

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, January 15, 2020 at 2:00 p.m. at the Offices of GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Present and constituting a quorum were:

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| Blake Weatherly | Supervisor |
| Mike Veazey | Supervisor |
| Rose Bock | Supervisor |

Also present were:

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| Jim Oliver | District Manager |
| Wes Haber | District Counsel (by phone) |
| Zach Brecht | District Engineer |
| Gregg Kern | Greenpointe Communities (by phone) |
| Peter Dame | Bond Counsel (by phone) |
| Jim Perry | GMS |

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

**Consideration of Matters Related to Issuance
of Series 2020 Bonds**

A. Consideration of Resolution 2020-05, Repealing Resolutions 2020-03 and 2020-04

Mr. Haber presented Resolution 2020-05, which is repealing Resolution Nos. 2020-03 and 2020-04, which were approved at the last meeting.

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| On MOTION by Mr. Taylor seconded by Mr. Weatherly with all in favor Resolution 2020-05 Repealing Resolutions 2020-03 and 2020-04 was approved. |
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B. Consideration of Resolution 2020-06, Declaring Assessments for Series 2020 Bonds

Mr. Haber presented Resolution 2020-06, which starts the assessment process. This resolution contemplates two separate bond issues; one for assessment area 2 Phase 3A and a bond issue for assessment area 3 Phase 1.

Mr. Perry presented the assessment methodologies for the related assessment areas. The report was updated since the last meeting.

Mr. Haber asked can you confirm that the assessments are fairly and reasonably allocated, and the benefits derived from the projects described exceed or meet the burden resulting from those projects?

Mr. Perry responded they do.

Mr. Brecht presented the engineer's report as amended from the last meeting.

On MOTION by Mr. Taylor seconded by Mr. Weatherly with all in favor Resolution 2020-06 Declaring Assessments for Series 2020 Bonds was approved.

C. Consideration of Resolution 2020-07, Setting a Public Hearing Date to Impose Special Assessments

Mr. Haber presented Resolution 2020-07, which sets a public hearing date to levy the assessments. A notice of public hearing will be published in the newspaper at least 20 days prior to the public hearing. Landowners that will be subject to the assessments will receive a mailed notice 30 days in advance of the public hearing.

On MOTION by Ms. Bock seconded by Mr. Weatherly with all in favor Resolution 2020-07 Setting a Public Hearing Date to Impose Special Assessments to be February 19, 2020 at 2:00 p.m. at the Offices of GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 was approved.

D. Consideration of Resolution 2020-08, Delegated Award Resolution

1. Supplemental Indentures (Seventh & Eighth)

Mr. Dame discussed Resolution 2020-08, Delegated Award Resolution. Staff will change the aggregate amount to combine both phases totaling \$30M.

On MOTION by Mr. Taylor seconded by Mr. Veazey with all in favor Resolution 2020-08, Delegated Award Resolution was approved as amended.

- 2. **Bond Purchase Contract**
- 3. **Preliminary Limited Offering Memorandum**
- 4. **Disclosure Document**

FOURTH ORDER OF BUSINESS

Consideration of Qualifications for Architectural Services for East Parcel Phase 1 Project

Mr. Oliver advised after a Request for Qualifications was issued, you received one response back from Basham & Lucas.

On MOTION by Mr. Taylor seconded by Mr. Weatherly with all in favor the Proposal from Basham & Lucas for Architectural Services for East Parcel Phase 1 Project & Authorization for Staff to Negotiate Contract was approved.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Crown Pools, Inc. for Pool Maintenance Services

Mr. Oliver advised the previous pool maintenance contractor was terminated. Included in your agenda package is a proposal from Crown Pools, Inc. The cost of their services would be \$1,375 a month for three visits weekly.

On MOTION by Mr. Taylor seconded by Mr. Weatherly with all in favor the Agreement with Crown Pools, Inc. for Pool Maintenance Services was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Avid Trails Design Development Proposal

Mr. Kern discussed the master conceptual plan for TrailMark with Avid Trails. The total of the proposal is \$67,550 for phase one with a deposit of \$13,510.

On MOTION by Mr. Taylor seconded by Ms. Bock with all in favor the Proposal from Avid Trails was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Supplement to ESI Agreement for Master Trail Permitting

On MOTION by Mr. Taylor seconded by Mr. Weatherly with all in favor the Supplement to ESI Agreement for Master Trail Permitting was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Procurement for Amenity Facilities

Mr. Haber discussed the RFQ process for the procurement for amenity facilities.

On MOTION by Mr. Taylor seconded by Mr. Weatherly with all in favor to Authorize District Staff to Approve the RFQ Process for Amenity Facilities & Authorize Chairman for Final Authority to Approve the Final RFQ Documents was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

- 1. **Consideration of Requisition No. 253 (2017A & 2017B Bonds)**
- 2. **Consideration of Requisition Nos. 254-259 (2017A & 2017B Bonds)**

Mr. Brecht presented the requisition summary, which included Requisition No. 253 through 259.

On MOTION by Mr. Taylor seconded by Mr. Weatherly with all in favor Requisition No. 253 was ratified & Requisition Nos. 254-259 totaling \$83,525.88 were approved.

C. Manager

There being none, the next item followed.

D. Operations & Amenities - Report

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

A resident discussed a sinkhole on Weathered Edge Drive.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meetings:

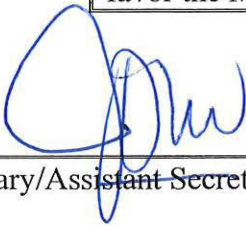
- A. **Wednesday, February 5, 2020 @ 2:00 p.m. at the Offices of GMS, LLC**
- B. **Wednesday, February 19, 2020 @ 2:00 p.m. at the Offices of GMS, LLC**

Mr. Oliver stated the next meeting will be on February 19, 2020 at 2:00 p.m. at this location.

TWELFTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman