

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 Tuesday, June 15, 2016 at 2:05 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
Rose Bock	Supervisor
Mike Veazey	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Zack Brecht	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Oliver called the meeting to order at 2:05 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members in attendance.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes:**

- A. April 5, 2016 Continued Meeting**
- B. April 20, 2016 Meeting**
- C. April 27, 2016 Continued Meeting**
- D. May 10, 2016 Special Meeting**

Mr. Oliver stated the minutes are included in your agenda package.

On MOTION by Ms. Bock seconded by Mr. Kuhn with all in favor the Minutes of the April 5, 2016 Continued Meeting, the April 20, 2016 Meeting, the April 27 Continued Meeting and the May 10, 2016 Special Meeting were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-12,  
Approving Real Property Exchange for  
Certain Ponds in the Project**

Mr. Haber stated when the bonds were first issued, the District acquired a bunch of real property from the Developer with the expectation that the ponds, roadways, etc. would be constructed on the property. Now that we are constructing things and designing things, it turns out that some of the property the District acquired is better used as developable property and the Developer has property that is better used as ponds. In order to address that issue, the District and Developer have agreed to exchange property. The District is going to give property to the Developer and then in exchange for that property, the Developer is going to give property back to the District. The amount of property that the Developer is going to give to the District is going to be equal to or greater than the amount of property that the District is giving the Developer and the type of property that the District is going to be getting is the same type it originally acquired. I have conferred with Scott Wild with that and he is comfortable with that exchange. I have conferred with Peter Dame because the District used bond proceeds for the acquisition of that real property, so we need to be careful with how we deal with that going to a private entity. Because the District is getting the same amount of property, if not more and it is the same type of property then bond counsel is comfortable with the exchange, as well. This resolution approves that exchange. It has exhibits attached to it with the real property that the District will be giving and also the description of the real property that it will be getting back from the Developer.

Mr. Kuhn stated I appreciate you working on this.

On MOTION by Mr. Kuhn seconded by Mr. Veazey with all in favor Resolution 2016-12 Approving Real Property Exchange for Certain Ponds in the Project was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Approved Budget for Fiscal  
Year 2017**

Mr. Oliver stated at your last meeting you approved the budget and right now we are going through the process leading up to the public hearing for adoption. A lot of this will need to be nailed down. The biggest thing we will need to tackle is the assessment versus Developer contributions.

Mr. Kuhn stated I would prefer to have that discussion offline with Wes and the Developer.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Sod and Irrigation**

Mr. Kuhn stated we had some rolling landscape improvements and when we did the initial entry improvements along Trailmark Drive from the amenity center back to Split Oak Road, in an effort to get the landscape in budget, we backed sod in replacement for the turf out of Sunstate's scope in order to move forward. One of the things we included in recent issuance was some dollars set aside to go back and finish that landscape work. North Florida Landscape Company, who is our landscape maintenance provider, has given us a proposal. They are proposing to do turf replacement. It is generally from the back of the curb, either to the sidewalk or to the multiuse path to give a finished edge to the landscape that this there. His proposal is for \$99,406.50. We had a previous proposal from Sunstate when we were trying to work that into their scope previously for \$161,266.50. North Florida Landscape Company has been able to do a rolling improvement based on their work crew and availability that they think will help keep the cost significantly lower than a competitor.

On MOTION by Mr. Kuhn seconded by Mr. Veazey with all in favor the Proposal from North Florida Landscape Company in the Amount of \$99,406.50 was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Construction Matters**

Mr. Kuhn stated I would like to include these on the requisition. We have two invoices from Ansana, who is the interior designer for the amenity center. You may recall, we entered into an agreement with them to procure the furniture fixtures and equipment for the amenity center. It is not uncommon in this industry to order furniture and pool deck furniture that the suppliers and vendors require a significant deposit upfront before they will place your order. I have two invoices here. I have one in the amount of \$96,631.33, which is for the furniture. The second invoice is for \$5,325, which is their fee associated with that work. I would like to add those to the requisitions. If this one is just related to their services should there be sales tax?

Mr. Haber responded no.

Mr. Kuhn stated so then the second invoice should be \$5,000 even.

Mr. Haber stated I think the board is aware of the fact that we have been dealing with a neighboring property owner across the street from the project. There is a traffic light post and some other improvements located on his property. He believes that an appropriate easement is not in place to allow for that, so we are negotiating with him. The District needs to be able to get the easements, so that way they can give the easement to the County because ultimately, the County will own and operate the traffic lights. In connection with those negotiations, Mike Veazey has been primarily dealing with Mr. East as to what he is asking for in exchange for the easement. Namely, it has been the cost to connect him to water and sewer, certain hardscape improvements, as well as a reimbursement for his costs to install septic. I know we have been asking for his backup support for his cost for the septic. I think we are still waiting for that.

Mr. Kuhn stated yes.

Mr. Haber stated Mr. East is waiting to hear from the District as it relates to the scope and type of hardscape improvements that the District is willing to do, as well as some information about the connection to the water and sewer. Chris is probably the better representative to discuss the details of the actual transaction between Mr. East and the District. Unfortunately, Chris and Mike can't talk outside of these meetings, so what we wanted to do was to have an opportunity on the record for the two of them to exchange ideas and then come up with a plan on where to go from here.

Mr. Kuhn stated I appreciate what Mike has done to start those conversations. We are still awaiting some final and updated pricing on the fence. I don't think we are quite ready to go back to Mr. East but I think we are really close. I think we are within a week or so. I know the designers and contractors are working on pricing some of those improvements. At the end of this meeting I am going to ask that we continue it. I think we know the cost of the water/sewer improvements. It is really the fence and what we would like to propose and what he is willing to accept.

Mr. Veazey stated I spoke to him yesterday. He is getting a little impatient. I mentioned to him again about the septic and the cost and that we needed an invoice for backup.

Mr. Haber asked do you think there is any benefit with you going back and having one final phone call with him and tell him to expect a call from Chris?

Mr. Veazey responded absolutely. After I talked to him yesterday I told him we had a meeting today and I would give him a call.

Mr. Kuhn asked is he upset to the point that he only wants to talk to you?

Mr. Veazey responded some of the background is there was a previous guy for Landmar that he didn't want to deal with. Then I went down there and I befriended him and we have gotten along.

Mr. Kuhn asked why don't you reach out to him with the intent of handoff and see how he responds to it?

Mr. Veazey responded okay.

Mr. Haber stated we will want to inform the board on what the final deal is and have the board approve it.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Agreements for Surveying Services**

Mr. Haber stated we have all of the agreements. There are four separate agreements that the District ended up entering into for the surveying services. We went through the RFQ. We entered into an agreement with the company that we ultimately submitted for the RFQ but because of timing and other factors related to the project, it made more sense for the District to do it separately rather than giving all of the work to the one company that submitted a proposal. The other three agreements are below the bidding threshold. I think we got the boards input and direction on that but given the unique way it was handled, we wanted to put it back before the board.

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor the Agreements for Surveying Services were ratified.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

**1. Ratification of Requisitions 1 – 4**

**(Reissued-previously approved at May board meeting at 407 – 410 2007A Bonds) Bond Series: 2016A and 2016B**

Mr. Brecht stated these are for requisitions that were previously approved at the May board meeting. They are now set against the 2016A and 2016B Improvement Bonds. Those four requisitions are for a total of \$887,937.04.

On MOTION by Mr. Kuhn seconded by Mr. Veazey with all in favor Requisitions 1 – 4 were ratified.

**2. Consideration of Requisitions 5 - 16**

Mr. Brecht stated these are requisitions that are also set against the 2016A and 2016B bonds for a total of \$896,491.33. We also have the inclusion of the two Ansana invoices, as well, which brings the grand total to \$1,784,428.37.

On MOTION by Mr. Yuro seconded by Mr. Veazey with all in favor Requisitions 5 – 16 were approved.

**3. Consideration of Change Order #4 – Trailmark Phase 4, Part 1**

Mr. Brecht stated Change Order #4 for Petticoat Schmidt for the same deductive of signage.

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor Change Order #4 was approved.

**4. Consideration of Change Order #3 – Trailmark Phase 4, Parts 2 and 3**

Mr. Brecht stated Change Order #3 is a deductive change order for signage.

Mr. Kuhn stated we want the signage in these phases to match the signage that is out there today. It is the same sign panel but it is on a black post and it is a little bit more decorative. This is backing out the signage scope from their contract. There will be an additional scope that gets added back in with what it is we want them to install.

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor Change Order #3 was approved.

**5. Ratification of Geotechnical Agreement**

Mr. Brecht stated we got an agreement from Ellis & Associates to perform geotechnical activity and provides us a report for the future phase five.

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor Geotechnical Agreement was ratified.

**C. Manager**

There being none, the next item followed.

**D. Field Services**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS                      Supervisors' Requests and Audience Comments**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS                      Financial Statements as of May 31, 2016**

Mr. Oliver presented the financial statements as of May 31, 2016.

**THIRTEENTH ORDER OF BUSINESS                      Consideration of Funding Request FY16-#14**

**FOURTEENTH ORDER OF BUSINESS                      Consideration of Funding Request FY16-#15**

Mr. Oliver stated included in your agenda package is a copy of Funding Request Nos. FY16-#14 and #15.

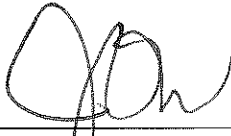
On MOTION by Mr. Kuhn seconded by Mr. Veazey with all in favor Funding Request Nos. FY16-#14 & #15 were approved.

**FIFTEENTH ORDER OF BUSINESS                      Next Scheduled Meeting – Wednesday, July 20, 2016 @ 2:00 p.m. at the Offices of GMS**

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor the Meeting was Continued to June 29, 2016 at 2:00 p.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

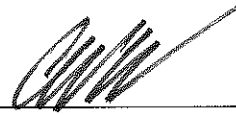
**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**



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Secretary/Assistant Secretary



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Chairman/Vice-Chairman