

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, December 19, 2018 at 2:00 p.m. at the offices of Governmental Management Service, 475 West Town Place, St. Augustine, Florida 32092.

Present and constituting a quorum were:

Mike Taylor	Chairman
Grady Miars	Vice Chairman
Rose Bock	Supervisor
Mike Veazey	Supervisor
Blake Weatherly	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Zachary Brecht	District Engineer
Gregg Kern	GreenPointe Communities
Bob Johnson	Evergreen Lifestyles Management
Dina Romero	Lifestyles Coordinator

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

A resident commented on Scherer Construction repairs, air quality report has not been uploaded to the webpage, a contractor was illegally digging, future assessment levels, builder webpage inaccuracies, Public Facilities Report, audience comments in minutes and request for mutual links between HOA and CDD websites.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 28, 2018 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the November 28, 2018 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Miars seconded by Mr. Taylor with all in favor the Minutes of the November 28, 2018 Meeting were approved.

FOURTH ORDER OF BUSINESS Consideration of Landscape Maintenance Proposals

Mr. Oliver discussed landscape maintenance proposals from North Florida Landscape and Sitex. Staff reviewed the proposals in advance and scored them according to the Board approved evaluation criteria.

Mr. Brecht presented the scoring of the two proposals, which was Sitex at 94 points and North Florida Landscape at 93.74.

Mr. Haber reviewed the proposals and both proposals had things left out and staff scored them accordingly.

On MOTION by Mr. Taylor seconded by Ms. Bock with all in favor the Proposal from Sitex to Provide Landscape Maintenance Services at a Cost of \$222,024.92 was approved with Notice of Intent to Award Letters to be Sent to both Vendors & District Counsel to Prepare an Agreement for Top Ranked Firm & Chairman & District Manager Authorized to Negotiate Changes as Needed.

FIFTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber explained, with respect to posting documents on the website, CDD websites are being reviewed for ADA compliance. There are steps that need to be taken, with respect that everything added to a CDD website meets certain specifications for people with disabilities.

B. Engineer – Requisition Summary

Mr. Brecht provided an updated requisition summary. Requisition No. 253 is part of the 2016 Bond Series and totals \$404.06. Requisition No. 166 is for street signage to be installed in

the amount of \$489. Requisition Nos. 167 through 176 total \$676,082.08. The total for all requisitions to be considered is \$677,350.24.

On MOTION by Mr. Taylor seconded by Mr. Veazey with all in favor Revised Requisition Summary was approved.

Mr. Brecht explained that anytime the District goes to construction with any waterways, there is always correspondence with the St. Johns River Water Management District (SJRWMD) and the Army Corps of Engineers (ACE). ACE does know of the construction going on out there and they have approved of it and that project is complete.

C. Manager

Mr. Oliver advised the air quality report will get posted to the website. The board will determine assessments in 2020. For the FY19 operations budget, residents pay about half of the budget costs through their assessments and the developer funds the remaining amount with developer contributions. Once this board is completely resident controlled, all operational costs will be paid by landowners and there will no longer be Developers subsidies. To the extent that the Developers subsidies are going to have to ramp down to \$0 over the next few years, I would say that your assessments on the operation side would slowly ramp up. Those assessments will be determined through the annual budget process. There was also discussion on the varying assessment levels for residents, and that some homebuilders choose to pay down or pay off CDD debt on lots they are marketing. Even if CDD debt is paid off, operations must still be funded through assessments. The minimum requirements for the minutes are to indicate who is at the meetings, what agenda items were discussed and what was the outcome of Board votes and other Board actions.

D. Operations & Amenities

Mr. Johnson presented the operation and amenities report. The board was introduced to Dina Romero as the new Welcome Center Coordinator/Lifestyles Coordinator. Four proposals were presented for an AED machine. The camp house fireplace igniter was replaced. The fire system inspection was completed. An update was provided about the repair from Scherer Construction. The air quality report came with no issues.

On MOTION by Mr. Miars seconded by Mr. Taylor with all in favor the Proposal from Heartsine Samaritan to Provide an AED Machine in the Amount of \$1,245 was approved.

SEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

A resident requested the approval of the doggie park and to have some CDD meetings in the evening.

Mr. Taylor responded staff will plan one nighttime meeting every quarter.

A resident questioned why the retaining wall hasn't been repaired in between Phases 4 and 4B.

Mr. Brecht stated the total to repair is close to \$10,000.

Mr. Oliver stated I will add the proposals to be considered for this repair on the next agenda.

Resident requested the use of the clubhouse afterhours.

Mr. Taylor will come back to the board for suggestions on implementing the use of the clubhouse afterhours.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of November 30, 2018 and Statement of Revenues & Expenses for the Period Ending November 30, 2018

Mr. Oliver stated included in your agenda package is a copy of the balance sheet and income statement as of November 30, 2018.

B. Assessment Receipt Schedule

Mr. Oliver stated included in your agenda package is an assessment receipt schedule.

NINTH ORDER OF BUSINESS Ratification of Funding Request FY19: No. 3

Mr. Oliver presented Funding Request FY19: No. 3.

On MOTION by Mr. Taylor seconded by Mr. Miars with all in favor Funding Request FY19: No. 3 was ratified.

TENTH ORDER OF BUSINESS Next Scheduled Meeting – Wednesday, January 16, 2019 @ 2:00 p.m. at the Offices of GMS

Mr. Oliver stated the next regularly scheduled meeting is January 16, 2019 at 2:00 p.m. at the Offices of GMS.

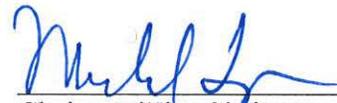
ELEVENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman