

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, September 13, 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
Grady Miars	Vice Chairman (by phone)
Chris O'Bannon	Supervisor
Rose Bock	Supervisor
Mike Veazey	Supervisor

Also present were:

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

FIRST ORDER OF BUSINESS **Roll Call**
Mr. Oliver called the meeting to order at 2:00 p.m.

SECOND ORDER OF BUSINESS **Audience Comments**
There being none, the next item followed.

THIRD ORDER OF BUSINESS **Affidavits of Publication**
Mr. Oliver stated included in your agenda package are affidavits of publication to today's public hearings.

FOURTH ORDER OF BUSINESS **Public Hearing Adopting the Budget for Fiscal Year 2017**
A. Consideration of Resolution 2016-17, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2017
Mr. Oliver stated included in your agenda package is a copy of the budget for Fiscal Year 2017. We know the amenity center will be up and running this year, so you will see a substantial

increase in costs. The guidance that we received from the Developer is they made representations to homebuilders and to residents that the assessment this year would not be more than \$500 for the O&M portion, which is well below assessments for other Districts. Now that we are using the uniform method of collections, we will revise this budget to include an assessment roll in the amount of \$5,000. There are 457 lots that are going to be assessed with the full \$500 for O&M. The rest of the lands that are not yet developed or platted, still benefit from it being a District but they will not benefit from the recreational facilities yet. We will spread out the cost for those remaining 1,681 units with the admin costs, which is \$121,000.

On MOTION by Mr. Kuhn seconded by Mr. Veazey with all in favor the Public Hearing to Adopt the Budget for Fiscal Year 2017 was opened.

The residents in attendance did not have any comments about the budget.

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor the Public Hearing to Adopt the Budget for Fiscal Year 2017 was closed.

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor Resolution 2016-17 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2017 was approved.

B. Consideration of Resolution 2016-18, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2017

Mr. Oliver stated included in your agenda package is Resolution 2016-18 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2017.

On MOTION by Mr. Kuhn seconded by Mr. Veazey with all in favor the Public Hearing Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2017 was opened.

The residents in attendance did not have any comments about the assessments.

On MOTION by Mr. Kuhn seconded by Mr. Veazey with all in favor the Public Hearing Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2017 was closed.

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor Resolution 2016-18 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2017 was approved, subject to granting authority to the Chair to determine the collection dates for O&M and Debt assessments.

C. Consideration of Funding Agreement for Fiscal Year 2016/2017

Mr. Haber stated we don't have the agreement but the amount to be collected through the levy of assessments is not going to be sufficient to pay for the entire budget that we adopted. To make up for the remaining funds, the District will enter into a funding agreement with the Developer. What that agreement will provide is that the Developer will be obligated to pay actual costs to the District with a not to exceed amount of the remainder of the budget. We can have that document sent to the Developer and then bring it back to the board for ratification.

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor the Funding Agreement for Fiscal Year 2016/2017 was approved.

FIFTH ORDER OF BUSINESS

Public Hearing Setting Rules and Rates for the District's Amenity Facilities, Resolution 2016-19

Mr. Oliver stated included in your agenda package is a copy of the proposed suspension and termination policies of the District. In terms of market rates, I think the rate should be between \$2,500 and \$3,000.

On MOTION by Mr. Kuhn seconded by Mr. Veazey with all in favor the Public Hearing Setting the Rules and Rates for the District's Amenity Facilities was opened.

A resident asked are you comparing that rate to other communities in the area?

Mr. Oliver responded yes. We have compared it to Murabella, Julington Creek, Johns Creek, etc.

A resident asked so if you set that rate too high then it would look discriminatory?

Mr. Oliver responded it certainly would not be the intent of this board to do that but we wouldn't want to say why are they charging \$5,000 and other ones are \$3,000.

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor Resolution 2016-19 Setting the Rules and Rates for the District's Amenity Facilities with a Non-Resident Rate of \$3,000 was approved.

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

Mr. Kuhn stated the contractor is supposed to be substantially complete by the end of the month. We look forward to opening the doors to the community in October. We are planning a soft opening event in the third week of October.

SEVENTH ORDER OF BUSINESS **Staffing / Services Related to O&M of Facilities**

This item was tabled.

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 – Consideration of Requisition No. 56 - 68

Mr. Brecht stated I have provided you with a requisition summary, which consists of Requisition Nos. 56 through 68. The requisitions total \$753,563.60.

Mr. Kuhn stated let's do some homework on the accounting with ELM and Shelly on what we paid last spring and this summer. I know there were a number of invoices that were not correct and I want to make sure everything is accurate.

On MOTION by Mr. Kuhn seconded by Mr. O'Bannon with all in favor Requisition Nos. 56 through 68 were approved.

Mr. Brecht stated we are currently working with the St. Johns River Water Management District to get a consumptive use permit for the irrigation of the common areas within Trailmark. This is a proposal from Ellis & Associates for geotechnical work to determine a drawdown analysis of some wetlands that are adjacent to the amenity center.

On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor the Proposal from Ellis & Associates for Geotechnical Exploration & Pond Drawdown Analysis was approved.

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 August 31, 2016

Mr. Oliver stated included in your agenda package are the financial statements as of August 31, 2016.

TWELFTH ORDER OF BUSINESS Consideration of Funding Request FY16 - #19

Mr. Oliver stated included in your agenda package is a copy of Funding Request FY16-#19.

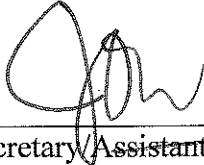
On MOTION by Mr. Kuhn seconded by Ms. Bock with all in favor Funding Request FY16 - #19 was approved.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – Wednesday, September 21, 2016 @ 2:00 p.m. at the Offices of GMS

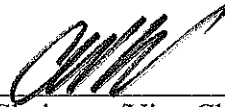
Mr. Oliver stated the next scheduled meeting is September 21, 2016 at 2:00 p.m. at this location.

FOURTEENTH 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