

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, October 19, 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	Chairman
Mike Taylor	Vice Chairman
Darrin Glynn	Supervisor
Wendy Hartley	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	Greenpoint
Samantha Hawkins	Greenpoint
Stephanie Douglas	

The following is a summary of the actions taken at the October 19, 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.

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 audience comments.

October 19, 2022

Six Mile Creek CDD

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 21, 2022 Meeting

Mr. Oliver asked for any comments or changes to the September 21, 2022 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 September 21, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Delegated Award Resolution with Six Mile Investment Group, LLC

Mr. Haber reviewed the resolution and noted this relates to the issuance of bonds on property owner by a developer or builder. This will authorize the bond issuance in the phases identified in the resolution. This resolution will give authority to the Chair to proceed with marketing and other finalization of the bonds. He clarified this determines that only 2 phases will be issued now. This resolution authorizes and delegates authority for all 4 bonds and 3 phases. This gives authority of the Chair to approve all bond documents for all 3 bond issuances to be done 2 phases.

On MOTION by Mr. Kern, seconded by Mr. Taylor, with all in favor, Resolution 2023-01, Delegated Award Resolution with Six Mile Investment Group, LLC, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Memorandum of Understanding

Mr. Haber stated this is an agreement between the District and the Developer to testify the terms under which the project will be completed and conveyed as identified in the Engineer's report. There are three separate sections to included structure improvements that are being built by the District, it also includes infrastructure improvements that are constructed on property that is owned by the Developer. This agreement ensures the process will be followed. The other portion of the agreement talks about cooperation with the Developer for bond issuance.

October 19, 2022

Six Mile Creek CDD

On MOTION by Mr. Taylor, seconded by Mr. Kern, with all in favor, the Memorandum of Understanding, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Supplemental Special Assessment Methodology Report**

Mr. Oliver stated the discussion of the issuance of these bonds for undeveloped assessment areas does not impact current residents. The Supplemental Assessment report is included in the agenda packet and pertain to assessment areas 3-3 and assessment area 2-3C. He noted at a later date the third assessment will have an assessment methodology but is not being considered today. He explained the various components of the report. Included in the report are documents that show the area being developed receives a special benefit. He noted the bonds being contemplated over a 30-year term and an estimated rate of about 6.5%. Assessment Area 2 Phase 3 is within the East parcel, and he describes the user fees that would be included. Mr. Oliver explained the true up process and noted the allocation is calculated at \$15,879. He explained the tables included in the report. The Assessment Area 3-3 includes a plan for 203 units and the Section 2-3C is for 182 units. For a total of 385 units. The costs estimates were totaled at \$13,642,000. The bond proceeds are at \$9,330,000. The usage of bonds construction funds are \$6,757,143 in construction funds. This is a 30-year bond, and the capitalized interest will be active until November 1, 2023 and the bonds mature May 1, 2050. The benefits for the different product types 43, 53 and 63 lots. The benefits per unit are included at \$58,000. He noted the annual assessment per unit were discussed.

Mr. Haber added this report is for the cost of the estimated bond issued and includes approval for the bonds. The Master Assessment Methodology will be included in the November agenda. He recommended approval in substantial form and authorizing the Chair to make any revisions that may be necessary prior to including the documents in the marketing documents.

On MOTION by Mr. Taylor, seconded by Ms. Hartley, with all in favor, the Supplemental Special Assessment Methodology Report and Authorizing the Chair to make revisions as necessary to market documents, was approved in substantial form.

October 19, 2022

Six Mile Creek CDD

SEVENTH ORDER OF BUSINESS

Consideration of Construction Proposals for Amenity Center Expansion *(supporting document to be provided under separate cover)*

Mr. Oliver stated these will be tabled until a further meeting. Discussion included the construction proposals were put out for public bid and three bids were received last Thursday. Currently those are being reviewed internally and will be presented at the next Board meeting.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber noted there were no further reports.

B. Engineer

1. **Consideration of Requisitions 161 – 162 2020 Assessment Area 2, Phase 3A (East Parcel Phase 1)**
2. **Ratification of Requisition 155 2021 Capital Improvement Review Bonds, Assessment Area 3, Phase 1 (Phases 9 & 11)**
3. **Consideration of Requisitions 156 – 162 2021 Capital Improvement Review Bonds, Assessment Area 3, Phase 1 (Phases 9 & 11)**
4. **Consideration of Requisitions 31 – 34 2021 Capital Improvement Revenue Bonds, Assessment Area 3, Phase 2 (Phase 10)**
5. **Ratification of Requisition No. 75 2021 Capital Improvement and Refunding Revenue Bonds (AA2, Phase 3B) (East Parcel Phase 2)**
6. **Consideration of Requisitions 76 – 82 2021 Capital Improvement and Refunding Revenue Bonds (AA2, Phase 3B) (East Parcel Phase 2)**

Mr. Brecht reviewed the requisitions to be considered by the Board. He added the total is \$2,508,854.41.

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

7. Revised Change Orders #3 & #4 for ratification

Mr. Brecht reviewed the change orders to be considered by the Board. It was noted an error was found in the last change order #3 with the contract. The new change order #3 revised for the

October 19, 2022

Six Mile Creek CDD

additional import of fill on the east parcel Phase 2 project. He stated it is now \$668,912.64. He added it is \$20,000 less than before. He added this was approved by the Chair and needs ratification.

On MOTION by Mr. Kern, seconded by Mr. Taylor, with all in favor, Change Order #3, was ratified.

Mr. Brecht reviewed the change order #4 was a credit received. The credit is \$63,896.40.

On MOTION by Mr. Taylor, seconded by Mr. Kern, with all in favor, Change Order #4, was ratified.

8. Change Order #5 for consideration

Mr. Brecht reviewed the requisitions to be considered by the Board. He added this is to install the electric conduit within the East parcel Phase 2 and the total is \$777.25.

On MOTION by Mr. Kern, seconded by Mr. Taylor, with all in favor, Change Order #5, was approved.

9. Ratification of Work Authorization No. 60 Amendment No. 2

Mr. Brecht stated this work authorization was for revision to the plans to accommodate some changes and totals \$39,875.

On MOTION by Mr. Kern, seconded by Ms. Hartley, with all in favor, Work Authorization No. 60, Amendment No. 2, was approved.

10. Work Authorization No. 70 for consideration

Mr. Brecht stated this work authorization is for a Utility Management contract. He added this is an hourly contract for a total budget of \$180,940.00.

On MOTION by Mr. Kern, seconded by Mr. Taylor, with all in favor, Work Authorization No. 70, was approved.

October 19, 2022

Six Mile Creek CDD

C. Manager

Mr. Oliver stated the general election will be held on November 8th. He added that they cannot assume office until 14 days after the election. So, the earliest they can assume office is on November 22nd, which is after their next meeting. The new members will be seated at the December meeting. He added it is scheduled for December 21st and he will reach out about another date.

D. Operations / Amenity Manager – Report

Ms. Hawkins reviewed the events to include the fall festival. Mr. Boyer updated the Board on current projects to include gym equipment, and the fob system,

Mr. Boyer discussed the pond algae problems and proposals for an aerator and fountain options for pond. He noted the project costs were just over \$12,000. It was asked about doing a combination and Mr. Boyer noted the electrical system would not have the capability for both. It was clarified they have a 3-year warranty and there would be no additional costs unless there was a maintenance issue. Discussion ensued on the treatments completed to this point and may prove effective. Timelines were discussed for fountain installation. Mr. Kern noted he was in favor of allowing the current treatment to take care of the issue and not necessarily look at going with the fountains for esthetics. This item was deferred for reevaluation at a later date.

TENTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

There were no Supervisor comments. An audience member commented on the dirty pond with the black barrier. Mr. Kern noted this was work with DreamFinders and they were trying to find an answer to erosion control and washouts. Discussion ensued on wells, and they were regulated by the HOA.

ELEVENTH ORDER OF BUSINESS**Financial Reports****A. Balance Sheet as of September 30, 2022 and Statement of Revenues and Expenses for the Period Ending September 30, 2022**

Mr. Oliver presented the financials through September 30, 2022 to the Board.

B. Assessment Receipt Schedule

Mr. Oliver noted that they were fully collected at this time.

October 19, 2022

Six Mile Creek CDD

C. Check Register

Mr. Oliver presented the check register and asked for a motion to approve. There were 2 questions. On page 3 of 3 on in September TrailMark Phase 2 and street signs. Page 3 of 5 fitness product clarification was for deposit.

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

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – November 16, 2022 at 2:00 p.m.

Mr. Oliver noted that the next regular meeting date will be November 16, 2022, at 2:00 p.m. at their current location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

DocuSigned by:

Gregg Kern

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Chairman/Vice Chairman