

MINUTES OF MEETING
SIX MILE CREEK
COMMUNITY DEVELOPMENT DISTRICT

The continued meeting of the Board of Supervisors of the Six Mile Creek Community Development District was held on Wednesday, November 17, 2021 at 2:00 p.m. at the Renaissance World Golf Village Resort, 500 South Legacy Trail, St. Augustine, Florida.

Present and constituting a quorum were:

Gregg Kern	Chairman
Mike Taylor	Vice Chairman
Darren Glynn	Supervisor
Wendy Hartley	Supervisor

Also, present were:

Jim Oliver	GMS, District Manager
Wes Haber <i>by phone</i>	District Counsel
Joe Cornelison	GreenPointe
Peter Dame	Akerman
Timothy Bramwell	Akerman
Alex Boyer	Operations Manager
Scott Wild <i>by phone</i>	District Engineer

The following is a summary of the actions taken at the November 17, 2021 Six Mile Creek Community Development District's continued Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 2:00 p.m. Four Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Oliver explained the comment protocol for audience comments and opened the floor to audience members. There were no public comments.

THIRD ORDER OF BUSINESS

Affidavit of Publication

Mr. Oliver stated that the meeting and public hearing was noticed in the St. Augustine Record on October 20th and October 27th. Also, a mailed notice was sent to property owners.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 20, 2021 Meeting

Mr. Oliver asked for any comments or changes to the meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Kern, seconded by Ms. Hartley, with all in favor, the Minutes of the October 20, 2021 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Matters Related to Issuance of Series 2021 Bonds

A. Supplemental Assessment Resolution, Assessment Area 2, Phase 3B, Resolution 2022-04

Mr. Haber noted these were related to assessments to Area 2, Phase 3B for \$8,250,000. He noted they were both revenue and refunding bonds. He reviewed all exhibits. It was noted a clarification of 63' lots was needed and the approval would be subject to this clarification.

On MOTION by Mr. Kern, seconded by Mr. Taylor, with all in favor, the Supplemental Assessment Resolution, Assessment Area 2, Phase 3B, Resolution 2022-04, was approved, subject to the change of lots.

B. Supplemental Assessment Resolution, Assessment Area 3, Phase 2, Resolution 2022-05

Mr. Haber noted these assessments are also supplemental and will include the clarification of the 63' lots size.

On MOTION by Mr. Kern, seconded by Mr. Taylor, with all in favor, the Supplemental Assessment Resolution, Assessment Area 3, Phase 2, Resolution 2022-05, was approved, as subject to change of lots.

SIXTH ORDER OF BUSINESS

Public Hearing Related to Levy of Debt Assessments against Expansion Parcel

A. 170.08 Levying Resolution for Expansion Parcel, Resolution 2022-06

Mr. Haber summarized the resolution for expansion with property added to the District. There was a motion to open the public hearing.

On MOTION by Mr. Kern, seconded by Mr. Taylor, with all in favor, OPENING the Public Hearing, was approved.

Mr. Haber explained the background of the resolution in further detail. He noted all documents are included in the resolution. All details of the bonds were explained. It was noted that this would not impact any assessments for residents living in the area.

Mr. Oliver asked for questions or comments on the resolution. There was a comment about the issuance of bonds impact debt assessments for current residents. Mr. Oliver noted it would not. There was a motion to close the public hearing.

On MOTION by Mr. Kern, seconded by Mr. Taylor, with all in favor, CLOSING the Public Hearing was approved.

Mr. Oliver asked for questions from the Board before approval. There was a clarification on Table 4 and Table 5, Assessment Area 3, Phase 1 showing 363 lots.

On MOTION by Mr. Kern, seconded by Mr. Taylor, with all in favor, 170.08 Levying Resolution for Expansion Parcel, Resolution 2022-06, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

1. Publication of Legal Notices

Mr. Haber noted there were four different memos prepared by his office. This memo on legal notices allows the District to advertise meeting notices on a newspaper's website. However,

because the District would still be obligated to publish a weekly notice, it is not an advantage to the District. No action is needed by the Board.

2. Needs Analysis that Districts Providing Wastewater or Stormwater Management Services Must Complete by June 30, 2020

Mr. Haber noted this was a new requirement for all Districts to have an analysis conducted and a report prepared related to the District's stormwater management system and sent to the state. There is no Board action required, they authorized the Engineer to move forward with preparing a proposal.

3. Prompt Payment Requirements

Mr. Haber noted this was a change in the law on payment to contractors and how disputes are settled. Recommendations will be made in future agendas. No action by the Board was needed.

4. Public Records Exemptions for Addresses and Other Information Associated with Certain Officers, Judges, etc.

Mr. Haber noted that individuals with certain job positions are allowed exemptions on information provided to the public. There are certain steps such individuals must take to be entitled to the exemptions. No action by the Board was needed.

B. Engineer

1. Consideration of Requisition 47, 2017 NW Parcel (Phase 6) Bond Account

Mr. Wild reviewed the requisitions in the amount of \$162,698.80.

2. Consideration of Requisitions 137-141 (2020 Bond Series Account)

Mr. Wild reviewed the requisitions In the amount of \$59,537.44.

3. Consideration of Requisitions 85-92 (2021 Bond Series Account)

Mr. Wild reviewed the requisitions In the amount of \$714, 950.52.

Total amount for requisitions for ratification: \$937,186.72.

On MOTION by Mr. Kern, seconded by Mr. Glynn, with all in favor, the Requisitions 47, 137-141, and 85-93 for a Total of \$937,186.72, were approved, subject to clarification on Requisition 93.

4. Consideration of Change Order No. 7, TrailMark Phases 9A, 9B, and 9C

Mr. Wild reviewed the Change Order for \$87,932.11.

On MOTION by Mr. Kern, seconded by Mr. Taylor, with all in favor, the Change Order No. 7, TrailMark Phases 9A, 9B, and 9C, was approved.

5. Ratification of ECS Florida, LLC Proposal, TrailMark Phase 12 Ponds

This is a proposal for amount of \$10,200.

On MOTION by Mr. Taylor, seconded by Mr. Kern, with all in favor, the Proposal from ECS Florida, LLC for TrailMark Phase 12 Ponds, was ratified.

6. Ratification of ECS Florida, LLC Proposal, TrailMark Phase 10 Ponds

This is a proposal from ECS Florida for \$5,200.

On MOTION by Mr. Taylor, seconded by Mr. Kern, with all in favor, the, Proposal from ECS Florida, LLC for TrailMark Phase 10 Ponds, was ratified.

C. Manager

There being none, the next item followed.

D. Operations / Amenity Manager – Report

Mr. Boyer presented the operations/amenity manager’s report which can be found in the agenda package. Discussion ensued on Facebook issues and all projects completed. Comments were made on holiday lights and pressure washing. Clarification was made on electrical circuits.

NINTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Oliver opened the meeting for Supervisors and Audience comments. Topics included:

- Roadway work and ongoing actions in preparation for turnover of certain roads to SJC
- Progress evaluation and planning process for potential future amenities under review
- Sewage issues and TV of line to determine cause of washouts near resident’s mailbox
- Road and shoulder issues and completion projection

- Alley way maintenance responsible party
- Sidewalk extensions in progress
- Parking issues at common areas, roadways, driveways, and signage
- Possibility of extra storage area

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of October 31, 2021 and Statement of Revenues and Expenses for the Period Ending October 31, 2021

Mr. Oliver noted that the unaudited financial statements will be processed within 30 days.

B. Assessment Receipt Schedule

Mr. Oliver noted that the assessment collections are fully collected for FY21.

C. Check Register

Mr. Oliver noted that the check register was included in the agenda packet for Board approval.

On MOTION by Mr. Kern, seconded by Mr. Taylor, with all in favor, the Check Register, was approved.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting- December 15, 2021 at 2:00 p.m.

Mr. Oliver noted that the next regular meeting date will be December 15, 2021 at 2:00 p.m. at their current location.

TWELTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Kern, seconded by Mr. Glynn, with all in favor, the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman