2015-03, Imposing Special Assessments for the Diamond Hill Community Development District.

TENTH ORDER OF BUSINESS

Closing the Public Hearing

On a Motion by Mr. Taggerty, seconded by Mr. Ramos, with all in favor, the Board approved closing the Public Hearing for the Diamond Hill Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Holiday Décor Proposals

Mr. Taggerty made a motion for Mr. Ramos to purchase Holiday Decorations up to and not to exceed the amount of \$1,500.00 for both entrances, if the HOA is able to store the decorations. Ms. Oram will follow up with HOA Board on the availability of space.

The Board discussed that it wants to coordinate with HOA board to install lighting at the same time. Mr. Ramos offered to discuss the matter with Ms. Britton of the HOA.

District Counsel recommended that any lighting installation volunteer sign a short liability waiver in case they sustain any injuries while installing the lights\decoration. She will provide a waiver to be used to the District Manager.

On a Motion by Mr. Taggerty, seconded by Ms. Dunn, with all in favor, the Board approved the purchase of Holiday Décor up to and not to exceed the amount of \$1,500.00 for both entrances for the Diamond Hill Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Reserve Study Proposals

The Board selected Florida Reserve Study to prepare their Reserve Study. District Manager to contact Florida Reserve Study and Appraisals.

Mr. Ramos asked if our liability insurance covers any damage to HOA property due to assets owned by the CDD. Ms. Oram will check with the insurance carrier.

On a Motion by Mr. Ramos, seconded by Mr. Taggerty, with all in favor, the Board approved Florida Reserve Study to prepare the Reserve Study for the Diamond Hill Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Revised Mission Statement

Ms. Oram presented the revised Mission Statement to the Board.

On a Motion by Ms. Dunn, seconded by Mr. Ramos, with all in favor, the Board adopted the revised Mission Statement for the Diamond Hill Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-04,
Adopting Fiscal Year 2015-2016 Meeting
Schedule**

Meeting schedule approved to meet at the offices of Rizzetta & Company, Inc. located at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 at 4:00 pm.

November 9, 2015

January 11, 2016

March 14, 2016

May 9, 2016

July 11, 2016

September 12, 2016

On a Motion by Mr. Taggerty, seconded by Mr. Vorick, with all in favor, the Board adopted Resolution 2015-04, Adopting Fiscal Year Meeting Schedule for 2015-2016 for the Diamond Hill Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-05,
Appointing Assistant Secretary**

On a Motion by Ms. Dunn, seconded by Mr. Vorick, with all in favor, the Board adopted Resolution 2015-05, Appointing Sandy Oram as Assistant Secretary for the Diamond Hill Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Presentation of Financial Audit for Year
Ending September 30, 2014**

The Board approved the financial audit for fiscal year 2014 and ratified Rizzetta sending the report to the state prior to the meeting.

The Board requested that the District Manager obtain a minimum of three quotes for auditing services for Fiscal Year ending September 30, 2015 and have them available to review at the next board meeting.

On a Motion by Mr. Taggerty, seconded by Ms. Dunn, with all in favor, the Board approved the audit report for Fiscal Year 2014 and ratified Rizzetta & Co. Inc. sending the report to the state prior to the meeting for the Diamond Hill Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Monthly Unaudited Financial Summary
and Statement**

Ms. Oram reported on Monthly Unaudited Financial Summary and Statement to Board. There were no questions or comments from the board.

EIGHTEENTH 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 Monday, September 14, 2015 at 4:00 p.m.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Ramos stated that the Board of Supervisors wants to view the website prior to it going live. The District Manager will check with IT to find out if this is possible and who would be the contact person.

Ms. Dunn requested that the District Manager bring paper copies of any future quotes for each board member.

The Board discussed the need for obtaining quotes for power washing.


On a Motion by Mr. Ramos, seconded by Mr. Vorick, with all in favor, the Board approved the Power Washing to be completed by K&E Repair Solutions at a price not to exceed \$2,000.00 for the Diamond Hill Community Development District.

TWENTIETH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Oliver, seconded by Mr. Taggerty, with all in favor, the Board adjourned the meeting at 5:31 p.m. for the Diamond Hill Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman