

MINUTES OF MEETING
SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

A continued meeting of July 20, 2016 of the Board of Supervisors of the Six Mile Creek Community Development District was reconvened on Tuesday, August 9, 2016 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
Rose Bock	Supervisor
Mike Veazey	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel (by phone)
Zach Brecht	District Engineer
Gregg Kern	GreenPointe

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

Consideration of Construction Matters

Mr. Kuhn stated let me introduce Gregg Kern to you. He is the construction manager with GreenPointe. He has been getting up to speed on Trailmark and some of the other communities that the Developer operates. Gregg has been taking on an increasing role in managing the activity in the field. He will start to be a presence at these meetings. There are a few things that we wanted to accomplish with today's meeting. As a requirement of the consumptive use permit that Six Mile Creek operates, the St. Johns River Water Management District requires staff gauges on the pump stations that are installed in the field. Those have not yet been installed. We have two proposals to install those. One proposal is from Robert Angus

& Associates in the amount of \$2,408. The second proposal is from North Florida Landscape in the amount of \$1,960. A subsequent requirement was identified, which was to make sure that we had rain sensors installed on both of our pump stations. We don't have an amount quoted from Robert Angus but we do from North Florida Landscape. The proposal for meters and rain sensors is \$2,110. It would be my recommendation that we engage North Florida Landscape to perform that scope.

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor the Proposal from North Florida Landscape to Install Meters & Rain Sensors was approved.

Mr. Kuhn stated we have some common areas that are scheduled for landscape and irrigation improvements that we have been working diligently on improving. There are four pocket parks and two lift stations that are in existing developed areas. They are platted and they are generally in the village where DR Horton is currently building. We sent the plans out to bid and got three bids. The low bidder was Suggs in the amount of \$158,855.24. They were followed by Sunstate in the amount of \$165,618.26 and North Florida Landscape in the amount of \$183,333.95. Suggs is the low responsive bidder. This bid tab was put together by the Districts landscape architect, who is Prosser.

On MOTION by Ms. Bock seconded by Mr. O'Bannon with all in favor the Proposal from Randy Suggs Landscaping was approved.

Mr. Kuhn stated we have selected a fitness equipment supplier, who is Fitness Pro. Yale has provided us with multiple rounds of pricing and an equipment list. He has worked diligently with the District's design and construction team to plan for and outfit the fitness center. We have a proposal from them that would be a lease agreement. They have given us three different alternatives for consideration and negotiation. The proposal before you is through the leasing arm of Fitness Pro, Allstate Capital. They have given us three different leasing options; one is a 36 month term and one is a 48 month term and one is a 60 month term. The monthly lease payments vary from \$1,156.08 to \$1,783.74. The down payments range from \$0 on the \$1,783.74 payment to two monthly payments worth of \$1,156.08 on the 60 month option. What

I would like to do is to start negotiating with Fitness Pro based on equipment costs and lease options.

Mr. Haber stated if what you are given is the range of high to low on lease payments and if the board is comfortable with giving you the authority to negotiate that lease then I think we can get that authority. We will probably want to bring it back to the board for ratification afterwards.

Mr. Kuhn stated there is a lead time for this equipment of four to six weeks.

Ms. Bock asked is there maintenance in here?

Mr. Kuhn responded there is not. We would want to negotiate some sort of monthly rate that includes maintenance of the equipment.

On MOTION by Ms. Bock seconded by Mr. Veazey with all in favor to Authorize Chairman to Negotiate Agreement with Fitness Pro on Leasing Option, Fitness Equipment & Maintenance was approved.

FOURTH ORDER OF BUSINESS Discussion of Fiscal Year 2017 Budget

Mr. Oliver stated I will get with the Chairman after this meeting and we can talk about the mailed notice that will be going out for next month’s public hearing. We may want to tweak the operations and maintenance budget based on our discussions today.

FIFTH ORDER OF BUSINESS Matters Related to Amenity Center Opening

- A. Amenity Center Policies and Rates**
 - B. Staffing/Services Related to Operations and Maintenance of Facilities**
- These items were tabled until the next meeting.

SIXTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

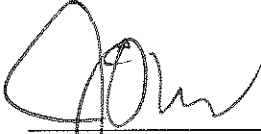
SEVENTH ORDER OF BUSINESS Next Scheduled Meeting – Wednesday, August 23, 2016 at 1:00 p.m. at this Offices of GMS

Mr. Oliver stated the next scheduled meeting is Wednesday, August 23, 2016 at 1:00 p.m. at this office.

EIGHTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman