

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, June 8, 2022 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 <i>by phone</i>	Chairman
Mike Taylor	Vice Chairman
Darren Glynn	Supervisor
Wendy Hartley	Supervisor
Blake Weatherly	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber <i>by phone</i>	District Counsel
Zach Brecht	District Engineer
Alex Boyer	Operations Manager
Joe Cornelison	Greenpointe
Samantha Hawkins	Greenpoint

The following is a summary of the actions taken at the June 8, 2022 Six Mile Creek Community Development District's regular 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. One member participated by phone.

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.

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THIRD ORDER OF BUSINESS

Approval of Minutes of the May 18, 2022 Meeting

Mr. Oliver asked for any comments or changes to the May 18, 2022 meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Taylor, seconded by Mr. Weatherly, with all in favor, the Minutes of the May 18, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-11, Approving the Proposed Budget (will be sent under separate cover) for Fiscal Year 2023 and Setting a Public Hearing Date to Adopt (August 17, 2022)

Mr. Oliver provided an overview of the required statutes for budget approval and suggested a public hearing date of August 17, 2022 at 2:00 p.m. at the same location. He reviewed the proposed budget and noted the gross amount is \$957.45 and there were no increases in assessments. Mr. Oliver reviewed the bonds and specifics of each section of the budget. He noted the overall increase in the budget is from \$1,053,000 to \$1,523,000. The additional platted lots are the reason for no assessment increase. With the amenity center opening in this budget, there is an increase in that line item. Other changes include an additional \$48,000 for facility management administrative, and field management. Another \$48,000 for the lease of fitness equipment was also added. Due to no increases in the assessments, there would be no mailed notices to residents.

On MOTION by Mr. Taylor, seconded by Mr. Weatherly, with all in favor, the Resolution 2022-11, Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date to Adopt on August 17, 2022 at 2:00p.m. at the Same Location, was approved as revised.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Fitness Equipment

Mr. Taylor presented two proposals for fitness equipment. One from Commercial Fitness Products and the other from Life Fitness. He reviewed the side-by-side analysis for pricing, terms for lease, the brands, and the equipment. He noted that Life Fitness was coming in at \$115,473.94 and Matrix is \$142,044.76. He added the difference is the technology components in Matrix is

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nicer. He recommended either proposal but noted Life Fitness had the lower pricing and they are willing to lease. He summarized the lease is a 36-month lease of \$3,618 a month, up to 60 months was \$2,341. He did note that Matrix would have a similar lease option. Ms. Hartley had questions regarding the specifics of the equipment. Mr. Boyer explained the differences in the companies and the specific equipment provided. It was discussed to approve in substantial form and negotiate for specific equipment with a not to exceed of \$125,000. It was noted there was a 20-week lead time. Discussion ensued on the budget and leasing.

After discussion, the Board selected the Life Fitness proposal.

On MOTION by Mr. Taylor, seconded by Mr. Weatherly, with all in favor, the Proposal for Fitness Equipment with Life Fitness and Allowing Vice Chairman to Negotiate with a Not To Exceed Amount of \$125,000, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Fitness Equipment Lease Agreement (if applicable)

Mr. Taylor discussed the Reverie clubhouse upgrades and summarized a proposal to have the Board ratify. The proposal is with Commercial Fitness/Matrix and is for \$114,013.49. Mr. Taylor asked for ratification to move forward with the agreement.

On MOTION by Mr. Taylor, seconded by Mr. Weatherly, with all in favor, the Fitness Equipment Lease Agreement, was ratified.

SEVENTH ORDER OF BUSINESS

Review of Stormwater Needs Analysis

Mr. Brecht reviewed the stormwater needs analysis plan and stated the report was due June 30th.

On MOTION by Mr. Taylor, seconded by Mr. Weatherly, with all in favor, the Stormwater Needs Analysis, was approved.

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EIGHTH ORDER OF BUSINESS

Change Order Regarding Reverie Parking Lot Lights

Mr. Taylor stated in talking with the contractor and utility provider and the review of the cost benefit analysis, the decision was made to not lease the Reverie parking lot lights. No action was needed.

NINTH ORDER OF BUSINESS

Consideration of Lease Agreement with FPL (Reverie Parking Lot Lights)

It was noted no action was needed for this item.

TENTH ORDER OF BUSINESS

Ratification of License Agreement for Installation of Improvements

Mr. Taylor reviewed the license agreement for installation improvements.

On MOTION by Mr. Taylor, seconded by Mr. Weatherly, with all in favor, the License Agreement for Installation of Improvements, was approved.

ELEVENTH ORDER OF BUSINESS

Presentation by the Trailmark Garden Club

Ms. Newman provided a presentation by the Trailmark Garden Club for a dedicated garden area on CDD owned common areas. She provided the specifics on fencing, irrigation, topsoil, signage, garbage, arbor, and other items needed. It was noted there are currently over 200 members. A volunteer program was discussed and special programs and speakers. Concerns discussed were on permitting, costs, zoning, Developer process. A budget was discussed for fencing, digging and other items. Ms. Hartley noted an estimate for cost at \$30,000-\$50,000. There were some questions on incoming revenue and income after the project is completed. Continued maintenance was further discussed and a Discovery Report to be provided from the District Engineer. It was requested this report be provided back to the Board along with a fence proposal and irrigation proposal. Ms. Hartley will coordinate with other companies.

On MOTION by Mr. Taylor, seconded by Mr. Weatherly, with all in favor, to Conduct a Preliminary Report and Have Ms. Hartley Serve as the Coordinator for the Project , was approved.

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TWELFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber noted the completion of the boundary amendment for the next meeting.

B. Engineer – Requisition Summary

Mr. Brecht stated the total amount for these requisitions was \$1,352,446.62. He asked for any questions from the Board. He requested approval of the requisition summary

On MOTION by Mr. Taylor, seconded by Ms. Hartley, with all in favor, the Requisition Summary, was approved as presented.

C. Manager

Mr. Oliver stated there was no further updates.

D. Operations / Amenity Manager – Report

Mr. Boyer reviewed the Operations/Amenity Managers Report. He noted they would be mowing in the next few weeks to catch up. He discussed 2 proposals for the East Parcel Phase 1 for \$6,900/annually. This will approve Tree Amigos proposal for mowing of lake banks in Reverie.

On MOTION by Mr. Taylor, seconded by Mr. Weatherly, with all in favor, the Proposal from Tree Amigos for Lake Bank Mowing, was approved as presented.

Mr. Boyer presented a second proposal for interior cleaning and exterior painting for the fitness center and welcome center for a cost of \$19,900. Mr. Taylor suggested waiting for when the amenity center expansion is completed. This item was tabled until later date.

The architectural design was presented as an alternative solution to the screens with a new door design. It was recommended this be done with the new facility.

Ms. Hawkins reviewed upcoming activities.

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FOURTEENTH ORDER OF BUSINESS

**Supervisor's Requests and Audience
Comments**

A comment was made on the pool furniture. Mr. Oliver noted these replacements have been ordered. Discussion ensued on how the pool furniture is to be used and that it was not for use in the water. Further discussion ensued on guardians at the pool and pool monitors for children under age. Mr. Oliver commented on costs for staffing and the authority they have with adults. It was suggested this be brought up to HOA.

Other comments were on the timeline for the pool area, and it was noted they were at 90% completion with the design and still going through permitting. It was noted the goal is to start in August or September. Another comment was made on irrigation, sodding, and landscaping. Comments also made on signs

FIFTEENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of April 30, 2022 and Statement of Revenues and Expenses for the Period Ending April 30, 2022

Mr. Oliver presented the financials to the Board, noting there was no action needed. He commented on landscaping was large part of the costs.

B. Assessment Receipt Schedule

Mr. Oliver noted that they were 97% collected at this time.

C. Check Register

Mr. Oliver presented the check register and asked for a motion to approve.

On MOTION by Mr. Taylor, seconded by Mr. Weatherly, with all in favor, the Check Register, was approved.
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SIXTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 20,
2022 at 2:00 p.m.**

Mr. Oliver noted that the next regular meeting date will be July 20, 2022, at 2:00 p.m. for the proposed budget at their current location.

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SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Weatherly, seconded by Mr. Taylor, with all in favor, the meeting was adjourned.

DocuSigned by:

Jim Oliver

Secretary/Assistant Secretary

DocuSigned by:

Gregg Kern

Chairman/Vice Chairman