

MINUTES OF MEETING
SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Six Mile Creek Community Development District was held on Wednesday, November 18, 2015 at 2:00 p.m. at the Offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Chris Kuhn	Chairman
Chris O'Bannon	Supervisor
Mike Veazey	Supervisor (by phone)
Rose Bock	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Scott Wild	District Engineer

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order at 2:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

Affidavits of Publication

Mr. Oliver stated included in your agenda package are affidavits of publication for today's meeting and for the request for qualifications for engineering services.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 21, 2015 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the October 21, 2015 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor the Minutes of the October 21, 2015 Meeting were approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2016-02,
Certifying a Due Date for the Collection of
Debt Assessments**

Mr. Haber stated when we adopted the budget, we adopted a resolution certifying debt assessments for collection. We recognized at the time that the resolution in the agenda package certified them for collection using the uniform method. This is only on that first phase that is platted. It turned out that we weren't able to take advantage of the uniform method, so we need to certify them for direct collection. What this resolution does is it establishes the due dates for those directly collected assessments. It establishes the first date as March 15th and the second date as September 15th. May 1st and November 1st are the due dates for the District to submit funds to the trustee to pay the principal and interest on the bonds. The indenture requires that the District collect those amounts 30 days in advance of May 1st and November 1st. This gives a 15 day period of time for the District to make sure it has those payments. It certifies those due dates.

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor Resolution 2016-02 Certifying a Due Date for the Collection of Debt Assessments was approved.

SIXTH ORDER OF BUSINESS**Consideration of Construction Related
Matters**

Mr. Haber stated this is a Developer Funding Agreement. We are in the process of going through the second phase of the agreement for the amenity center. You may recall when we awarded that contract to Scherer, we essentially only awarded the first step of that contract, which was for the preconstruction phase. It was for \$5,000. We went through preconstruction and said to the extent that we are successful in this phase then we will enter into a guaranteed maximum price for the work. There is a likelihood that the amount of money that the District has from construction proceeds will be less than the amount the District needs to fully fund the construction of the amenity center, so we need an additional funding source to construct the amenity center. This is a draft of an agreement between the District and Six Mile Creek Investment Group, LLC. We have a similar arrangement for O&M funding. This essentially provides that to the extent the District does not have sufficient funds to pay for the amenity center that the District can look to the Developer to provide the funds to the District. It also provides that if the District issues bonds for the purpose of funding improvements that are

funded under this agreement that the District can use the proceeds from those bonds to repay the Developer for the monies that are paid. Additionally, as another source of repayment under this agreement, you may recall the board approved an agreement with St. Johns County for reimbursement for some utilities that the District provided, so as those monies flow to the District, they would first go to any outstanding construction contracts we have but to the extent that those construction contracts are done then those monies could flow to reimburse the Developer. The agreement has been sent to Counsel for the Developer, who had a few comments. She and I have been playing phone tag, so my recommendation would be that you approve the agreement in substantial form and authorize your Chair to approve any additional revisions that may be necessary to get it in place.

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor Construction Funding Agreement between Six Mile Creek CDD and Six Mile Creek Investment Group, LLC was approved in substantial form and the Chairman was granted authority to approve any revisions.

SEVENTH ORDER OF BUSINESS Ranking of Architectural Firm Qualifications

Mr. Oliver stated there was one response to the request for qualifications, which was from Prosser.

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor to Authorize Staff to Negotiate an Agreement with Prosser for Architectural Services was approved.

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Wild stated I would like to present our requisition summary dated November 18, 2015. There is one requisition to be ratified, which is Requisition No. 255. It is to the Clerk of Courts. Requisition Nos. 256 through 266 will be for approval.

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor Requisition No. 255 to be Ratified & Requisition Nos. 256-266 totaling \$176,476.93 were approved.

Mr. Wild stated there were two agreements that were executed in between meetings due to timeliness in getting the work completed. The first one is for surveying services by A&J Surveyors. There was some fill that was placed in certain areas of the project in 2007 that was never memorialized and brought into the current topo survey that we have. Because we are getting ready to request proposals for construction in those areas, we wanted to have an accurate topo survey of those areas. Also in that same agreement is the legal descriptions for the land swap that we talked about last time. There were some changes in the pond configurations and we have to have a swap between the Developer and the District. Both of those items were covered in that agreement. I don't have the actual figures in front of me but it was under \$8,000 for both services.

Mr. Haber stated because the District has an existing agreement with A&J Land Surveyors, we just did a first amendment. The first amendment essentially says the work set forth in the proposals is hereby approved in the amount set forth in the proposals. We have the amendment itself but not the exhibits and the proposals are attached.

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor the amendment to the Agreement with A&J Land Surveyors was ratified.

Mr. Wild stated the second was an agreement with First Coast Electric to remove a concrete pole and a concrete pad. They are associated with a traffic signal controller box that was removed and transferred into the County offices. The County agreed to allow us to store it there until some traffic related questions are resolved but we still need to remove the concrete pad and pole. First Coast Electric provided a proposal to do that work for under \$1,000.

On MOTION by Mr. Kuhn seconded by Ms. O'Bannon with all in favor Agreement with First Coast Electric to Remove Concrete Pole & Concrete Pad was ratified.

C. Manager

There being none, the next item followed.

D. Field Services

There being none, the next item followed.

TENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS Financial Statements as of October 31, 2015

Mr. Oliver stated included in your agenda package is a copy of the financial statements as of October 31, 2015.

TWELFTH ORDER OF BUSINESS Consideration of Funding Request FY15-#16

THIRTEENTH ORDER OF BUSINESS Consideration of Funding Request FY16-#2

Mr. Oliver stated included in your agenda package is Funding Request FY15-#16 and Funding Request FY16-#2.

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor Funding Request FY15-#16 & Funding Request FY16-#2 were approved.

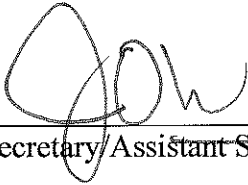
FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – Wednesday, December 16, 2015 @ 2:00 p.m. at the Offices of GMS

Mr. Oliver stated the next meeting is scheduled for December 16, 2015 at 2:00 p.m. at this location.

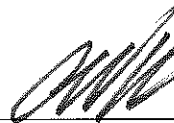
FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Bock seconded by Mr. Kuhn with all in favor the Meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman