

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, November 15, 2023 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
Wendy Hartley	Vice Chairperson
Darren Glynn	Supervisor
Barbara Bland <i>by phone</i>	Supervisor
Michelle Sutton	Supervisor

Also, present were:

Howard McGaffney	District Manager
Wes Haber	District Counsel
Alex Boyer	Operations Manager
Zach Brecht	District Engineer
Stephanie Douglas	OnPlace Lifestyles for TrailMark
Samantha Keim	OnPlace
Colleen Specht	First Service
Terry Roese	First Service
Kevin Anderson	DreamFinders Homes
Glen Palmer	HOA Manager DreamFinders

The following is a summary of the actions taken at the November 15, 2023 Six Mile Creek Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the meeting to order at 2:04 p.m. Three Supervisors were in attendance in person and two via Zoom constituting a quorum. Since Supervisor Kern is not present in person, the Chair presiding over the meeting today will be the Vice Chair which is Supervisor Hartley.

November 15, 2023

Six Mile Creek CDD

SECOND ORDER OF BUSINESS**Audience Comments**

Mr. McGaffney explained the audience comment times for the beginning of the meeting and the end of the meeting.

Allen (295 Hannover Drive in Reverie) asked about item B Ratification of Agreements – Brightview Landscape Agreement Phase II Pond Banks. Mr. McGaffney stated he would be asking for that to be removed from the consent agenda as that is not ready to be ratified as those agreements have not been executed yet. Mr. Boyer gave an overview of the amendment for the Brightview contract.

THIRD ORDER OF BUSINESS**Approval of Consent Agenda****A. Engineer Items****Ratification Items**

1. **Ratification of Requisition 200 2021 Capital Improvement Revenue Bonds, Assessment Area 3, Phase 1 (Phases 9 & 11)**
2. **Ratification of Requisition 65 – 66 2021 Capital Improvement Revenue Bonds, Assessment Area 3, Phase 2 (Phase 10)**
3. **Ratification of Requisitions 149 – 151 2021 Capital Improvement and Refunding Revenue Bonds (AA2, Phase 3B)(East Parcel Phase 2)**
4. **Ratification of Requisitions 31 – 34 Capital Improvement Revenue Bonds – Series 2023 (2023 Project Area)(AA2 Phase 3C)**
5. **Ratification of Requisitions 32A – 35A Capital Improvement Revenue Bonds – Series 2023 (2023 Project Area)(AA3 Phase 3)**
6. **Ratification of Change Order No. 7 – Trailmark Phase 12**
7. **Ratification of Change Order No. 3 – Trailmark East Parcel Parcel 3**

Consideration Items

1. **Consideration of Requisition 288 2016A Capital Improvement Revenue Bonds**
2. **Consideration of Requisition 67 – 69 2021 Capital Improvement Revenue Bonds, Assessment Area 3, Phase 2 (Phase 10)**
3. **Consideration of Requisitions 152 – 154 2021 Capital Improvement and Refunding Revenue Bonds (AA2, Phase 3B)(East Parcel Phase 2)**
4. **Consideration of Requisitions 37 – 43 Capital Improvement Revenue Bonds – Series 2023 (2023 Project Area)(AA2 Phase 3C)**
5. **Consideration of Requisitions 36A – 39A Capital Improvement Revenue Bonds – Series 2023 (2023 Project Area)(AA3 Phase 3)**
6. **Consideration of Change Orders 5 – TrailMark Amenity Expansion**

November 15, 2023

Six Mile Creek CDD

B. Ratification of Agreements

- 1. Brightview Landscape Amendment for Phase II Pond Banks**
- 2. Agreement with CDD & HOA for Amenity, Field Operations & Lifestyles Management**
- 3. Agreement for Sitework with Powers Development Group, Inc.**
- 4. Agreement with Southern Recreation for Installation of Playground Equipment**

C. Approval of Minutes of the October 11, 2023 Meeting**D. Balance Sheet as of September 30, 2023 and Statement of Revenues and Expenses for the Period Ending September 30, 2023****E. Assessment Receipt Schedule****F. Check Register**

Mr. McGaffney asked for a motion to remove items B(1 & 2) from the consent agenda. Item B1 is ratification of the Brightview Landscape Agreement which we just covered under public comment. Item B2 is the CDD and HOA agreement which is almost there. We just finalized clarifying the dollar amount with the HOA with First Service Residential to give an update to the Board. That agreement will move over to the HOA, First Service is going to do an amendment to their agreement to add Lifestyle Management Field Management and the admin. They will enter into an agreement with the HOA and then the CDD will have an agreement with the HOA whereby we have collected the assessments up front this year and will make those payments to the HOA. The management of that contract and anything that has to do with the amenities will be at the HOA level and not at the CDD level. The agreement will be structured where if something needs to be changed down the road, the CDD could take back the operation and maintenance of that.

On MOTION by Ms. Hartley, seconded by Ms. Sutton, with all in favor, Removal of Items Number B(1) Brightview Landscape Amendment for Phase II Pond Banks and B(2) Agreement of CDD & HOA for amenity, Field Operations, and Lifestyle Management, was approved.

Mr. McGaffney then asked for a motion to approve the consent agenda with those items being removed. Mr. Brecht added an updated requisition list was sent out. The only thing that changed was requisition #39A which was \$33,000 cheaper. There was an error in the addition on the payoff from the contractor. Mr. McGaffney asked for any other questions related to the consent agenda.

November 15, 2023

Six Mile Creek CDD

On MOTION by Mr. Glynn, seconded by Ms. Hartley, with all in favor, Approval of the Consent Agenda, was accepted as amended.

FOURTH ORDER OF BUSINESS

Consideration of Proposal with Tree Amigos (Reverie)

Ms. Specht requested Tree Amigos send in a formal proposal. She stated she spoke with them this morning and they are still working on it but should be able to submit that by the end of the week. It was noted that it should not just be for the pond banks, it should be for all common areas in Phase II and eventually Phase III once that gets online. Mr. McGaffney stated that will be added to the next agenda and we will not take action on that item.

FIFTH ORDER OF BUSINESS

Consideration of Proposal from Sitex Aquatics for Aquatic Management Agreement (Reverie)

Mr. McGaffney asked for any clarifications or discussion. It looks like the total amount of that contract for the additional ponds within Reverie to be added to the scope is \$13,968 for the year. Mr. Kern stated the proposal is to include Phases II & III ponds for treatment. He stated those ponds need to start receiving service and any additional services related to the recent discussions or existing ponds would be covered under additional services proposals. Mr. McGaffney stated if it is your recommendation to enter into this amendment to the agreement to add the six waterways, I will ask for a motion from the Board if there is no discussion from the Board to approve the additional services for the ponds in Reverie.

On MOTION by Ms. Hartley, seconded by Ms. Sutton, with all in favor, the Proposal from Sitex Aquatics for Aquatic Management Agreement (Reverie) with Additional Services for the Ponds in Reverie and Counsel to Review that and Chair to Execute, was approved.

SIXTH ORDER OF BUSINESS

Other Business

Mr. McGaffney asked for any business the Board would like to talk about. Hearing none, he asked for any other business from staff that is not on the agenda. Hearing no comments, the next item followed.

November 15, 2023

Six Mile Creek CDD

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Haber reminded the Board that starting January 1st is when ethics training needs to be completed. Based on review, the most efficient and least expensive way to get the training is on the Commission on Ethics website.

B. Engineer

Mr. Brecht had nothing to report at this time.

C. Manager

Mr. McGaffney had nothing to report at this time.

D. TrailMark Reports**1. Operations (Evergreen)****a. Report****b. Pool Service Quotes**

Mr. Boyer stated there are two proposals for the pool maintenance. The first is from Paradise at \$2495 per month for three days a week service for both pools. The second is from C BUSS Enterprises who is here today, coming in at \$1,800 per month for three days a week for both pools. Your current vendor had the opportunity to submit a proposal but did not. Mr. Glynn asked Clayton of C BUSS if chemicals other than chlorine such as for algae treatments or black mold would be an additional cost? Mr. Boyer stated the only thing covered is bicarb or just general maintenance. Mr. Glynn asked if the chlorine is through Poolsure. Mr. Boyer answered through Hawkins. This would be three days a week maintenance on both pools and two days a week from September 16th – April 14th for both pools. Mr. Boyer stated he would let the Board pick. He noted the only difference is Clayton's is modified during the winter period where the other one is three days a week annually.

Susan Newman stated I use the pool with my granddaughter in the terrible shape that it is in now. She asked if he has looked at the state the pool is in and if everything going on with the mold, is three days enough when the pool is used every day? She asked if it could be October to November as the pool is used quite a bit in the month of September and half of October.

November 15, 2023

Six Mile Creek CDD

Mr. Buss stated a proposal with an additional day in the summertime would be an additional \$350 per month. You could go to four days a week in the summertime. Mr. McGaffney stated the three days as presented would be from April 15th through September 15th then two days on September 16th through April 14th. Mr. Buss stated the black algae is due to lack of maintenance, lack of sanitation, and lack of filter cleanings.

On MOTION by Mr. Glynn, seconded by Ms. Sutton with all in favor, the C BUSS Enterprises Pool Maintenance contract as Presented with the Option to add Additional Service as Stated in the Agreement to Include District Counsel's Review of the Agreement, was approved.

Mr. McGaffney asked for a motion to authorize District Counsel to draft a formal termination notice per the terms of the agreement with Crown. Mr. Buss stated he can start next week. Mr. Haber stated immediate termination is for a failure under the agreement or a 30 day without cause. He stated if he writes the letter to terminate immediately for cause due to black mold and other issues, he would imagine they would say ok we are finished, otherwise you would have to give them 30 days' notice.

On MOTION by Ms. Hartley, seconded by Ms. Sutton with all in favor, Terminating Service from Crown with Cause, was approved.

2. Lifestyles (OnPlace)

Ms. Douglas announced Saturday morning is the Fall Festival with bounce houses, a petting zoo and foam party from 11:00 to 2:00. She noted volunteers are still needed. Saturday night is Star Night with the Astronomy Club and the 30th is Deck the Halls which is adult only, bring a bottle of wine and we will decorate the camp house and welcome center. On the 1st, Santa is coming with pictures, the third is the ugly sweater party which is adult only with music and contests and upcoming is the Polar Express movie night with jammies at the Grove. Ms. Bland asked if notification was sent out through the newsletter of the meeting today. Ms. Sutton stated yes, the schedule for the rest of the year is in the newsletter. Ms. Douglas stated the app and square for payments is getting set up.

November 15, 2023

Six Mile Creek CDD

E. Reverie Reports (First Service)**1. Operations**

Mr. McGaffney stated they are working with First Service Residential and are almost to the finish line. The Chairman at the last meeting mentioned the desire for both TrailMark and Reverie to find mutual ways to have things settled.

2. Lifestyles

Ms. Specht stated there was a really great Halloween party, last Friday was Friendsgiving, and yesterday was a nice Veterans event. The Grinchmas tree lighting, ornament making, and cookie exchange are all coming up. She noted a couple of things are getting fixed facility wise, just waiting for parts. Carl the maintenance guy is putting together a warranty list as that is coming up around February. The annual HOA meeting was held on October 25th with 85 people attending. There is a Board of Directors meeting tomorrow night at the Holiday Inn to go over the budget for the HOA. She noted she is very happy with ASP regarding her pools. The Health Department came out yesterday to test all the pools and they were perfect.

EIGHTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. McGaffney noted Supervisor Sutton was authorized to work with Alex on finalizing the pressure washing and I think we are there. We will be getting that executed.

Ms. Hartley asked why there is not a plumber for any plumbing issues that come up after hours or on weekends. Mr. McGaffney stated either Stephanie or Alex are authorized to make the decision on calling a plumber for emergencies. He stated the emergency number needs to be in the newsletter or any other source for residents. We are going to follow up with Alex and Onplace on the Reverie side with FSR. You will get a response back this Friday and then we will figure out the solution to communicate better to the community if they see something, how do they say something?

NINTH ORDER OF BUSINESS**Audience Comments**

- Steve Pastrick (85 Red Creek Way) – (1) Stated the ice maker in the welcome center is not making ice, is there a plan for repair or replacement. Mr. Boyer stated it is in the works. (2) The shrubs at the access coming down back road are dead and ugly. Mr. Boyer stated the goal is to take the shrubs out and put down sod with annual beds on the ends of islands. (3)

November 15, 2023

Six Mile Creek CDD

Different types of shrubs are growing together which is unsightly. Ms. Hartley advised to wait for construction to end to clean up shrubs. (4) Status of camp house maintenance/repairs and new doors? Mr. Boyer stated the current proposal that the Board approved, the vendor has changed the terms so still working on something to bring back to the Board, possibly another vendor.

- Michelle Clee (109 Linsbury Court) – (1) Asked if there is any consideration for a tennis court or one of the pickleball courts turned into a tennis court, an app to reserve courts, disc golf in the back of Oak Grove, any plans for any activities for the dogs to jump and play on at the dog park. Mr. Kern stated no plans at this time. (2) Ongoing problem with pond care and who is responsible? (3) Mr. Boyer stated you are responsible for mowing from the back of your house to the pond bank to the waters edge so anything behind your home up to the waters edge is also the homeowner's responsibility. (4) Who is responsible for algae problems in the ponds? Mr. Boyer stated that is CDD so email him. (5) Concerned the trees, bushes, grass and weeds have not been taken care of on TrailMark Drive behind Linsbury Court. Mr. Boyer stated they are working on using a new form of chemical and having to test it out first. (6) Homes on Rustic Mill, one of them in particular being 991 Rustic Mill that meets Posetti, there is a berm that looks really sad and one of the oaks is leaning. Mr. Brecht stated they have talked with the county and received approval to move forward with studies.
- Christopher Conway (263 Weathered Edge) – (1) Expressed concerns about the pines in TrailMark dying out and grass being killed by a dumpster and cars parked on it near Delsetto. Mr. McGaffney stated that would be noticed during final walk through. (2) Landscape people are parking on the roots of trees on Little Oak Road. Mr. Boyer stated the new parking lot where they will park is not finished yet. (3) Expressed concern for the pond being pumped into the preserve in turn flooding his yard. Mr. Kern stated they would coordinate with the contractor on that pump.
- Joan Pesatti (295 Amber Wood Drive) – (1) Expressed concern about her lawn and the pond as the pond has not been taken care of. Mr. Boyer stated it was mowed last week. You were copied on an email as well as Greg with Tree Amigos on this. (2) Floating debris in the pond and pest control for the midges. Check with St. Johns Mosquito District about spraying for the midges and will get with Sitex on pest treatment when doing water

November 15, 2023

Six Mile Creek CDD

treatment. (3) Asked for clarification on the CDD fee increasing on her tax bill. Mr. McGaffney stated he couldn't answer that question today as he has not seen her tax bill but gave her his card to give him a call regarding this.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – December 13, 2023

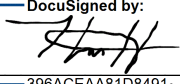
The next regular meeting date will be December 13, 2023, at 2:00 p.m. at their current location.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. McGaffney asked for a motion to adjourn.

On MOTION by Mr. Sutton, seconded by Ms. Hartley, with all in favor, the meeting adjourned at 4:46 p.m.

DocuSigned by:

396ACEAA81D8491
Secretary/Assistant Secretary

DocuSigned by:

3CAB265083C544
Chairman/Vice Chairman