



SIX MILE CREEK CDD
35 RUSTIC MILL DR, POOL SVC
ST AUGUSTINE, FL 32092

Statement Date: December 07, 2023

Amount Due: \$965.56

Due Date: December 28, 2023

Account #: 221008790000

Account Summary

Current Service Period: November 02, 2023 - December 01, 2023

Previous Amount Due	\$755.08
Payment(s) Received Since Last Statement	-\$755.08
Current Month's Charges	\$965.56

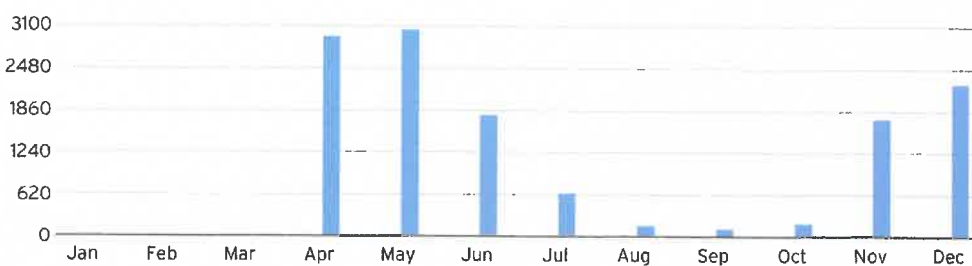
Amount Due by December 28, 2023 \$965.56

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

#11
2-340-58-432

RECEIVED
DEC 18 2023
BY: _____

Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008790000

Due Date: December 28, 2023



Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due:

Payment Amount: \$965.56

650149488720



SIX MILE CREEK CDD
1408 HAMLIN AVE, UNIT E
SAINT CLOUD, FL 34771-8588

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

65014948872022100879000000000000965568

Service For:

35 RUSTIC MILL DR
POOL SVC, ST AUGUSTINE, FL 32092

Account #: 221008790000

Statement Date: December 07, 2023

Charges Due: December 28, 2023

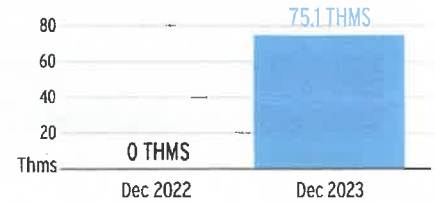
Service Period: Nov 02, 2023 - Dec 01, 2023

Rate Schedule: General Service 1 - Transportation

Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
11,066	9,131	1,935 CCF	1.042	1.1168	2,251.8 Therms	30 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$45.00
Distribution Charge	2,251.8 THMS @ \$0.35885	\$808.06
Swing Service Charge	2,251.8 THMS @ \$0.02080	\$46.84
Florida Gross Receipts Tax		\$65.66
Natural Gas Service Cost		\$965.56

Avg THMS Used Per Day**Important Messages**

Current Month's Charges

\$965.56

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](https://www.PeoplesGas.com)

Ways To Pay Your Bill

Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://www.PeoplesGas.com). Convenience fee will be charged.

**In-Person**

Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)

**Mail A Check**

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:

Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

**Phone**

Toll Free: **866-689-6469**

Contact Us**Residential Customer Care:**

813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:

[PeoplesGas.com](https://www.PeoplesGas.com)

Phone:**Commercial Customer Care:**

866-832-6249
Hearing Impaired/TTY: 7-1-1
Natural Gas Outage: 877-832-6747
Natural Gas Energy Conservation Rebates: 877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Important Information About Your 2024 Bill

Thank you for choosing Peoples Gas to deliver safe and resilient natural gas to your business. We are committed to safety and serving our customers, and we work hard to manage our business prudently. The Florida Public Service Commission recently approved an increase to our base rates – only our second increase in the past 15 years – as well as adjustments to other charges. Impacts to the Customer Charge and Distribution Charge portions of your bill will be less than we originally proposed.

Typical components of a commercial bill

- **Customer Charge** – This fixed monthly amount covers the cost of providing service to your location.
- **Distribution Charge** – This is a grouping of several costs including your base rate, a charge for energy conservation programs, legacy pipeline replacement and other costs. The portion of the distribution charge that will increase as a result of our rate request is the base rate. The other portions are adjusted annually. In 2024, charges for pipeline replacement will decrease and charges for conservation programs will increase.
- **PGA Charge** – If you don't use a third-party gas supplier, the Purchased Gas Adjustment is the cost of gas purchased for you by Peoples Gas. This charge is passed through from suppliers to consumers and can fluctuate monthly within an approved range based on the price of natural gas. We do not mark up or profit from this charge. Because of recent decreases in the cost of natural gas, we are lowering the current PGA cap from \$1.49670 per therm to \$0.96838 per therm for 2024.
- **Swing Charge** – This charge covers the costs that are incurred by Peoples Gas to balance the difference between a customer's actual daily usage and the gas delivered by your third-party gas supplier.
- **Florida Gross Receipts Tax** – Utilities collect this tax from customers and remit it to the state without markup.
- **Franchise Fee** – Similar to taxes, this fee is collected from customers and remitted to a municipality.

Rate Class	Annual Therm Usage	Monthly Rates Effective January 2024	
		Customer Charge	Base Rate
SGS	0 - 1,999	\$42.98	\$0.49196
GS-1	2,000 - 9,999	\$65.91	\$0.46334
GS-2	10,000 - 49,999	\$123.22	\$0.39646
GS-3	50,000 - 249,999	\$501.48	\$0.33914
GS-4	250,000 - 499,999	\$950.43	\$0.26271
GS-5	> 500,000	\$2,096.67	\$0.17862
CS-GHP	N/A	\$52.54	\$0.26271
CS-SG (Commercial Service Standby Generator)	N/A	\$52.54	\$0.28181
Wholesale	N/A	\$663.86	\$0.21935
Commercial Street Lighting	N/A	\$0.00	\$0.40600
SIS	1,000,000 - 3,999,999	\$2,435.76	\$0.10054
IS	4,000,000 - 49,999,999	\$2,817.84	\$0.05209
ISLV	> 50,000,000	\$3,104.40	\$0.01351

Miscellaneous Service Charges	Effective January 2024
Commercial Meter Turn On	\$107.00 (\$46.00 per additional meter)
Commercial Meter Reconnect	\$114.00 (\$42.00 per additional meter)
Account Opening	\$33.00
Temporary Turn-off Charge	\$33.00 per meter
Failed Trip Charge	\$25.00
Trip Charge/Premise Collection	\$29.00

The above rates do not reflect your cost for natural gas.

Rate schedules are subject to gross receipts taxes, city and state taxes and franchise fees, where applicable.

Base rates are part of the Distribution Charge line item on your bill.



For more information, please visit
PeoplesGas.com/Rates

**INVOICE**

Six Mile Creek CDD

Reverie at Trailmark - 3-Way Bypass Valve

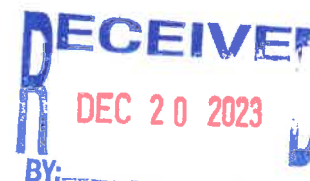
Invoice # 219665
Date 11/21/23
Billing Terms Due on Receipt
Date Due 11/21/23
Order # 251415
Ordered By Teresa Viscarra
Customer PO # Signed Estimate

Bill To

Six Mile Creek CDD
475 W Town PL STE 114
Saint Augustine, FL 32092

Ship To

Reverie at Trailmark
Colleen Specht
805 Trailmark Drive
St. Augustine, FL 32092

**Description**

CPN1442 S/N:2240131145965

Invoice Items

Line Item Code	Description	Qty	Unit Price	Total
MT 100276831	3-Way Bypass, Valve and Actuator Only, 2-1/2"	1	2,131.92	2,131.92
<i>Bypass valve closes completely, causing the temp to go too high.</i>				
Install	Installation	1	490.00	490.00
CB Warranty Coverage	Factory Warranty Disclaimer	1	0.00	0.00

Additional Information

Shipping is Estimated

UPS Ground
Tracking Number: 1Z3A010W0397975560

Subtotal	2,621.92
Adjustment	0.00
Total	2,621.92
Shipping	39.46
Tax	0.00
Grand Total	2,661.38
Balance	2,661.38

Please remit payment to:

Commercial Energy Specialists, LLC
PO Box 71175
Charlotte, NC 28272-1175

Email all remittances to AR@aquafinity.com
If you wish to pay via Wire/ACH please call 561-354-2707.
***** Please Note Our New Remittance Address *****

Colleen Specht

Approved CAM
002-340-53800-46501
Pool Repairs
received 11/21/2023



Commercial Energy Specialists, LLC * Since 1972 * (800) 940-1557 * www.aquafinity.com
Aquafinity * Jupiter FL * Anderson SC * Addison TX * Phoenix AZ



Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
12/22/2023	43383

Bill To
Six Mile Creek Amenity CDD 475 West Town Place #114 St. Augustine, FL 32092

Location
Reverie 35 Rustic Mill Drive St. Augustine, FL 32092

RECEIVED
DEC 22 2023
BY: _____

P.O. No.	Terms
	Due on receipt

Item	Quantity	Description	Rate	Amount
Quarterly Monitor...	3	Quarterly Monitoring of Fire Alarm System Via Starlink Cellular for 1st Quarter	75.00	225.00

Thank you for your business.	Sales Tax (6.5%)	\$0.00
	Total	\$225.00
	Payments/Credits	\$0.00

REVERIE

AT TRAIL MARK

Invoice Number: 10939236
Invoice Date: 12/19/2023
Terms: Net 30
Period Begin: 12/1/2023
Customer: 100-OSPU

Reverie at TrailMark HOA
Service Address: 35 Day Break Drive
St Augustine, FL 32092

Customer: Six Mile Creek CDD
Total Amount Due: \$767.80

BILLING ADDRESS: FS Residential,
2950 North 28th Terrace, Hollywood, FL 33020

Medical Insurance: Staff
Reverie (East Parcel)

RECEIVED
DEC 28 2023
BY: _____

Pay Period	Position title	Employee	Amount
	#23		
12.1.2023	Field Operations Mgmt 2-320-538-122	Colleen Specht	69.80
	Field Mgmt/Admin 2-340-536-121	Carl Marchand	698.00
		Subtotal	767.80
		Tax	0
		Total	767.80

Approved: Colleen Specht, CAM
12/28/2023

REVERIE

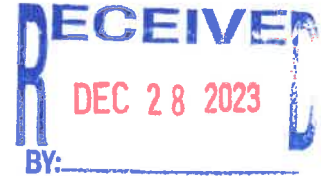
AT TRAIL MARK

Invoice Number: 10940289
Invoice Date: 12/22/2023
Terms: Net 30
Period Begin: 12/2/2023
Period End: 12/15/2023
Reverie HOA: 100-OSPU

Reverie at TrailMark HOA
Service Address: 35 Day Break Drive
St Augustine, FL 32092

Customer: Six Mile Creek CDD
Total Amount Due: \$5,094.11

BILLING ADDRESS: FS Residential,
2950 North 28th Terrace, Hollywood, FL 33020



Staff Reverie (East Parcel)

Position title	Employee	Amount
#23		
Field Operations Mgmt 2-320-528-122	Colleen Specht	382.50
Administrator, On-Site Property 2-340-528-121	Paula Linge	1,738.50
Field Mgmt/Admin 121	Carl Marchand	2,973.11
	Subtotal	5,094.11
	Tax	0
	Total	5,094.11

Approved: *Colleen Specht* CDD

12/28/2023



Pay by Phone (844) 752-8845
Phone (904) 209-2700
Fax (904) 209-2718
Toll Free (877) 837-2311

PO Drawer 3006
St. Augustine, FL 32085

SIX MILE CREEK CDD/TRAILMARK SUBDIVISION

Account Number:
556887-141819

Service Address:
255 RUSTIC MILL DR

Service Type:

Commercial

Days in Billing Cycle: 30

Deposit Amount: \$ 0.00

Deposit Date:

Geo Code: WGV

Meter Number: 89952575

Present Read Date: 12/19/2023

Previous Read Date: 11/19/2023

Current Reading: 477

Previous Reading: 472

Gallon Usage (1000s): 0.05

Statement Date

12/19/2023

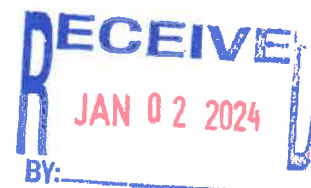
Current Charges Due Date

01/18/2024

Current Month Activity

Services Dates	Service Description	Units	Amount	Total
11/19/23	Amount of Your Last Statement			15.28
12/12/23	Payment - Thank You		-15.28	
	Past Due Balance			0.00
	Water Rates			
	Base Rate	15.01	1.00	15.01
Consumption Fees	0 - 5,000 Gallons	3.81	0.05	0.19
	Water Total	0.05		15.20
	Past Due Balance			0.00
	Current Charges			15.20
	Amount Now Due / Credits			15.20

#S
2.340-598-491



Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

MESSAGE CENTER

In 2022, SJCUD detected 11 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcfi.us/WaterReport/NorthWest.pdf to view your report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

www.sjcfi.us

See reverse for monthly draft options or credit card payments.

Please detach and return with your payment.

FL29539F



ST JOHNS COUNTY UTILITY DEPARTMENT
POST OFFICE DRAWER 3006
ST AUGUSTINE FL 32085-3006

Account Number			Date Due
556887-141819			01/18/2024
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	15.20	15.20	20.20
Please Enter Amount Paid \$			15.20



Please write your account number on your check and remit to:

SIX MILE CREEK CDD/TRAILMARK SUBDIVISION
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

ST JOHNS COUNTY UTILITY DEPARTMENT
POST OFFICE DRAWER 3006
ST AUGUSTINE FL 32085-3006



00000014181900000055688700000000152000000002020

☐ Check for Address Change



Pay by Phone (844) 752-8845
Phone (904) 209-2700
Fax (904) 209-2718
Toll Free (877) 837-2311

PO Drawer 3006
St. Augustine, FL 32085

Statement Date

12/19/2023

Current Charges Due Date

01/18/2024

Current Month Activity

Services Dates	Service Description	Units	Amount	Total
11/19/23	Amount of Your Last Statement			1,349.62
12/12/23	Payment - Thank You		-1,349.62	
	Past Due Balance			0.00
	Water Rates			
	Meter Maintenance Charge	15.00	1.00	15.00
	Base Rate	225.08	1.00	225.08
Consumption Fees	0 - 75,000 Gallons	3.81	43.91	167.30
	Water Total		43.91	407.38
	Wastewater Rates			
	Base Rate	264.40	1.00	264.40
Consumption Fees	0 + Sewer Gallons	6.64	43.91	291.56
	Wastewater Total		43.91	555.96
	Past Due Balance			0.00
	Current Charges			963.34
	Amount Now Due / Credits			963.34

SIX MILE CREEK CDD/TRAILMARK SUBDIVISION

Account Number:
556887-144358

Service Address:
35 RUSTIC MILL DR

Service Type:

Commercial

Days in Billing Cycle: 30**Deposit Amount:** \$ 250.00**Deposit Date:** 04/22/2022**Geo Code:** WGV

Meter Number: 89442386

Present Read Date: 12/19/2023

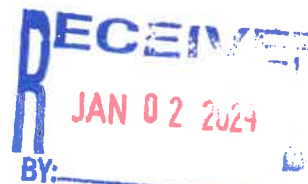
Previous Read Date: 11/19/2023

Current Reading: 121847

Previous Reading: 117456

Gallon Usage (1000s): 43.91

#5
2-240-578-431



Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

MESSAGE CENTER

In 2022, SJCUD detected 11 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcfi.us/WaterReport/NorthWest.pdf to view your report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

www.sjcfi.us

See reverse for monthly draft options or credit card payments.

Please detach and return with your payment.

FL29539F



ST JOHNS COUNTY UTILITY DEPARTMENT
POST OFFICE DRAWER 3006
ST AUGUSTINE FL 32085-3006

Account Number			Date Due
556887-144358			01/18/2024
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	963.34	963.34	977.79
Please Enter Amount Paid \$			963.34



Please write your account number on your check and remit to:



SIX MILE CREEK CDD/TRAILMARK SUBDIVISION
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

ST JOHNS COUNTY UTILITY DEPARTMENT
POST OFFICE DRAWER 3006
ST AUGUSTINE FL 32085-3006



000000144358000000556887000000096334000000097779

☐ Check for Address Change



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
12/31/23	RCH 27258318	8072783673
PLEASE PAY BY	TERMS	AMOUNT DUE
1/30/24	Net 30 Days	807.00

INVOICE

Staples

Federal ID #:04-3390816

SIX MILE CREEK CDD
TERESA VISCARRA
475 W TOWN PLACE
SUITE 114
ST AUGUSTINE, FL 32092

Bill to Account: @D24563



Remittance Page of Summary Invoice

Customer Service inquiries # 877-826-7755 Invoice Payment Inquiries 888-753-4105
Make checks payable to Staples, PO Box 70242, Philadelphia PA 19176-0242

TO ENSURE PROPER CREDIT, TEAR OFF AND RETURN THIS PORTION WITH YOUR PAYMENT
Customer Service inquiries # 877-826-7755 Invoice Payment Inquiries 888-753-4105



Please send payment to:

INVOICE DATE	CUSTOMER	SUMMARY INVOICE
12/31/23	RCH 27258318	8072783673
PLEASE PAY BY	TERMS	AMOUNT DUE
1/30/24	Net 30 Days	807.00
PLEASE ENTER AMOUNT PAID		\$807.00

Staples
PO Box 70242
Philadelphia, PA 19176-0242

RCH80727836730000807008



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
12/31/23	RCH 27258318	8072783673
PLEASE PAY BY	TERMS	AMOUNT DUE
1/30/24	Net 30 Days	807.00

INVOICE SUMMARY

Staples

Federal ID #:04-3390816

SIX MILE CREEK CDD
TERESA VISCARRA
475 W TOWN PLACE
SUITE 114
ST AUGUSTINE, FL 32092

Bill to Account: @D24563

BUDGET CENTER	PURCHASE ORDER	RELEASE	ORDER NUMBER	INVOICE	NET	TAX	MISC/FREIGHT	TOTAL
			7620511473-000-001	3555952146	95.19	.00	.00	95.19
			7620511473-000-002	3555952148	263.16	.00	.00	263.16
			7621240441-000-001	3555952149	57.97	.00	.00	57.97
			7621524009-000-001	3555952151	55.25	.00	.00	55.25
			7621528002-000-001	3555952153	217.18	.00	.00	217.18
			7622152932-000-001	3555952154	41.09	.00	.00	41.09
			7622152932-000-002	3555952155	31.39	.00	.00	31.39
			7622644192-000-001	3555952156	20.09	.00	7.99	28.08
			7622644192-000-002	3555952157	17.69	.00	.00	17.69
SUBTOTAL					799.01	.00	7.99	807.00
TOTAL					799.01	.00	7.99	807.00

1 totals: #27
Operating Supplies \$398.42
002-340-53800-51000

Janitorial Supplies \$353.33
002-340-53800-46900

Special Events \$55.25
002-340-53800-47200

Approved
Calo Jim
CAM
Received 1/2/2024



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
12/31/23	RCH 27258318	8072783673
PLEASE PAY BY	TERMS	AMOUNT DUE
1/30/24	Net 30 Days	807.00

INVOICE DETAIL

Staples

Federal ID #:04-3390816

Bill to Account: @D24563

Ship to Account: REVERIE

SIX MILE CREEK CDD
TERESA VISCARRA
475 W TOWN PLACE
SUITE 114
ST AUGUSTINE, FL 32092

REVERIE AMENITY CENTER
ATTN: COLLEEN SPECHT
35 RUSTIC MILL DRIVE
REVERIE AMENITY CENTER
ST. AUGUSTINE, FL 32092

Budget Ctr :
Budget Ctr Desc :
P O Number :
P O Desc :
Release :
Release Desc :

Invoice Number: 3555952146
Order : 7620511473-000-001
Ordered By : COLLEEN SPECHT
Order Date : 11/29/23

Order Line	Item Number	Description	Order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price
1	IM1VZ3439	90WATT SMART AC ADAPTER	1	0	EA	1	95.19	95.19
Freight:		.00	Tax:(.0000 %)				.00	
Sub-Total:								95.19
Total:								95.19

Backorder of 7620511473

Operating Supplies
002-340-53800-51000

\$95.19



INVOICE DATE	CUSTOMER	SUMMARY INVOICE
12/31/23	RCH 27258318	8072783673
PLEASE PAY BY	TERMS	AMOUNT DUE
1/30/24	Net 30 Days	807.00

INVOICE DETAIL

Staples

Federal ID #:04-3390816

Bill to Account: @D24563

Ship to Account: REVERIE

SIX MILE CREEK CDD
TERESA VISCARRA
475 W TOWN PLACE
SUITE 114
ST AUGUSTINE, FL 32092

REVERIE AMENITY CENTER
ATTN: COLLEEN SPECHT
35 RUSTIC MILL DRIVE
REVERIE AMENITY CENTER
ST. AUGUSTINE, FL 32092

Budget Ctr :
Budget Ctr Desc :
P O Number :
P O Desc :
Release :
Release Desc :

Invoice Number: 3555952148
Order : 7620511473-000-002
Ordered by : COLLEEN SPECHT
Order Date : 11/29/23

Order Line	Item Number	Description	Order Qty	B/O Qty	Unit Meas	Ship Qty	Unit Price	Extended Price
2	24429658	DAWN 19.7OZ DISH 4PK W SPONGE	1		0 CT	1	17.49	17.49
3	2847068	BTY ESNTL SAS 12 MEGA RL 104SH	2		0 PK	2	25.09	50.18
4	951358	BLEACH LIQUID CONC 121 OZ 3CT	1		0 CT	1	26.09	26.09
5	24548891	CLX TOILET BOWL CLNR RNCLN 2PK	3		0 PK	3	6.99	20.97
6	814867	LINER WSTE 40X48 SUP HVY BK	1		0 CT	1	47.99	47.99
7	887845	MULTIFOLD TOWELS WTE 250SHT/PK	1		0 CT	1	31.39	31.39
8	365377	CWP BT 500ST/RL	1		0 CT	1	58.79	58.79
9	214962	GLOVE EXAM NTRL PF BLK XL100BX	1		0 BX	1	10.26	10.26
Freight:		.00	Tax:(.0000 %)		.00		Sub-Total:	263.16
							Total:	263.16

Janitorial Supplies
002-340-53800-46900

\$ 263.16



AMERICAN ELECTRICAL

Contracting, Inc.

EC13010299

9016 Philips Highway | Jacksonville, FL 32256 | Office (904) 737-7770 | Fax (904) 737-1099

SOLD TO

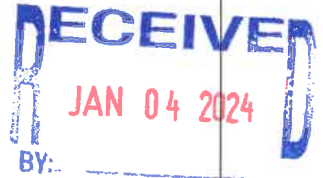
Six Mile Creek CDD
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32801

JOB LOCATION

Reverie Amenity Center
35 Rustic Mill Dr
St. Augustine, FL 32092

INVOICE

Invoice Number: W63675
Invoice Date: Dec 13/23
Terms:
Customer Code: 35RUSTICMI
Reference: RYAN P
Customer Order:
Work Order #: 00065548
Work Order Type: T&M
Job Location: Trailmark Amenity Cent
Called By: Carl
Starting Date: Dec 4/23
Completion Date: Dec 4/23



Description	Qty	Price	Total
Work Performed 12/4/23 -Repaired photocell issue for pavilion lights staying on when cloudy. -Installed time clock to fix issue. -Troubleshoot motor pump breaker tripping. -Suspect there is an issue with VFD. -Informed customer. Labor - \$347.75 Material - \$204.60 Total - \$552.35			
Make Payments online at: www.american-electrical.com/payonline/invoice-payment			

PS. 182



EC13010299

AMERICAN ELECTRICAL

Contracting, Inc.

9016 Philips Highway | Jacksonville, FL 32256 | Office (904) 737-7770 | Fax (904) 737-1099

SOLD TO Six Mile Creek CDD 6200 Lee Vista Boulevard Suite 300 Orlando, FL 32801	INVOICE Invoice Number: W63675 Invoice Date: Dec 13/23 Terms: Customer Code: 35RUSTICMI Reference: RYAN P Customer Order: Work Order #: 00065548 Work Order Type: T&M Job Location: Trailmark Amenity Cent Called By: Carl Starting Date: Dec 4/23 Completion Date: Dec 4/23
JOB LOCATION Reverie Amenity Center 35 Rustic Mill Dr St. Augustine, FL 32092	

	Total Invoice	552.35
--	----------------------	--------

#9
Approved: *Calles Junt* : CAM

Received 1/3/2024

Grounds Maintenance

002-320-53800-40000

pg. 2 of 2

FSJ Pool Services, LLC. dba
America's Swimming Pool Co. of St. Augustine
52 Tuscan Way Suite 202 Box # 243
St. Augustine, FL 32092
904-788-3111
staugustine@asppoolco.com
www.ASPSTAugustine.com

Invoice



BILL TO
Six Mile Creek - Reverie
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

RECEIVED
JAN 02 2024
BY: _____

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
5562	01/01/2024	\$2,060.00	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	MAINTENANCE	Swimming Pool Maintenance	2,060.00
		BALANCE DUE	\$2,060.00

Approved:

Callie Smith CAM

Received
#18

01/21/24

002 - 340-53800 - 44500



RECEIVED
JAN 10 2024
BY: _____

January 1, 2024

Invoice No. 2401-RT

INVOICE

Prepared for Revene at Trailmark
50 Rustic Mill Dr. St Augustine FL 32092

DESCRIPTION OF WORK

STATIONS

VISITS

TOTAL

Servicing for - January

• <u>Pet Waste Station Service</u>	8 stations	1 X Week	\$482
------------------------------------	------------	----------	-------

#2

Approved: *Calvin Smith*

Received: 1/10/24

002-320-53800-47700

Dog Park Maintenance

TOTAL \$482

PAID :

DOODY DADDY • 904.826.9235 • DOODYDADDYJAX@GMAIL.COM • P.O. Box 600967 Jax, FL 32260



Please remit to: Envera Systems
PO Box 2086
Hicksville, NY 11802



Invoice Number 00072630
Ticket Number 03795716

Completed Date 12/22/2023
Payment Amount \$245.00

Account & Contact Information

Account	Six Mile Creek CDD - The Reverie at Trailmark	Legal Name of Entity	Six Mile Creek Community Development District
Billing Address	Six Mile Creek CDD - The Reverie 6200 Lee Vista Blvd, Suite 300 Orlando, Florida 32822 United States		

Work Details

Subject	Six Mile Creek - Pedestrian Gate Issues	Root Cause	Surge/Lightning
Address	60 DAYBREAK DRIVE ST AUGUSTINE, Florida 32092 United States	Time on Site	0.75

Work Performed

Description Return to replace strike at gate across the street from the dog park, strike, not found on Field Service lightning, please order a surface mount, electric strike in black color made by Locinox SA-9005-R

Work Performed Checked in with onsite personnel; Replaced damaged equipment; Performed system test- Pass

The following parts and material were included above as part of this work order's line item detail. They are broken out in this section for quick reference.

Parts & Material

Manufacturer Product Code	Product Code	Product Name	Quantity Consumed	Unit Price	Consumed Cost
	TRIP CHARGE	TRIP CHARGE	1.00	\$60.00	\$60.00
	Service Labor	SERVICE	1.00	\$185.00	\$185.00

Subtotal	\$245.00
Tax Rate	0.00%
Tax Amount	\$0.00
Grand Total	<u>\$245.00</u>

#4
Approved: *Call Sign*, CAM
Received 1/3/2024
002-340-53800-34500
Entry Gate(s) Access Control

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Invoice	
Invoice Number 735967	Date 12/27/2023
Customer Number 300389	Due Date 02/01/2024

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Six Mile Creek CDD-The Reverie	300389		735967	02/01/2024
Quantity	Description		Rate	Amount
2.00	Six Mile Creek CDD-The Reverie, Entrance, Pacetti Rd, Saint Augustine, FL Add Res as of 11/30/23 12/01/2023 - 01/31/2024		80.00	160.00
	Sales Tax			0.00
	Payments/Credits Applied			0.00
Invoice Balance Due:				\$160.00

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743
Email: ar@enverasystems.com
Service: (941) 556-0734

MyEnvera Count as of 11/30/23. 8 additional homes @ \$10.00 each.

#4
Approved: *Allen Spacht C.A.M.*
002-340-53 800-345 00 Entry Gate
Received 1/10/2024

RECEIVED
JAN 09 2024
BY:

Date	Invoice #	Description	Amount	Balance Due
12/27/2023	735967	Alarm Monitoring Services	\$160.00	\$160.00

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

Return Service Requested

Invoice	
Invoice Number 735967	Date 12/27/2023
Customer Number 300389	Due Date 02/01/2024

Net Due: \$160.00

Amount Enclosed: \$160.00

|||||
SIX MILE CREEK CDD-THE REVERIE
6200 LEE VISTA BLVD STE 300
ORLANDO, FL 32822-5149

617

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802

**Electric Bill Statement**

For: Dec 5, 2023 to Jan 5, 2024 (31 days)

Statement Date: Jan 5, 2024

Account Number: 04551-38016

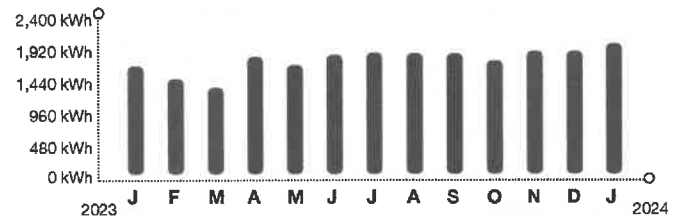
Service Address:

16 DAYBREAK DR
SAINT AUGUSTINE, FL 32092**SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$287.50**

TOTAL AMOUNT YOU OWE

Jan 29, 2024

NEW CHARGES DUE BY

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every time. Enroll in
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today.
FPL.com/ABP**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	273.52
Payments received	-273.52
Balance before new charges	0.00
Total new charges	287.50
Total amount you owe	\$287.50

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 27, 2024 is considered LATE; a late payment charge of 1% will apply.

#1
2-220-538 43

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at FPL.com/Rates.

RECEIVED
JAN 13 2024Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

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SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT
C/O REVERIE
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588The amount enclosed includes
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this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

04551-38016

ACCOUNT NUMBER

\$287.50

TOTAL AMOUNT YOU OWE

Jan 29, 2024

NEW CHARGES DUE BY

\$ 287.50

AMOUNT ENCLOSED



Customer Name:
SIX MILE CREEK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number:
04551-38016

FPL.com Page 2

0002 0010 060213

E001

BILL DETAILS

Amount of your last bill	273.52
Payment received - Thank you	-273.52
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Non-fuel: (\$0.087490 per kWh) \$186.87

Fuel: (\$0.037710 per kWh) \$80.55

Electric service amount 280.10

Gross receipts tax (State tax) 7.19

Taxes and charges 7.19

Regulatory fee (State fee) 0.21

Total new charges \$287.50

Total amount you owe \$287.50

METER SUMMARY

Meter reading - Meter ACD5597. Next meter reading Feb 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	52037		49901		2136

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2024	Dec 5, 2023	Jan 6, 2023
kWh Used	2136	2009	1771
Service days	31	29	31
kWh/day	69	69	57
Amount	\$287.50	\$273.52	\$225.63

KEEP IN MIND

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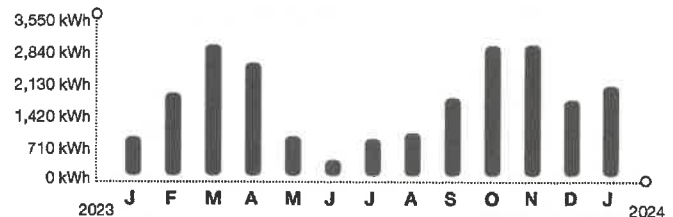
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Dec 5, 2023 to Jan 5, 2024 (31 days)**Statement Date:** Jan 5, 2024**Account Number:** 23340-53333**Service Address:**255 RUSTIC MILL DR
SAINT AUGUSTINE, FL 32092**SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$293.41**

TOTAL AMOUNT YOU OWE

Jan 29, 2024

NEW CHARGES DUE BY

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today.
FPL.com/ABP**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	251.98
Payments received	-251.98
Balance before new charges	0.00
Total new charges	293.41
Total amount you owe	\$293.41

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 27, 2024 is considered LATE; a late payment charge of 1% will apply.

#1
2-320-578 43New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at FPL.com/Rates.RECEIVED
JAN 13 2024Customer Service:
Outside Florida:(386) 252-1541
1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)

/ 27

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SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT
C/O REVERIE
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588The amount enclosed includes
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MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

23340-53333

ACCOUNT NUMBER

\$293.41

TOTAL AMOUNT YOU OWE

Jan 29, 2024

NEW CHARGES DUE BY

\$ 293.41

AMOUNT ENCLOSED





Customer Name:
SIX MILE CREEK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number:
23340-53333

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	251.98
Payment received - Thank you	-251.98
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Non-fuel: (\$0.087490 per kWh) \$190.90

Fuel: (\$0.037710 per kWh) \$82.28

Electric service amount 285.86

Gross receipts tax (State tax) 7.34

Taxes and charges 7.34

Regulatory fee (State fee) 0.21

Total new charges \$293.41

Total amount you owe \$293.41

METER SUMMARY

Meter reading - Meter ACD1994. Next meter reading Feb 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	44239		42057		2182

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2024	Dec 5, 2023	Jan 6, 2023
kWh Used	2182	1843	941
Service days	31	29	31
kWh/day	70	64	30
Amount	\$293.41	\$251.98	\$125.99

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement**

For: Dec 4, 2023 to Jan 4, 2024 (31 days)

Statement Date: Jan 4, 2024**Account Number:** 72655-49001**Service Address:**

35 RUSTIC MILL DR

SAINT AUGUSTINE, FL 32092

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

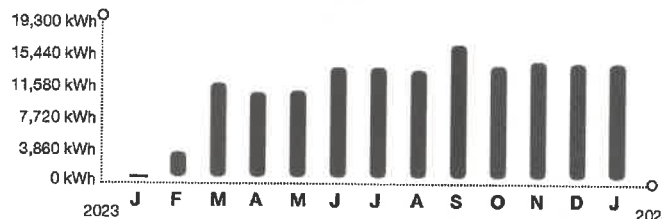
CURRENT BILL**\$1,676.07**

TOTAL AMOUNT YOU OWE

Jan 25, 2024

NEW CHARGES DUE BY

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ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,499.28
Payments received	-1,499.28
Balance before new charges	0.00
Total new charges	1,676.07
Total amount you owe	\$1,676.07

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 26, 2024 is considered LATE; a late payment charge of 1% will apply.

#1

2-340-538-43

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).



Customer Service:
Outside Florida:

(386) 252-1541
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



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SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT
C/O REVERIE
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588



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MIAMI FL 33188-0001

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for ways to pay.

72655-49001

ACCOUNT NUMBER

\$1,676.07

TOTAL AMOUNT YOU OWE

Jan 25, 2024

NEW CHARGES DUE BY

\$ 1676.07

AMOUNT ENCLOSED



Customer Name:
SIX MILE CREEK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number:
72655-49001

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	1,499.28
Payment received - Thank you	-1,499.28
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: (\$0.030690 per kWh)	\$464.04
Fuel: (\$0.037700 per kWh)	\$570.02
Demand: (\$12.93 per KW)	\$568.92

Electric service amount	1,632.96
-------------------------	----------

Gross receipts tax (State tax)	41.90
--------------------------------	-------

Taxes and charges	41.90
-------------------	-------

Regulatory fee (State fee)	1.21
----------------------------	------

Total new charges	\$1,676.07
-------------------	------------

Total amount you owe	\$1,676.07
----------------------	------------

METER SUMMARY

Meter reading - Meter KU51158. Next meter reading Feb 5, 2024.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	01327	01201	120	15120
Demand KW	.37		120.00	44

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 4, 2024	Dec 4, 2023	Jan 5, 2023
kWh Used	15120	15120	0
Service days	31	31	1
kWh/day	487	487	0
Amount	\$1,676.07	\$1,499.28	\$0.85

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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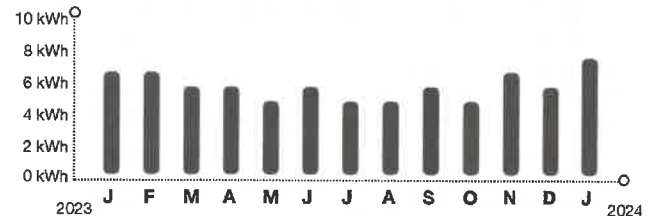
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**Electric Bill Statement****For:** Dec 5, 2023 to Jan 5, 2024 (31 days)**Statement Date:** Jan 5, 2024**Account Number:** 72968-38019**Service Address:**18 WOODWIND CT
SAINT AUGUSTINE, FL 32092**SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$26.09**

TOTAL AMOUNT YOU OWE

Jan 29, 2024

NEW CHARGES DUE BY

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FPL.com/ABP**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	25.99
Payments received	-25.99
Balance before new charges	0.00
Total new charges	26.09
Total amount you owe	\$26.09

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 27, 2024 is considered LATE; a late payment charge of 1% will apply.

#1
2-320-538 43New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at FPL.com/Rates.**RECEIVED**
JAN 13 2024Customer Service:
Outside Florida:(386) 252-1541
1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)

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SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT
C/O REVERIE
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SAINT CLOUD FL 34771-8588The amount enclosed includes
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72968-38019

ACCOUNT NUMBER

\$26.09

TOTAL AMOUNT YOU OWE

Jan 29, 2024

NEW CHARGES DUE BY

\$ 26.09

AMOUNT ENCLOSED





Customer Name:
SIX MILE CREEK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number:
72968-38019

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	25.99
Payment received - Thank you	-25.99
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge:	\$12.68
Minimum base bill charge:	\$11.75
Non-fuel: (\$0.087490 per kWh)	\$0.69
Fuel: (\$0.037710 per kWh)	\$0.30

Electric service amount	25.42
-------------------------	-------

Gross receipts tax (State tax)	0.65
--------------------------------	------

Taxes and charges	0.65
-------------------	------

Regulatory fee (State fee)	0.02
----------------------------	------

Total new charges	\$26.09
-------------------	---------

Total amount you owe	\$26.09
----------------------	---------

METER SUMMARY

Meter reading - Meter ACD3136. Next meter reading Feb 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00330		00322		8

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2024	Dec 5, 2023	Jan 6, 2023
kWh Used	8	6	7
Service days	31	29	31
kWh/day	0	0	0
Amount	\$26.09	\$25.99	\$25.98

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement****For:** Dec 5, 2023 to Jan 5, 2024 (31 days)**Statement Date:** Jan 5, 2024**Account Number:** 97807-53332**Service Address:**

82 BERRY BLOSSOM WAY

SAINT AUGUSTINE, FL 32092

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT,
Here's what you owe for this billing period.

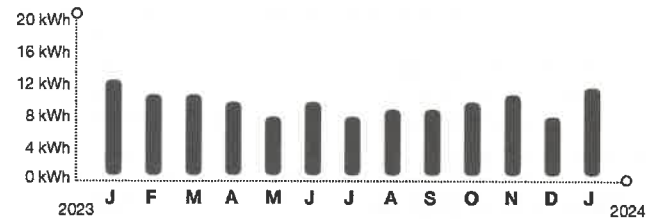
CURRENT BILL**\$26.32**

TOTAL AMOUNT YOU OWE

Jan 29, 2024

NEW CHARGES DUE BY

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ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	26.11
Payments received	-26.11
Balance before new charges	0.00
Total new charges	26.32
Total amount you owe	\$26.32

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 27, 2024 is considered LATE; a late payment charge of 1% will apply.

#1
2.320.338.43

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

RECEIVED
JAN 13 2024

Customer Service:
Outside Florida:

(386) 252-1541
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



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SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT
C/O REVERIE
1408 HAMLIN AVE UNIT E
SAINT CLOUD FL 34771-8588

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit **FPL.com/PayBill**
for ways to pay.

97807-53332

ACCOUNT NUMBER

\$26.32

TOTAL AMOUNT YOU OWE

Jan 29, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
SIX MILE CREEK
COMMUNITY
DEVELOPMENT DISTRICT

Account Number:
97807-53332

FPL.com Page 2

0010 0010 060213

E001

BILL DETAILS

Amount of your last bill	26.11
Payment received - Thank you	-26.11
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Minimum base bill charge: \$11.46

Non-fuel: (\$0.087490 per kWh) \$1.05

Fuel: (\$0.037710 per kWh) \$0.45

Electric service amount 25.64

Gross receipts tax (State tax) 0.66

Taxes and charges 0.66

Regulatory fee (State fee) 0.02

Total new charges \$26.32

Total amount you owe \$26.32

METER SUMMARY

Meter reading - Meter ACD3752. Next meter reading Feb 6, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	00392		00380		12

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 5, 2024	Dec 5, 2023	Jan 6, 2023
kWh Used	12	8	13
Service days	31	29	31
kWh/day	0	0	0
Amount	\$26.32	\$26.11	\$26.26

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

FPL.com/MobileApp

Lower temps, higher bills

Cold weather and high use can drive up your bill. Use our Business Energy Manager tool to prevent high bills.

FPL.com/MyBusiness

A grid you can count on

Customers benefit from a stronger, smarter grid as FPL earns national grid resiliency award.

FPL.com/Reliability

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Original



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice **\$1,195.08**
Invoice Number 6662467
Invoice Date 1/10/24
Sales Order Number/Type 4432239 SO
Branch Plant 74
Shipment Number 5256231

Sold To: 484851
ACCOUNTS PAYABLE
SIX MILE CREEK CDD EAST PARCEL
1408 Hamlin Ave
UNITE E
Saint Cloud FL 34771-8588

Ship To: 484858
SIX MILE CREEK CDD EAST PARCEL
REVERIE
85 Rustic Mill Dr
St Augustine FL 32092-7940



Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
2/9/24	Net 30	PPD Origin	HAWKINS SOUTHEAST FLEET						387
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	400.0000	GA	\$2.5500	GA	3,868.0 LB	\$1,020.00
		1 LB BLK (Mini-Bulk)		400.0000	GA			3,868.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40%	N	2.0000	DD	\$66.5400	DD	324.0 LB	\$133.08
		15 GA DD		2.0000	DD			344.0 GW	
2.001	699922	15 GA Blu/Black Deldrum	N	2.0000	DD	\$15.0000	RD	20.0 LB	\$30.00
		DELDRM 1H1/X1.9/250		2.0000	RD			20.0 GW	

Related Order #: 04432239

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com
or call 612-331-6910 to get it setup on your account.

Approved: *Callan Smith CAM*
Pool Maintenance 002-340-53800-46500
received 1/11/24

Page 1 of 1	Tax Rate 0 %	Sales Tax \$0.00	Invoice Total \$1,195.08
-------------	-----------------	---------------------	------------------------------------

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@HawkinsInc.com
Phone Number: (612) 617-8581
Fax Number: (612) 325-6702

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKU544MT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@HawkinsInc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

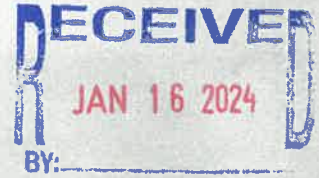
This contractor and subcontractor shall abide by the requirements of 41 CFR §§80-1.4(a), 60-300.6(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 4092706

Check Request

Six Mile Creek CDD



Date Submitted: 1-16-2024

For: Silent Disco for 100 (v-day party)

Event Date: Feb. 10, 2024

Payable To: Hush Hush Headphones LLC

Address: 616 Meteor st. ~~Jacksonville~~

City, State, Zip: Jacksonville, FL. 32205

Attention: _____

Check Amount: \$ 650.00

Special Instructions: mail directly to vendor

Requested By: Michelle Sharp

Accounting Code: 002-340-53800-47200-
Special Events



Hush Hush Headphones
hushhushheadphones@gmail.com

Invoice #0002254

Issue date
Jan 10, 2024

Senior Center Silent Disco Private Event

Saturday, February 10th, 2024
6pm - 9pm (3 hours)
100 Headphones

Reverie at TrailMark
35 Rustic Mill Dr,
St Augustine, FL 32092

Customer
Michelle Sharp
michelle.sharp@fsresidential.com

Invoice Details
PDF created January 16, 2024
\$650.00
Service date February 10, 2024

Payment
Due February 9, 2024
\$650.00

Items	Quantity	Price	Amount
Silent Disco Weekend 100 Party Package	1	\$650.00	\$650.00

Subtotal

\$650.00

Total Due

\$650.00

Michelle Sharp

002-340-53800-4200
Spec. Events



Pay online

To pay your invoice go to <https://squareup.com/u/stbo5w4W>
Or open the camera on your mobile device and place the QR code in the camera's view.

Page 1 of 1

Municipal Asset Management, Inc.

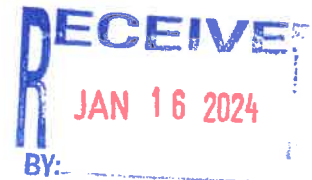
25288 Foothills Drive North
Suite 225
Golden, CO 80401
(303) 273-9494

INVOICE

INVOICE NO: 0619069

DATE: 1/15/2024

To: Six Mile Creek Community Development Dist
Teresa Viscarra
475 West Town Place, Suite 114
St. Augustine, FL 32092



DUE DATE	RENTAL PERIOD
2/27/2024	

PMT NUMBER	DESCRIPTION	AMOUNT
# 13	Lease payment for Tax-Exempt Lease Purchase Agreement dated July 20, 2022 for the purchase of <u>fitness</u> equipment #7 2,310.517.71 \$1790.51 72 \$488.38	2,278.89

TOTAL DUE

\$2,278.89

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice,
call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0619069	2/27/2024	\$2,278.89	\$2278.89

Six Mile Creek Community Development Dist
Teresa Viscarra
475 West Town Place, Suite 114
St. Augustine, FL 32092

Municipal Asset Management, Inc.
25288 Foothills Drive North
Suite 225
Golden, CO 80401

REVERIE

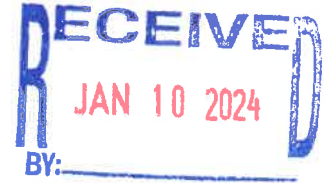
AT TRAIL MARK

Invoice Number: 10943909
Invoice Date: 1/5/2024
Terms: Net 30
Period Begin: 12/16/2023
Period End: 12/29/2023
Reverie HOA: 100-OSPU

Reverie at TrailMark HOA
Service Address: 35 Day Break Drive
St Augustine, FL 32092

Customer: Six Mile Creek CDD
Total Amount Due: \$5,188.34

BILLING ADDRESS: FS Residential,
2950 North 28th Terrace, Hollywood, FL 33020



Staff Reverie (East Parcel)

Position title	Employee	Amount
#23		
Field Operations Mgmt 2-320-338-122	Colleen Specht	375.00
Administrator, On-Site Property 2-340-338-121	Paula Linge	1,969.88
Field Mgmt/Admin 2-340-338-121	Carl Marchand	2,843.46
	Subtotal	5,188.34
	Tax	0
	Total	5,188.34

Approved: *Colleen Specht, CAM*
1/9/2024

Check Request

Six Mile Creek CDD



Date Submitted: 1-11-24

For: DJ Services Fun Friday Jan. 3 hours

Event Date: Jan 12, 2024

Payable To: Roy Green


Address: 2410 Sylvan Chase Dr.

City, State, Zip: Orange Park, FL 32073

Attention: _____

Check Amount: \$ 350.00

Special Instructions: mail to vendor

Requested By: 

Accounting Code: 002-340-53800-47200-
Special Events

The DJ Company

Make Your Event Worth the Money You Spent


2410 Sylvan chase Dr
Orange Park fl 32073
Phone 904-463-6969
mascoety@msn.com

No Fax Number

DATE: January 12 2024
INVOICE # 11224
FOR: host/dj

Bill To:
6 mile creek cdd

St. Augustine, Florida 32092

DESCRIPTION	AMOUNT
dj services 6p to 9p	\$ 350.00
<div style="text-align: right;">  </div>	
TOTAL	\$ 350.00

Make all checks payable to **Roy Green**

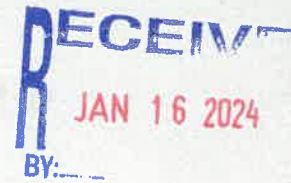
If you have any questions concerning this invoice, contact Roy Green at 904-463-6969

THANK YOU FOR YOUR BUSINESS!

002-340-53800
47200
Spec-Event

Check Request

Six Mile Creek CDD



Date Submitted: 1-16-24

For: DS Services Fun Friday Feb 9, 2024

Event Date: Feb. 09, 2024 6-9pm

Payable To: Roy Green

Address: 2410 Sylvan Chase Dr.

City, State, Zip: Orange Park, FL 32073

Attention: Roy Green

Check Amount: \$ 350.00

Special Instructions: _____

Requested By: 

Accounting Code: #32 002-340-53800-47200-
Special Events

The DJ Company

Make Your Event Worth the Money You Spent

2410 Sylvan chase Dr
Orange Park fl 32073
Phone 904-463-6969 No Fax Number
mascoety@msn.com

DATE: February 9 2024
INVOICE # 2924
FOR: host/dj

Bill To:
6 mile creek cdd

St. Augustine, Florida 32092

DESCRIPTION	AMOUNT
dj services 6p to 9p	\$ 350.00
002-340-53800-47200	
TOTAL	\$ 350.00

Make all checks payable to **Roy Green**

If you have any questions concerning this invoice, contact Roy Green at 904-463-6969

THANK YOU FOR YOUR BUSINESS!

Spec-Events
MS
Mike

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Six Mile Creek c/o Reverie

Bill to

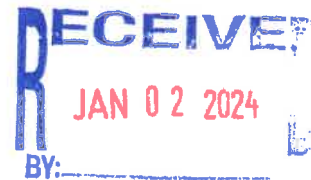
Six Mile Creek c/o Reverie
6200 Lee Vista Boulevard,
Suite 300
Orlando, FL 32822

Ship to

Six Mile Creek c/o Reverie
6200 Lee Vista Boulevard,
Suite 300
Orlando, FL 32822

Invoice details

Invoice no.: 7930-B
Terms: Net 30
Invoice date: 01/01/2024
Due date: 01/31/2024



#	Date	Product or service	SKU	Qty	Rate	Amount
1.		LM-Reverie at Trailmark Monthly <u>Lake Maintenance</u> -Six Waterways		1	\$1,164.00	\$1,164.00
Total						\$1,164.00

Approved: *Call Sign* CAM
Received 1/14/24
#13
002-320-53800-464
Lake Maintenance



Tree Amigos

Outdoor Services

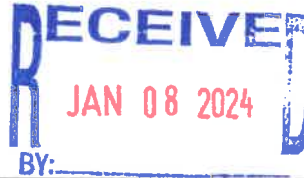
Invoice

Invoice#: 201821

Date: 01/05/2023

Billed To: Six Mile Creek CDD
6200 Lee Vista Boulevard
Suite 300
Orlando FL 32822

Project: Six Mile Creek Enhancements
1408 Hamlin Ave Unit E
Suite E
St. Cloud FL 34771



Description	Quantity	Price	Ext Price
Winter Flower Switch out			
2286 Annual Flowers (winter)	2,286.00		
Total	1.00	6,515.10	6,515.10

Notes:

Invoice Total: \$6,515.10

#3
Approved: *[Signature]*, CAM

002-320-53800-44201

Landscape Mulch & Flowers

Received 1/8/2024



Tree Amigos

Outdoor Services



Invoice

Invoice#: 202089

Date: 12/30/2023

Billed To: Six Mile Creek CDD
1408 Hamlin Ave
Unit E
St. Cloud FL 34771

Project: Reverie Amenity Center
50 Rustic Mill Dr
St. Augustine FL 32092

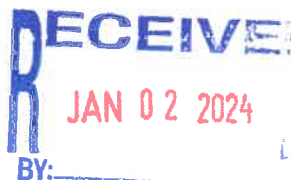
Description	Quantity	Price	Ext Price
December Monthly Landscape Maintenance	1.00	2,737.07	2,737.07
Notes:			Invoice Total: \$2,737.07

#3
Approved: *Gallen Specht, CAM*
Received: 12/27/23
002-340-53800-46200



Tree Amigos

Outdoor Services



Invoice

Invoice#: 202115

Date: 12/30/2023

Billed To: Six Mile Creek CDD
6200 Lee Vista Boulevard
Suite 300
Orlando FL 32822

Project: Six Mile Creek CDD Reverie
1408 Hamlin Ave
Unit E
St. Cloud FL 34771

Description	Quantity	Price	Ext Price
December Monthly Landscaping Maintenance Services	1.00	8,114.43	8,114.43

Notes:

Invoice Total: \$8,114.43

Approved: *Carl S. Smith* CAM

Received: 12/27/2023

#3

320

002-~~340~~-53800-46200



Tree Amigos

Outdoor Services

Invoice

Invoice#: 202136

Date: 01/03/2024

Billed To: Six Mile Creek CDD
6200 Lee Vista Boulevard
Suite 300
Orlando FL 32822

Project: Six Mile Creek Enhancements
Reverie
1408 Hamlin Ave Unit E
Suite E
St. Cloud FL 34771



Description	Quantity	Price	Ext Price
Repairs made during Irrigation System Inspection			
Rotors	11.00		
6" Sprays	6.00		
12" Sprays	5.00		
Nozzles	59.00		
Rotary Nozzles	10.00		
1/2" Zoneline Breaks	8.00		
3/4" Zoneline Breaks	9.00		
1 1/4" Zoneline Break	1.00		
Decoder	1.00		
Labor	1.00		
Total	1.00	3,352.00	3,352.00

Notes:

Invoice Total: \$3,352.00



Tree Amigos

Outdoor Services



Invoice

Invoice#: 201827

Date: 01/04/2024

Billed To: Six Mile Creek CDD
6200 Lee Vista Boulevard
Suite 300
Orlando FL 32822

Project: Reverie Amenity Center Enhancements
50 Rustic Mill Dr
St. Augustine FL 32092

Description	Quantity	Price	Ext Price
Winter Flower Switchout For Reverie Amenity			
2052 Annual Flowers (Winter)	2,052.00		
Total	1.00	5,848.20	5,848.20

Notes:

Invoice Total: \$5,848.20

#7

Approved: *[Signature]* CAM

Received 1/4/2024

002-340-53800-44201

Landscape Seasonal



Tree Amigos

Outdoor Services

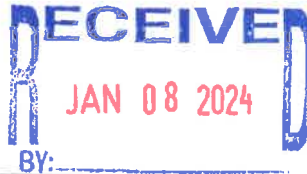
Invoice

Invoice#: 202157

Date: 01/08/2024

Billed To: Six Mile Creek CDD
6200 Lee Vista Boulevard
Suite 300
Orlando FL 32822

Project: Reverie Amenity Center Enhancements
50 Rustic Mill Dr
St. Augustine FL 32092



Description	Quantity	Price	Ext Price
Repairs made during Irrigation System Inspection			
6" sprays	5.00		
12" spray	2.00		
Nozzles	17.00		
1/2" Zone Line Break	2.00		
Labor	1.00		
Total	1.00	527.00	527.00

Notes:

Invoice Total: \$527.00

#3
Approved: *[Signature]* C.A.M.
002-320-53800-46300
Irrigation Maintenance
Rec'd 1/8/2024



SIX MILE CREEK CDD
35 RUSTIC MILL DR, POOL SVC
ST AUGUSTINE, FL 32092

Statement Date: January 09, 2024

Amount Due: \$4,280.00

Due Date: January 30, 2024

Account #: 221008790000

Account Summary

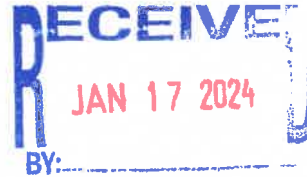
Current Service Period: December 02, 2023 - January 03, 2024

Previous Amount Due	\$965.56
Payment(s) Received Since Last Statement	-\$965.56
Miscellaneous Credits	-\$8.20
Credit balance after payments and credits	-\$8.20
Current Month's Charges	\$4,288.20

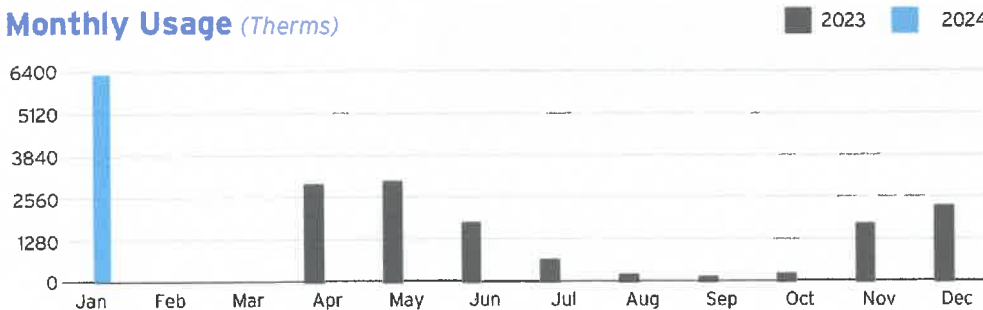
Amount Due by January 30, 2024 \$4,280.00

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

#11
2-340-528422



Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

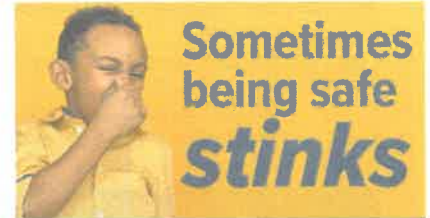
Your Energy Insight



Your average daily THMS used was **155.53% higher** than it was in your previous period.



Scan here to view your account online.



If you smell rotten eggs, a gas leak or damaged pipeline could be nearby. Get to a safe location, call 911 then call us at 877-832-6747.

We're here 24/7 to answer your call about natural gas emergencies.

PeoplesGas.com/Safety



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008790000

Due Date: January 30, 2024



Pay your bill online at PeoplesGas.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit PeoplesGas.com/Paperless to enroll now.

Amount Due: \$4,280.00

Payment Amount: \$ 4280.00

640273016784



00000187 FTECO101102400031110 00000 02 01000000 7549 004

SIX MILE CREEK CDD
6200 LEE VISTA BLVD, STE 300
ORLANDO, FL 32822-5149

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

6402730167842210087900000000004280004



Service For:
35 RUSTIC MILL DR
POOL SVC, ST AUGUSTINE, FL 32092

Account #: 221008790000
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Meter Read

Service Period: Dec 02, 2023 - Jan 03, 2024

Rate Schedule: General Service 1 - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
ANX10478	01/03/2024	16,540	11,066	5,474 CCF	1.036	1.1168	6,333.4 Therms	33 Days

Charge Details



Natural Gas Charges

Customer Charge		\$65.91
Distribution Charge	6,333.4 THMS @ \$0.53665	\$3,398.82
Swing Service Charge	6,333.4 THMS @ \$0.02080	\$131.73
Florida Gross Receipts Tax		\$185.74
Natural Gas Service Cost		\$3,782.20



Other Fees and Charges

Gas Security Deposit	\$506.00
Total Other Fees and Charges	\$506.00

Total Current Month's Charges

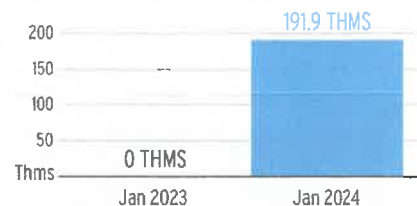
\$4,288.20



Miscellaneous Credits

Interest for Cash Security Deposit - Gas	-\$8.20
Total Current Month's Credits	-\$8.20

Avg THMS Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

For more information about your bill and understanding your charges, please visit [PeoplesGas.com](https://www.PeoplesGas.com)

Ways To Pay Your Bill



Bank Draft

Visit [PeoplesGas.com](https://www.PeoplesGas.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [PeoplesGas.com](https://www.PeoplesGas.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:

Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://www.PeoplesGas.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

Contact Us

Residential Customer Care:

813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:

[PeoplesGas.com](https://www.PeoplesGas.com)

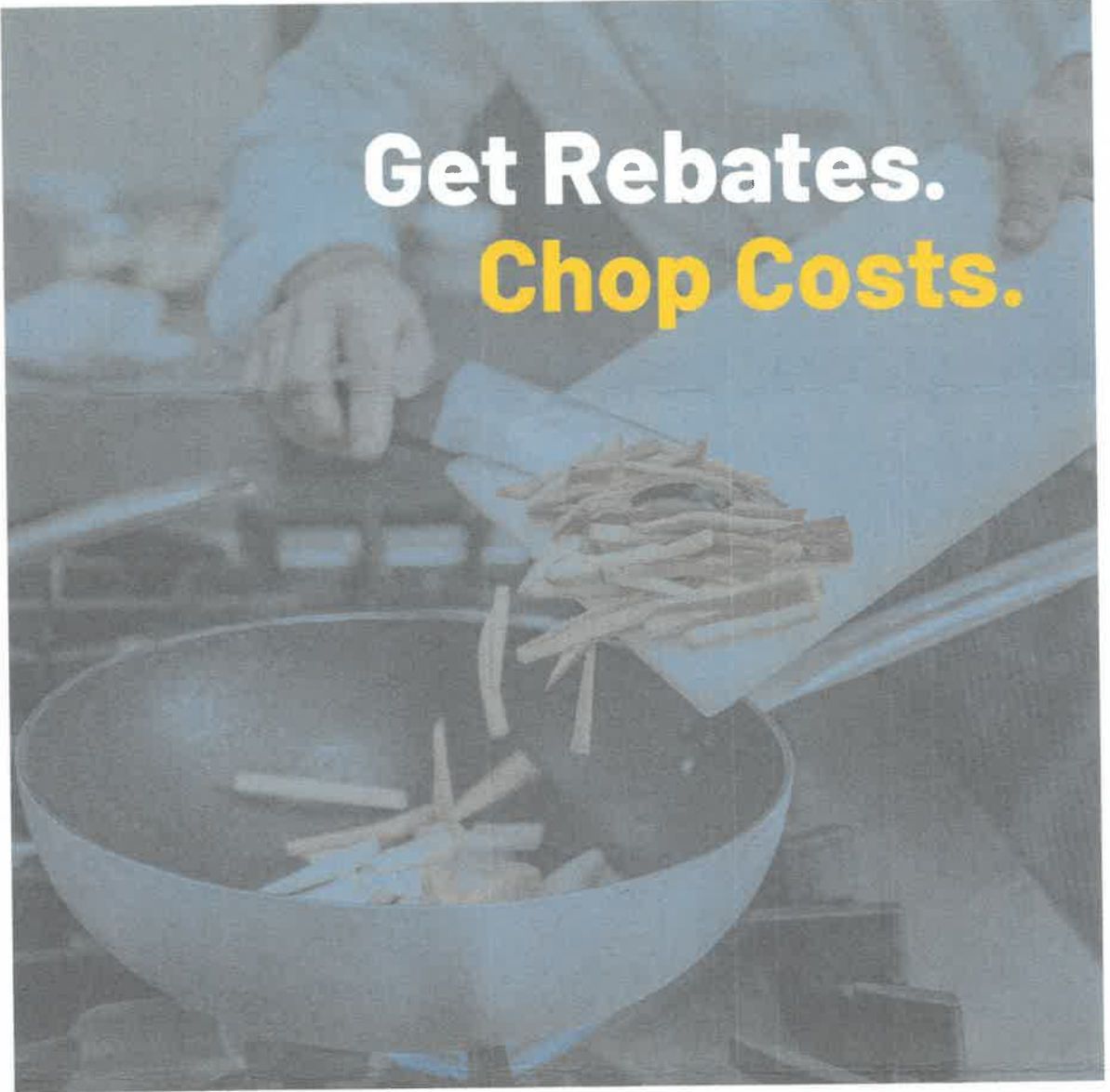
Phone:

Commercial Customer Care:

866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Peoples Gas, you are paying someone who is not authorized to act as a payment agent at Peoples Gas. You bear the risk that this unauthorized party will relay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Get Rebates. Chop Costs.



More savings. More efficiency. More value.

Peoples Gas can help your business continue to save in the new year with cash-back conservation rebates. Purchase and install new, efficient natural gas equipment, and take advantage of more value, lower energy costs.

Potential Rebate:


**Cooking up to \$2,000
Fryers up to \$3,500**

PeoplesGas.com/BizRebates





9016 Philips Highway | Jacksonville, FL 32256 | Office (904) 737-7770 | Fax (904) 737-1099

Description	Qty	Price	Total
Work Performed 1/11/24 <div style="float: right; text-align: right;">  JAN 18 2024 BY: </div>			
-Troubleshoot (4) hanging light J-boxes.			
-Power is controlled by switch nearby.			
-All is in working conditon.			
-The lights themselves are not working.			
-120V measured at fixture..			
-Need to replace all (4) fixtures.			
-Proposal sent.			
	#9		
Total - \$248.25	2 J40	-578.46	
Make Payments online at: www.american-electrical.com/payonline/invoice-payment			
Total Invoice			248.25

Invoice

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Six Mile Creek CDD-The Reverie	300389		736369	02/01/2024
Quantity	Description		Rate	Amount
	<i>Six Mile Creek CDD-The Reverie, Entrance, Pacetti Rd, Saint Augustine, FL</i>			
1.00	Service & Maintenance 02/01/2024 - 02/29/2024		321.62	321.62
1.00	Virtual Gate Guard Monitoring 02/01/2024 - 02/29/2024		2,160.00	2,160.00
1.00	Envera Kiosk System 02/01/2024 - 02/29/2024		500.00	500.00
1.00	Data Management 02/01/2024 - 02/29/2024		200.00	200.00
	Sales Tax			0.00
	Payments/Credits Applied			0.00
			Invoice Balance Due:	\$3,181.62

IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743

Email: ar@enverasystems.com

Service: (941) 556-0734

#4 230-1851
Approved: Calli Spracht, L.A.M.
002-340-53800-34500
Entry Gate Rec'd 1/10/24

RECEIVED
JAN 09 2024
BY: _____

Date	Invoice #	Description	Amount	Balance Due
01/02/2024	736369	Alarm Monitoring Services	\$3,181.62	\$3,181.62

Envera
8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0731

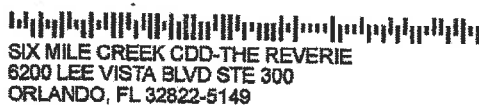
Return Service Requested

Invoice

Invoice Number 736369	Date 01/02/2024
Customer Number 300389	Due Date 02/01/2024

Net Due: \$3,181.62

Amount Enclosed: \$3181.62



REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

1555

Luce Air Quality

3430 Kori Rd Ste 1

Jacksonville, FL 32257 US

9048031014

info@luceairquality.com

<https://www.luceairquality.com/>**INVOICE****BILL TO**

Six Mile Creek CDD

6200 Lee Vista Boulevard

Suite 300

Orlando, FL 32822

INVOICE # 4030**DATE 01/19/2024****DUE DATE 02/03/2024****TERMS Net 15**#37
2.340-75495

DATE	ACTIVITY	QTY	RATE	AMOUNT
01/19/2024	Mold Assessment Fungal Assessment including: Visual site inspection, moisture measurement survey, psychrometric reading survey, and the collection of bioaerosol samples. 1 hour minimum on site. Includes all applicable reports.	1	695.00	695.00

This invoice is for the mold assessment conducted at:

Six Mile Creek CDD

Reverie Amenity Center

50 Rustic Mill Drive

St. Augustine, FL 32092

LAQ Job #2401-KDI69X

BALANCE DUE**\$695.00**

REVERIE

AT TRAIL MARK

Invoice Number: 10945226
Invoice Date: 1/19/2024
Terms: Net 30
Period Begin: 12/30/2023
Period End: 01/12/2024
Reverie HOA: 100-OSPU

Reverie at TrailMark HOA
Service Address: 35 Day Break Drive
St Augustine, FL 32092

Customer: Six Mile Creek CDD
Total Amount Due: \$5,108.84

BILLING ADDRESS: FS Residential,
2950 North 28th Terrace, Hollywood, FL 33020



Staff Reverie (East Parcel)

Position title	Employee	Amount
#23		
Field Operations Mgmt 2,320.58 122	Colleen Specht	375.00
Administrator, On-Site Property 2,340.53 121	Paula Linge	2,009.50
Field Mgmt/Admin 2,340.53 121	Carl Marchand	2,724.34
	Subtotal	5,108.84
	Tax	0
	Total	5,108.84

Approved: *Colleen Specht* CAM
1/22/2024

All About Water, LLC
1608 N Summer Ridge Ct
Saint Augustine, FL
32092-3767
904-826-5355
<http://www.allaboutwaterstaug.com>

BILL TO

Six Mile Creek CDD – REVERIE
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32801



INVOICE 7105

DATE 01/29/2024 **TERMS** Due on receipt

DUE DATE 02/01/2024

#38
2.140.578.475

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/04/2024	105	Pressure wash entrance signs & stone monuments	1	250.00	250.00
	105	Low pressure wash and rinse exterior of all 3 buildings, including covered porches	1	700.00	700.00
	105	Spot free rinse all exterior windows	1	400.00	400.00

TOTAL DUE **\$1,350.00**

FSJ Pool Services, LLC. dba
America's Swimming Pool Co. of St. Augustine
52 Tuscan Way Suite 202 Box # 243
St. Augustine, FL 32092
904-788-3111
staugustine@asppoolco.com
www.ASPSTAugustine.com

Invoice



904-788-3111 CPC# 1459854
MAINTENANCE REPAIRS RENOVATIONS

BILL TO

Reverie Six Mile E CDD
Evergreen Lifestyle Mgt
1408 Hamlin Avenue
Unit E
St. Cloud, FL 34771

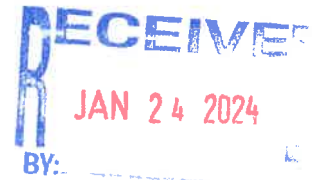
INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
5601	01/24/2024	\$755.50	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	AMOUNT
01/23/2024	Services	Labor to deep clean pool	200.00
01/23/2024	Services	Install new filters in resort pool and spa	555.50

To pay by check please mail to:
52 Tuscan Way Suite 202 #243
St Augustine, FL 32092.

BALANCE DUE

\$755.50



Dynamic Security Professionals, Inc.

P.O. Box 23861
Jacksonville, FL 32241
EF0001108

Invoice

Date	Invoice #
1/24/2024	43499

Bill To
Six Mile Creek Amenity CDD 475 West Town Place #114 St. Augustine, FL 32092

Location
Reverie 35 Rustic Mill Drive St. Augustine, FL 32092

RECEIVED
JAN 24 2024
BY: _____

P.O. No.	Terms
Colleen	Due on receipt

Quantity	Description	Rate	Amount
1	Customer requested emergency service to remove fire alarm components being affected by mold drywall being removed from location. Removed 2 pull stations and 3 speaker/strobes during repairs. Pull stations will need to be replaced due to corrosion found on terminals.	127.50	127.50
1.5	Trip Fee	127.50	191.25

Thank you for your business.

Sales Tax (6.5%) \$0.00

Total \$318.75

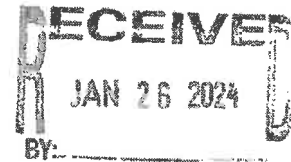
Payments/Credits \$0.00



Invoice

Page	1/1
Date	1/25/2024
Reference	Add Ped Gate Lock Kit
Invoice Number	INV000007000

Hidden Eyes LLC
d/b/a Envera Systems
P.O. Box 2086
Hicksville, NY 11802
(941) 556-0743

**Bill To**

Six Mile Creek CDD
6200 Lee Vista Blvd., Suite 300
Orlando, FL, 32822

Site

Six Mile Creek CDD - Gate
Pacetti Rd.
St. Augustine, FL, 32092

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
002667	C-2173-CO#1	INS	002667G	SCHREIG	Add Ped Gate Lock Kit	0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
INS-CO Install Change Order	1	EA	1,039.39	0.00	0.00	1,039.39
<p>#4 Approved. [Signature] CAM 002-340-53800-34500 Gate(s) Access Control Received 1/31/2024</p>						

If terms permit, where paying by check
Please make payable to Envera Systems
Remit to: P.O. Box 2086 Hicksville, NY 11802

Tax Summary
FL

0.00

Due Date: 2/24/2024

Terms: Net 30 Days

Services	1,039.39
Items	0.00
Subtotal	1,039.39
Less Discount	0.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
Total Due (USD)	1,039.39



MCCALL SERVICE
PO BOX 600730
JACKSONVILLE, FL 32260-0730
800-342-6948

Service Slip/Invoice

INVOICE: 59243522
DATE: 1/25/2024
ORDER: 59243522

Bill To: [77002840]
Six Mile Creek CDD East Parcel Reve
6200 Leevista Blvd
SUITE 300
ORLANDO, FL 32822-5149

Work Location: [77002840] 904-568-2568
SIX MILE CREEK EAST PARCEL
ALEX BOYER
35 RUSTIC MILL DR
ST AUGUSTINE, FL 32092

Work Date	Time	Target Pest	Technician	Time In
1/27/2024	02:24 PM		TABRAHAMSE	02:24 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	1/27/2024	Lic:JE342803	02:58 PM

Service	Description	Price
FL COMM PM	FL COMMERCIAL PEST MGMT	\$75.00
Today, I swept down spiderweb material. I then applied a liquid residual barrier, followed by a granular bait to fortify and protect the exterior perimeter. On the interior, I have treated the kitchen with a liquid residual crack and crevices application, followed by a gelbait to protect from general pests. Moving forward, you will notice a reduction in pest activity. Please allow up to two weeks for applications to take full effect. If you have any questions or comments about today's service, please give our office a call. Thank you for choosing McCall. Tony		
SUBTOTAL		\$75.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$75.00

RECEIVED
JAN 24 2024
BY: _____

AMOUNT DUE \$75.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

REVERIE

AT TRAILMARK

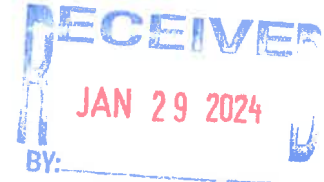
Invoice Number: 10947781
Invoice Date: 1/26/2024
Terms: Net 30
Period Begin: 1/1/2024

Reverie HOA: 100-OSPU

Reverie at TrailMark HOA
Service Address: 35 Day Break Drive
St Augustine, FL 32092

Customer: Six Mile Creek CDD
Total Amount Due: \$798.60

BILLING ADDRESS: FS Residential,
2950 North 28th Terrace, Hollywood, FL 33020
Please indicate on check GL CODE 41011-00



Medical Insurance:
Staff Reverie (East Parcel)

#23 - August Jan 24

Position title	Employee	Amount
Field Operations Mgmt 2.320.538.122	Colleen Specht	72.60
Field Mgmt/Admin 2.340.538.121	Carl Marchand	726.00
	Subtotal	798.60
	Tax	0
	Total	798.60

Approved: _____

Date: _____

[Handwritten signature] *[Handwritten initials]*
1/29/2024



Pay by Phone (844) 752-8845
Phone (904) 209-2700
Fax (904) 209-2718
Toll Free (877) 837-2311

PO Drawer 3006
St. Augustine, FL 32085

SIX MILE CREEK CDD/TRAILMARK SUBDIVISION

Account Number:
556887-141819

Service Address:
255 RUSTIC MILL DR

Service Type:
Commercial

Days in Billing Cycle: 31

Deposit Amount: \$ 0.00

Deposit Date:

Geo Code: WGV

Meter Number: 89952575

Present Read Date: 01/19/2024

Previous Read Date: 12/19/2023

Current Reading: 482

Previous Reading: 477

Gallon Usage (1000s): 0.05

#3
2.746 .528.431

RECEIVED
JAN 24 2024
BY:

Statement Date

01/19/2024

Current Charges Due Date

02/18/2024

Current Month Activity

Services Dates	Service Description	Units	Amount	Total
12/19/23	Amount of Your Last Statement			15.20
1/11/24	Payment - Thank You		-15.20	
	Past Due Balance			0.00
	Water Rates			
	Base Rate	15.01	1.00	15.01
Consumption Fees	0 - 5,000 Gallons	3.81	0.05	0.19
	Water Total		0.05	15.20
	Past Due Balance			0.00
	Current Charges			15.20
	Amount Now Due / Credits			15.20

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

MESSAGE CENTER

In 2022, SJCUD detected 11 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcfl.us/WaterReport/NorthWest.pdf to view your report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

www.sjcutility.us

See reverse for monthly draft options or credit card payments.

Please detach and return with your payment.

FL29539F



ST JOHNS COUNTY UTILITY DEPARTMENT
POST OFFICE DRAWER 3006
ST AUGUSTINE FL 32085-3006

Account Number		Date Due	
556887-141819		02/18/2024	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	15.20	15.20	20.20
Please Enter Amount Paid \$			15.20



Please write your account number on your check and remit to:



SIX MILE CREEK CDD/TRAILMARK SUBDIVISION
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149

ST JOHNS COUNTY UTILITY DEPARTMENT
POST OFFICE DRAWER 3006
ST AUGUSTINE FL 32085-3006



000000141819000000556887000000001520000000002020

☐ Check for Address Change



Pay by Phone (844) 752-8845
Phone (904) 209-2700
Fax (904) 209-2718
Toll Free (877) 837-2311

PO Drawer 3006
St. Augustine, FL 32085

SIX MILE CREEK CDD/TRAILMARK SUBDIVISION

Account Number:
556887-144358

Service Address:
35 RUSTIC MILL DR

Service Type:
Commercial

Days in Billing Cycle: 31

Deposit Amount: \$ 250.00

Deposit Date: 04/22/2022

Geo Code: WGV

Meter Number: 89442386

Present Read Date: 01/19/2024

Previous Read Date: 12/19/2023

Current Reading: 125653

Previous Reading: 121847

Gallon Usage (1000s): 38.06

#5
2-740-570-431

RECEIVED
JAN 24 2024
BY:

Statement Date

01/19/2024

Current Charges Due Date

02/18/2024

Current Month Activity

Services Dates	Service Description	Units	Amount	Total
12/19/23	Amount of Your Last Statement			963.34
1/11/24	Payment - Thank You		-963.34	
	Past Due Balance			0.00
	Water Rates			
	Meter Maintenance Charge	15.00	1.00	15.00
	Base Rate	225.08	1.00	225.08
Consumption Fees	0 - 75,000 Gallons	3.81	38.06	145.01
	Water Total		38.06	385.09
	Wastewater Rates			
	Base Rate	264.40	1.00	264.40
Consumption Fees	0 + Sewer Gallons	6.64	38.06	252.72
	Wastewater Total		38.06	517.12
	Past Due Balance			0.00
	Current Charges			902.21
	Amount Now Due / Credits			902.21

Past Due Balances are subject to a Late Fee of 1.5% or \$5.00, whichever is greater and disconnection of service if not paid.

MESSAGE CENTER

In 2022, SJCUD detected 11 contaminants in the drinking water. All contaminants were at allowable levels & no health based violations were reported. Please go to www.sjcfl.us/WaterReport/NorthWest.pdf to view your report. This report contains important info about the source & quality of your water. To receive a hard copy of the report or if you have any questions please call 904-209-2700.

www.sjcutility.us

See reverse for monthly draft options or credit card payments.

Please detach and return with your payment.

FL29539F



ST JOHNS COUNTY UTILITY DEPARTMENT
POST OFFICE DRAWER 3006
ST AUGUSTINE FL 32085-3006

Account Number		Date Due	
556887-144358		02/18/2024	
Past Due Amount	Current Charges/Credits	Amount Now Due	After Due Date Pay
0.00	902.21	902.21	915.74
Please Enter Amount Paid \$			902.21



Please write your account number on your check and remit to:



SIX MILE CREEK CDD/TRAILMARK SUBDIVISION
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822-5149



ST JOHNS COUNTY UTILITY DEPARTMENT
POST OFFICE DRAWER 3006
ST AUGUSTINE FL 32085-3006



000000144358000000556887000000090221000000091574

☐ Check for Address Change

Smith Electrical Inc.

License# EC13005614

PO Box 9023
St Augustine, FL 32085

Phone # 9048290899 smithelectric08@gmail.com
Fax # 904-829-0259 staugustineelectric.com

Date	Invoice #
1/23/2024	31241

Bill To
Six Mile Creek CDD 6200 Lee Vista Boulevard Suite 300 Orlando, FL 32801 hmcgaffney@gmsnf.com

RECEIVED
JAN 23 2024
BY: _____

			P.O. No.	Rep
			Reverie	CLM
Item	Description	Quantity	Rate	Amount
Job	Remove and replace (4) sockets and (4) LED lamps to repair the existing light fixtures in reverie.		798.77	798.77
RPR	Real Property Repair completed at Reverie			
			Payments/Credits	\$0.00
			Balance Due	\$798.77
			Total	\$798.77



Tree Amigos

Outdoor Services



Invoice

Invoice#: 202271a

Date: 01/30/2024

Billed To: Six Mile Creek CDD
6200 Lee Vista Boulevard
Suite 300
Orlando FL 32822

Project: Six Mile Creek CDD Reverie
1408 Hamlin Ave
Unit E
St. Cloud FL 34771

Description	Quantity	Price	Ext Price
January Monthly Landscaping Maintenance Services	1.00	8,114.43	8,114.43

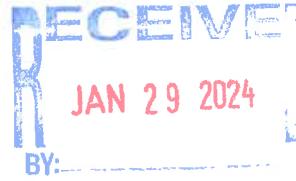
Notes:

Invoice Total: \$8,114.43



Tree Amigos

Outdoor Services



Invoice

Invoice#: 202295

Date: 01/30/2024

Billed To: Six Mile Creek CDD
6200 Lee Vista Boulevard
Suite 300
Orlando FL 32822

Project: Reverie Amenity Center
50 Rustic Mill Dr
St. Augustine FL 32092

Description	Quantity	Price	Ext Price
January Monthly Landscape Maintenance	1.00	2,737.07	2,737.07

Notes:

Invoice Total: \$2,737.07

FOURTH ORDER OF BUSINESS



ABOUT US

SERVICES

NEWS & PUBLICATIONS

District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the [Florida Commission on Ethics' \("COE"\) website](#).

Please share this information with Board Supervisors or include in the next available agenda package.

As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

[Florida Commission on Ethics Training Resources](#)

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

[Office of the Attorney General Training Resources](#)**Compliance**

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file

In addition to Form 1, currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

Kutak Rock's Development and Improvement Districts Practice Group

Kutak Rock's Florida Development and Improvement Districts Practice Group



Jonathan Johnson
Partner

(850) 264-6882



Lindsay Whelan
Partner

(850) 692-7308



Joseph Brown
Partner

(850) 692-7303



Katie Buchanan
Partner

(850) 294-5184



Michael Eckert
Partner

(850) 567-0558



Wesley Haber
Partner

(850) 566-3413



Tucker Mackie
Partner

(850) 692-7300



Sarah Sandy
Partner

(850) 556-5947



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Associate

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Kyle Magee
Associate

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Michelle Rigoni
Associate

(850) 692-7310



Ashley Ligas
Attorney

(850) 692-7300



Cheryl Stuart
Attorney

(850) 692-7300



Betty Zachem
Attorney

(850) 692-7300



kutakrock.com

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This is a publication of Kutak Rock LLP. It is intended to notify our clients and friends of current events and provide general information.

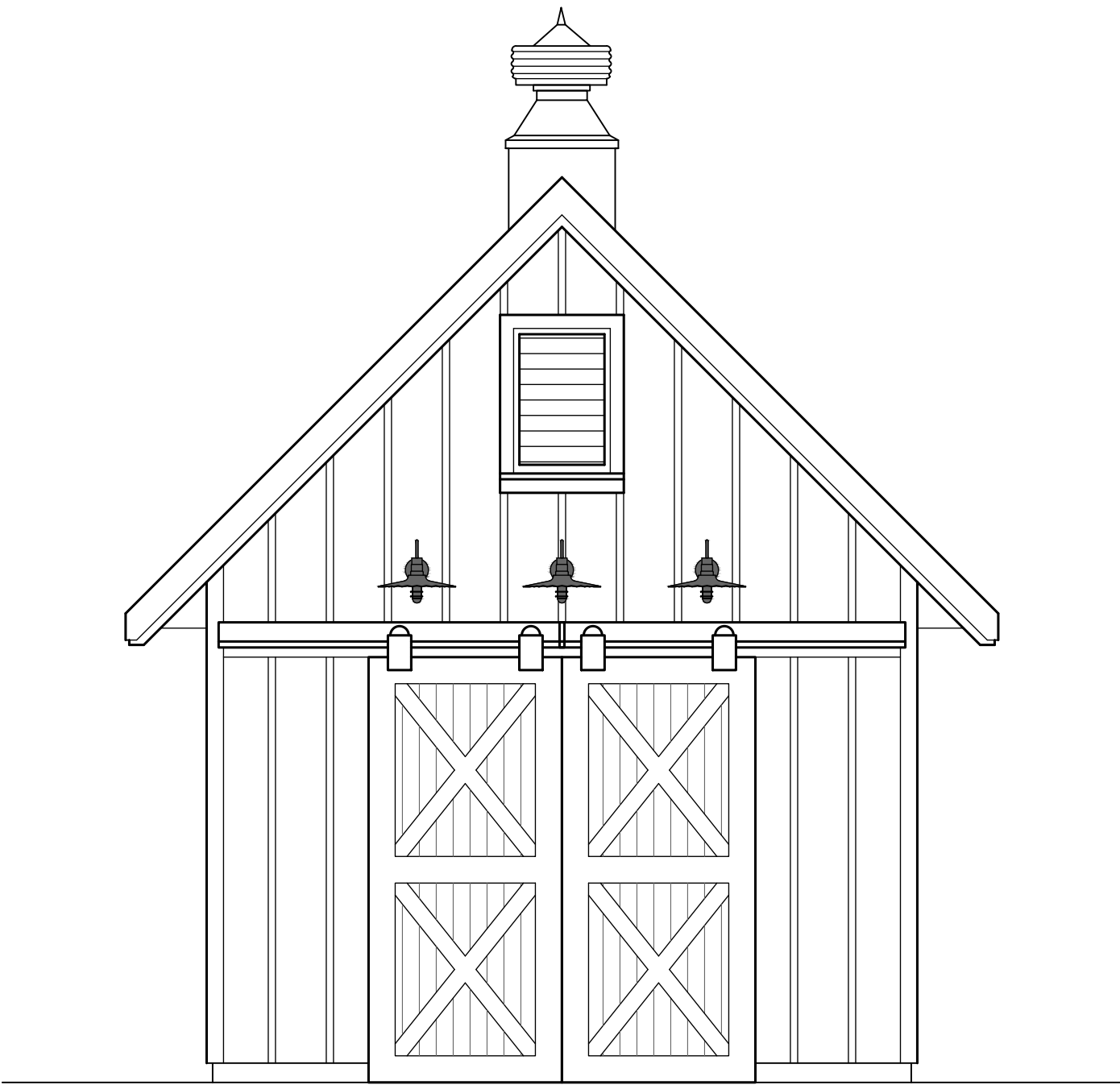
This is not intended, nor should it be used, as specific legal advice, and it does not create an attorney-client relationship.

FIFTH ORDER OF BUSINESS

PERMIT SET

January 31, 2024

REVERIE AT TRAILMARK
MAINTENANCE BARN



ST. JOHNS COUNTY, FLORIDA

P R O J E C T T E A M

ARCHITECTURE & LANDSCAPE
Basham & Lucas Design Group, Inc.
7645 Gate Parkway | Suite 101
Jacksonville, Florida 32256
904.731.2323

OWNER
Six Mile Creek Community Development District
475 West Town Place | Suite 114
St. Augustine, Florida 32092

CIVIL ENGINEER
England Thims & Miller
14774 St. Augustine Road
Jacksonville, Florida 32258
904.642.8990

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
GENERAL	
C1.0	COVER SHEET
C1.1	CODE INFORMATION
SP1.0	ARCHITECTURAL SITE PLANS
STRUCTURAL	
S0	GENERAL NOTES & DESIGN CRITERIA
S1	FOUNDATION & ROOF FRMG PLANS, SECTIONS & DETAILS
S2	SECTIONS AND DETAILS
ARCHITECTURAL	
A1.1	PLANS AND WINDOW & DOOR DETAILS
A2.1	ELEVATIONS & SECTIONS
A3.1	SECTIONS & DETAILS

REVISIONS			
NO.	DATE	DESCRIPTION	NAME

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prepared for DREAM FINDERS HOMES

REVERIE - TRAILMARK

St. Johns County, FL

AMENITY SET

COVER SHEET

BASHAM & LUCAS
DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LN: AA26000586 | LC26000508

MICHAEL T. LUCAS
AR0018514

DRAWN BY	RMA
CHECKED BY	MTL
DATE:	01-31-24
JOB NO.	19-25C

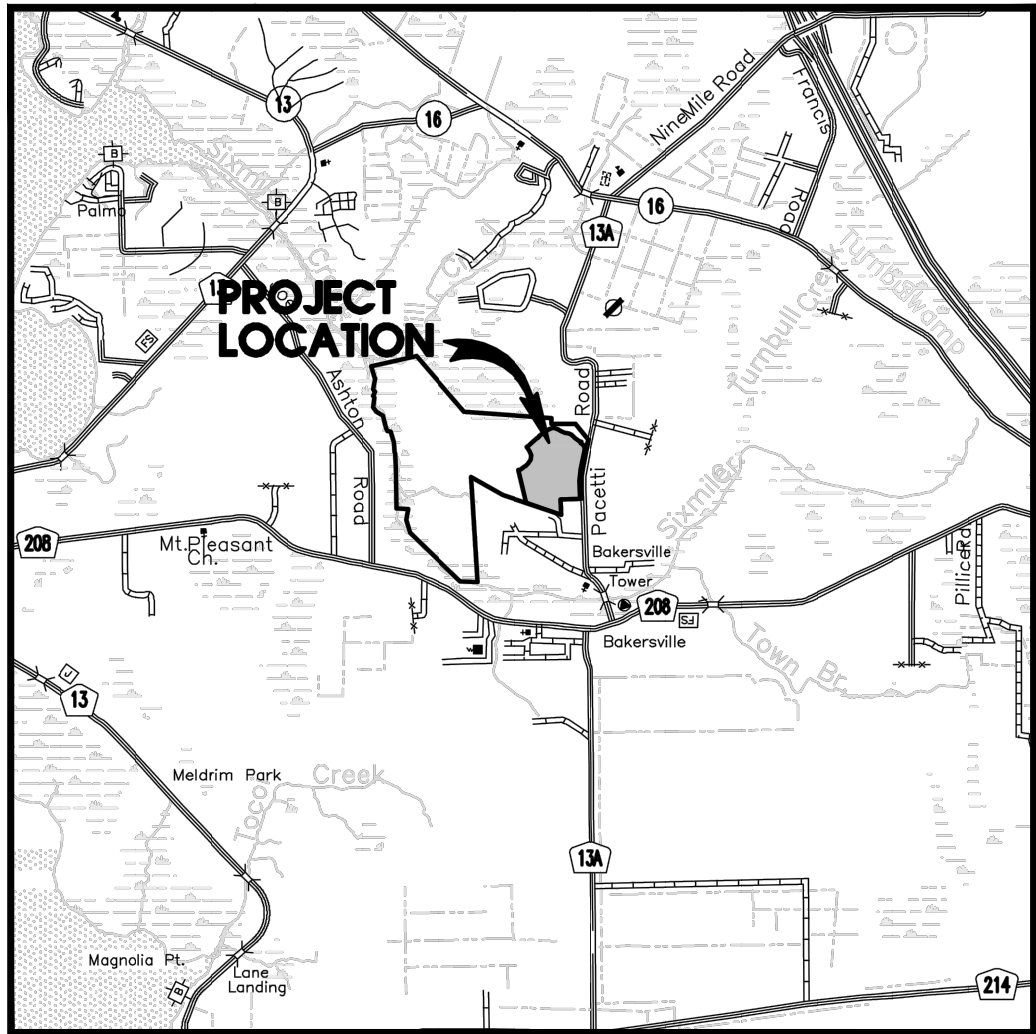
C1.0

PERMIT SET

ACCESS	ACCESSIBLE
ADD'L	ADDITIONAL
ALUM	ALUMINUM
BD	BOARD
BM	BEAM
B.O.	BOTTOM OF
BRG	BEARING
BS	BOTH SIDES
CJ	CONTROL JOINT
CL	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING
CONT	CONTINUOUS
DET	DETAIL
DIA	DIAMETER
DS	DOWNSPOUT
EQ	EQUAL
ELECT	ELECTRICAL (DRAWINGS)
ELEV	ELEVATION
ENG	ENGINEERED
ES	EACH SIDE
EXP	EXPOSED
EXT	EXTERIOR
FAMWB	FLUID APPLIED MEMBRANE WEATHER BARRIER
F'GLASS	FIBERGLASS
F/	FOR
FFE	FINISHED FLOOR ELEVATION
FIN	FINISH, FINISHED, FACE OF FINISH
FLR	FLOOR
FOUND	FOUNDATION
FTG	FOOTING
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
ILO	IN LIEU OF, INSTEAD
INSUL	INSULATION
JT	JOINT

LAV	LAVATORY
MANUF	MANUFACTURER
MET	METAL
MFR	MANUFACTURER
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTG	MOUNTING
NA	NOT APPLICABLE
NC	NO CEILING
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
PE	PRE-ENGINEERED
PF	PREFINISHED
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING (DRAWINGS)
PT	PRESSURE TREATED
PTD	PAINTED
PR	PAIR
RE	REFER TO
REINF	REINFORCE (D)(ING)
R.O.	ROUGH OPENING
SCHED	SCHEDULE(D)
SF	SQUARE FOOT
SI	SQUARE INCH(ES)
SIM	SIMILAR
SPECS	SPECIFICATIONS
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL (DRWGS)
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
T.O.	TOP OF
TYP	TYPICAL FOR SIMILAR CONDITIONS
UNO	UNLESS NOTED OTHERWISE
W/	WITH
WP	WORK POINT
WWF	WELDED WIRE FABRIC
WD	WOOD

PROJECT LOCATION



CODE INFORMATION

APPLICABLE CODES AND REGULATIONS:

BUILDING	2023 FLORIDA BUILDING CODE – 8th EDITION
MECHANICAL	2023 FLORIDA BUILDING CODE – 8th EDITION
PLUMBING	2023 FLORIDA BUILDING CODE – 8th EDITION
ELECTRICAL	2020 NATIONAL ELECTRIC CODE
ACCESSIBILITY	2023 FLORIDA BUILDING CODE – 8th EDITION
FIRE	FLORIDA FIRE PREVENTION CODE – 8th EDITION

CODE REVIEW:

BUILDING USE:	MAINTENANCE BARN
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CHAPTER 3 – USE AND OCCUPANCY CLASSIFICATION

OCCUPANCY CLASSIFICATION:	GROUP U, UTILITY & MISCELLANEOUS (FBC 312)
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CHAPTER 5 – GENERAL BUILDING HEIGHTS AND AREAS

BUILDING HEIGHT:	<u>ALLOWABLE HEIGHT:</u> 1 STORY – 40'-0" (TABLE 504.3 & TABLE 504.4) <u>ACTUAL HEIGHT :</u> 1 STORY – 17'-7", TO HIGHEST POINT OF ROOF
BUILDING SQ.FT.:	<u>ALLOWABLE AREA:</u> = 5,500 S.F. (TABLE 506.2) <u>ACTUAL AREA:</u> 170 S.F.

CHAPTER 6 – TYPES OF CONSTRUCTION

CONSTRUCTION TYPE:	TYPE 5B, UNSPRINKLED														
FIRE RESISTANCE RATING:	<u>FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601)</u> <table><thead><tr><th><u>BUILDING ELEMENT</u></th><th><u>RATING (IN HOURS)</u></th></tr></thead><tbody><tr><td>PRIMARY STRUCTURAL FRAME</td><td>0</td></tr><tr><td>BEARING WALLS (INTERIOR / EXTERIOR)</td><td>0</td></tr><tr><td>NON BEARING WALLS EXTERIOR</td><td>0</td></tr><tr><td>NON BEARING WALLS INTERIOR</td><td>0</td></tr><tr><td>FLOOR CONSTRUCTION</td><td>0</td></tr><tr><td>ROOF CONSTRUCTION</td><td>0</td></tr></tbody></table>	<u>BUILDING ELEMENT</u>	<u>RATING (IN HOURS)</u>	PRIMARY STRUCTURAL FRAME	0	BEARING WALLS (INTERIOR / EXTERIOR)	0	NON BEARING WALLS EXTERIOR	0	NON BEARING WALLS INTERIOR	0	FLOOR CONSTRUCTION	0	ROOF CONSTRUCTION	0
<u>BUILDING ELEMENT</u>	<u>RATING (IN HOURS)</u>														
PRIMARY STRUCTURAL FRAME	0														
BEARING WALLS (INTERIOR / EXTERIOR)	0														
NON BEARING WALLS EXTERIOR	0														
NON BEARING WALLS INTERIOR	0														
FLOOR CONSTRUCTION	0														
ROOF CONSTRUCTION	0														

CHAPTER 7 – FIRE AND SMOKE PROTECTION FEATURES

EXTERIOR WALL OPENINGS	<u>TABLE 705.8 – MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE</u> THIS BUILDING HAS A FIRE SEPARATION DISTANCE OF 30'-0" OR GREATER ON ALL SIDES AND THEREFORE IS PERMITTED TO HAVE UNLIMITED OPENINGS IN THE FACADE.
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CHAPTER 9 – FIRE PROTECTION SYSTEMS

FIRE EXTINGUISHERS	<u>TABLE 906.3(1) – BUILDING HAS BEEN ASSUMED AS AN ORDINARY (MODERATE) HAZARD OCCUPANCY.</u>
FIRE ALARM	<u>SECTION 907.2.1 – BUILDING IS NOT REQUIRED TO HAVE A MANUAL FIRE ALARM SYSTEM.</u>

CHAPTER 10 – MEANS OF EGRESS

EGRESS CALCULATIONS:

STORAGE :	1 OCCUPANT x 0.2 = 0.2" REQUIRED EGRESS WIDTH EGRESS PROVIDED = 33" CLEAR NOTE: PER FBC TABLE 1006.2.1, OCCUPANT LOAD IS LESS THAN 49 AND ONE EXIT ACCESS DOOR IS PERMITTED FROM THIS SPACE.
-----------	--

SYMBOLS LEGEND

	DETAIL NUMBER
	DRAWING SHT.
	BUILDING SECTION REF.
	WALL SECTION REF.
	KEYNOTE NUMBER
	KEYNOTE REFERENCE
	ACCESSORY LETTER
	TOILET ACCESSORY REFERENCE
	DOOR NUMBER
	DOOR REFERENCE
	ROOM NAME
	ROOM REFERENCE
	ROOM NUMBER
	WINDOW LETTER
	WINDOW REFERENCE
	WP-WORK POINT

LIGHTING LEGEND

	RECESSED DOWNLIGHT
--	--------------------

MATERIAL LEGEND

	DETAIL: GYPSUM BOARD, STUCCO ELEVATION: STUCCO FINISH
	PLAN: 2X2 ACT CEILING
	ELEVATION: STANDING SEAM METAL ROOFING
	DETAIL/SECTION: EXT. SHEATHING
	DETAIL/SECTION: SPRAY FOAM
	DETAIL/SECTION: WOOD TRIM
	DETAIL/SECTION: WOOD SHEATHING
	DETAIL/SECTION: EARTH
	DETAIL/SECTION: CONCRETE

REVISIONS

NO.	DATE	DESCRIPTION	NAME

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prepared for DREAM FINDERS HOMES

REVERIE - TRAILMARK

St. Johns County, FL

AMENITY SET

ABBREVIATIONS, LEGEND & CODE INFORMATION

BASHAM & LUCAS

DESIGN GROUP, INC.

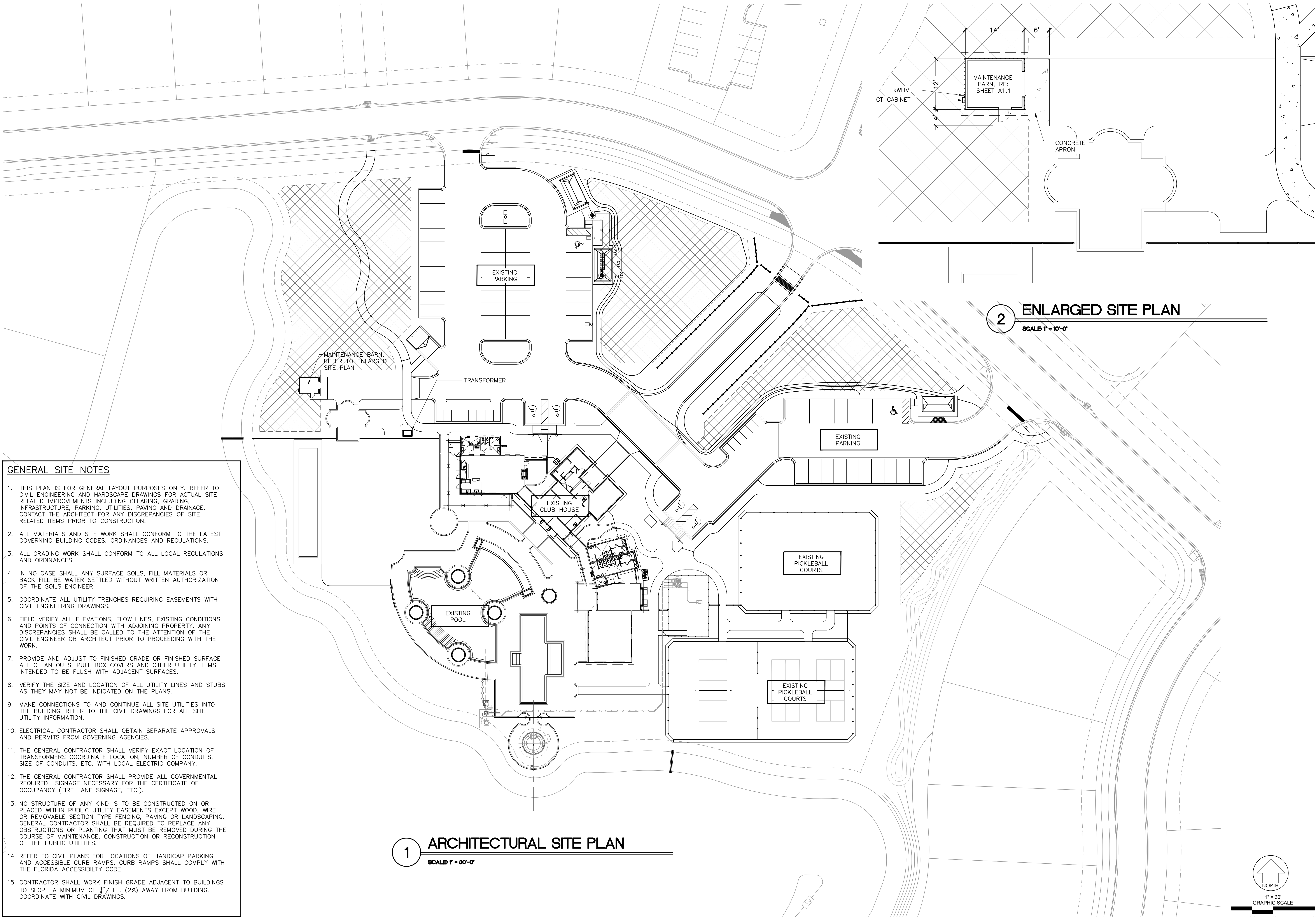
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CHECKED BY MTL
DATE: 01-31-24
JOB NO. 19-25C

C1.1

PERMIT SET



GENERAL SITE NOTES

1. THIS PLAN IS FOR GENERAL LAYOUT PURPOSES ONLY. REFER TO CIVIL ENGINEERING AND HARDSCAPE DRAWINGS FOR ACTUAL SITE RELATED IMPROVEMENTS INCLUDING CLEARING, GRADING, INFRASTRUCTURE, PARKING, UTILITIES, PAVING AND DRAINAGE. CONTACT THE ARCHITECT FOR ANY DISCREPANCIES OF SITE RELATED ITEMS PRIOR TO CONSTRUCTION.
2. ALL MATERIALS AND SITE WORK SHALL CONFORM TO THE LATEST GOVERNING BUILDING CODES, ORDINANCES AND REGULATIONS.
3. ALL GRADING WORK SHALL CONFORM TO ALL LOCAL REGULATIONS AND ORDINANCES.
4. IN NO CASE SHALL ANY SURFACE SOILS, FILL MATERIALS OR BACK FILL BE WATER SETTLED WITHOUT WRITTEN AUTHORIZATION OF THE SOILS ENGINEER.
5. COORDINATE ALL UTILITY TRENCHES REQUIRING EASEMENTS WITH CIVIL ENGINEERING DRAWINGS.
6. FIELD VERIFY ALL ELEVATIONS, FLOW LINES, EXISTING CONDITIONS AND POINTS OF CONNECTION WITH ADJOINING PROPERTY. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE CIVIL ENGINEER OR ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
7. PROVIDE AND ADJUST TO FINISHED GRADE OR FINISHED SURFACE ALL CLEAN OUTS, PULL BOX COVERS AND OTHER UTILITY ITEMS INTENDED TO BE FLUSH WITH ADJACENT SURFACES.
8. VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS AS THEY MAY NOT BE INDICATED ON THE PLANS.
9. MAKE CONNECTIONS TO AND CONTINUE ALL SITE UTILITIES INTO THE BUILDING. REFER TO THE CIVIL DRAWINGS FOR ALL SITE UTILITY INFORMATION.
10. ELECTRICAL CONTRACTOR SHALL OBTAIN SEPARATE APPROVALS AND PERMITS FROM GOVERNING AGENCIES.
11. THE GENERAL CONTRACTOR SHALL VERIFY EXACT LOCATION OF TRANSFORMERS COORDINATE LOCATION, NUMBER OF CONDUITS, SIZE OF CONDUITS, ETC. WITH LOCAL ELECTRIC COMPANY.
12. THE GENERAL CONTRACTOR SHALL PROVIDE ALL GOVERNMENTAL REQUIRED SIGNAGE NECESSARY FOR THE CERTIFICATE OF OCCUPANCY (FIRE LANE SIGNAGE, ETC.).
13. NO STRUCTURE OF ANY KIND IS TO BE CONSTRUCTED ON OR PLACED WITHIN PUBLIC UTILITY EASEMENTS EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING, PAVING OR LANDSCAPING. GENERAL CONTRACTOR SHALL BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF THE PUBLIC UTILITIES.
14. REFER TO CIVIL PLANS FOR LOCATIONS OF HANDICAP PARKING AND ACCESSIBLE CURB RAMPS. CURB RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE.
15. CONTRACTOR SHALL WORK FINISH GRADE ADJACENT TO BUILDINGS TO SLOPE A MINIMUM OF 1/4" / FT. (2%) AWAY FROM BUILDING. COORDINATE WITH CIVIL DRAWINGS.

REVISIONS

NO.	DATE	DESCRIPTION	NAME

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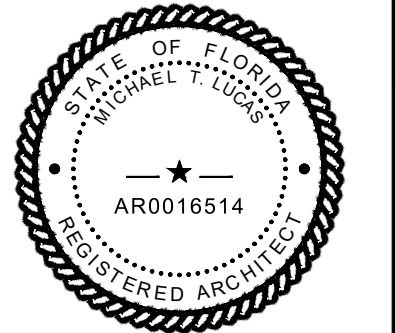
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CHECKED BY MTL
DATE: 01-31-24
JOB NO. 19-25C

SP1.0

PERMIT SET

DESIGN CRITERIA

THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION. REFERENCE TO OTHER STANDARD SPECIFICATIONS OR CODES SHALL MEAN THE LATEST PUBLICATION.

FOUNDATIONS ARE DESIGNED FOR AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2,000 PSF.

SUPERIMPOSED LIVE LOADS:
ROOFS AND CANOPIES: (REDUCIBLE)20 PSF

WIND LOADS:
ULTIMATE WIND SPEED132 MPH
NOMINAL WIND SPEED103 MPH
MEAN ROOF HEIGHT12 FT
RISK CATEGORYII
WIND EXPOSUREC
ENCLOSURE CLASSIFICATIONENCLOSED
INTERNAL PRESSURE COEFFICIENT± 0.18
DIRECTIONALITY FACTOR (Kd)0.85
SHAPE FACTORSPER CODE

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION. IMPACT RESISTANT GLAZING IS NOT REQUIRED.

CONCRETE

ALL CONCRETE PROPORTIONING, MIXING, TRANSPORTATION, PLACING, AND CURING SHALL CONFORM TO ACI 301.

ALL CONCRETE SHALL BE LABORATORY DESIGNED AND CONTROLLED TO MEET THE REQUIREMENTS OF ACI 318 AND THE PROJECT'S DESIGN BUILDING CODE.

USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IS CONCRETE IS PROHIBITED.

CONCRETE SHALL CONFORM TO THE FOLLOWING:
F_c @ 28 DAYS TYPE AGGREGATE LOCATION W/C RATIO (MAX)
3,000 NORMAL WEIGHT SLAB-ON-GRADE 0.55
3,000 NORMAL WEIGHT ALL OTHER CONCRETE 0.55

THE AIR CONTENT IN ALL CONCRETE EXPOSED TO WEATHER SHALL BE BETWEEN 1% & 4%.

CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS NOTED BELOW, OR PER LATEST ACI 318 FOR CONDITIONS OTHER THAN THOSE LISTED:

CONCRETE CAST AGAINST EARTH.....3"
SLABS ON GRADE.....2" FROM TOP
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
SLABS & WALLS NOT EXPOSED TO EARTH OR WEATHER.....1"

CHAMFER ALL EXPOSED CORNER 3/4" MINIMUM.

ALL HOOKS CALLED FOR IN STRUCTURAL DRAWINGS SHALL BE ACI STANDARD HOOKS, UNO.

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 UNO.

ALL WELDED WIRE MESH SHALL CONFORM TO ASTM A185. LAP TWO SQUARES AT SPLICES.

DO NOT WELD REINFORCING STEEL UNLESS APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.

TIE ALL REINFORCING STEEL AND EMBEDS SECURELY IN PLACE PRIOR TO PLACING CONCRETE. THE CONTRACTOR SHALL PROVIDE SUPPORTS TO MAINTAIN THE REQUIRED REINFORCING POSITION. "WET STICKING" DOWELS INTO CONCRETE IS NOT PERMITTED.

THE CONTRACTOR SHALL COMPARE THE STRUCTURAL PLANS AND DETAILS WITH THE ARCHITECTURAL PLANS AND DETAILS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS.

ALL REINFORCING SHALL HAVE AN ACI CLASS B SPLICE AT BAR LAPS.

FOUNDATIONS

A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT SHALL INSPECT AND ASSURE THE ADEQUACY OF ALL SUBGRADES, FILLS, AND BACKFILLS BEFORE PLACEMENT OF FOUNDATIONS, FOOTINGS, SLABS, ETC. WRITTEN ACCEPTANCE OF THE WORK INSPECTED AND VERIFICATION OF ASSUMED SOIL BEARING PRESSURE SHALL BE SUBMITTED TO THE ARCHITECT AND STRUTURAL ENGINEER.

WHERE FOOTING STEPS ARE REQUIRED, THE STEPS SHALL BE NO STEEPER THAN ONE VERTICAL TO TWO HORIZONTAL, UNO ON PLAN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING THE REQUIRED FOOTING STEP LOCATIONS.

SUPPLEMENTARY NOTES

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS, ETC. THE STRUCTURAL ELEMENTS ARE NOT CONSIDERED STABLE UNTIL THE STRUCTURE IS COMPLETE.

REVIEW OF THE SUBMITTAL INFORMATION SHALL BE FOR GENERAL REQUIREMENTS OF THE PROJECT, AND SHALL NOT INCLUDE CHECKING OF DETAILED DIMENSIONS OR DETAILED QUANTITIES, NOR REVIEW OF THE CONTRACTOR'S SAFETY MEASURES ON OF OFF THE WORKSITE OR THE MEANS AND METHODS OF DOING ANY WORK.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND ARCHITECTURAL AND STRUCTURAL PLAN DIMENSIONS AND ELEVATIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE STRUCTURAL ENGINEER OF ANY CONFLICTS.

ALL STRUCTURAL OPENINGS AROUND OR AFFECTED BY MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT SHALL BE VERIFIED WITH EQUIPMENT PURCHASED BEFORE PROCEEDING WITH STRUCTURAL WORK AFFECTED.

ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF THE PROJECT.

GENERAL CONTRACTOR MUST REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO SUBMITTAL TO ARCHITECT/ENGINEER. SUBMITTALS WHICH DO NOT CONTAIN THE CONTRACTOR'S SHOP DRAWING STAMP OR HAVE BEEN MERELY "RUBBER STAMPED" SHALL BE RETURNED WITHOUT REVIEW. CONTRACTOR SHOULD ALLOW TWO WEEKS FOR SUBMITTAL REVIEW.

CONTRACTOR SHALL NOT ORDER MATERIAL OR COMMENCE WITH CONSTRUCTION UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED. WORK DONE OR ORDERS PLACED BEFORE SHOP DRAWING APPROVAL IS AT THE CONTRACTOR'S RISK.

THE PROJECT'S STRUCTURAL DRAWINGS AND ELECTRONIC FILES ARE THE PROPERTY OF LOWE STRUCTURES, INC. THE CONTRACTOR AND SUBCONTRACTOR SHALL COMPENSATE LOWE STRUCTURES, INC. FOR THE USE OF THE PROJECT'S CAD FILES FOR ANY PURPOSE INCLUDING SHOP DRAWING PREPARATION.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. DIMENSIONS SHOWN ON ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS WILL CONTROL.

WOOD

CLIPS, CONNECTIONS, HANGERS, HOLD-DOWNS, ETC. SHOWN ON THESE DRAWINGS ARE SIMPSON STRONG-TIE CONNECTORS, UNO. FASTENERS OF OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THE LOAD VALUES OF THE SUBSTITUTED FASTENER FOR GROUP II WOOD SPECIES EQUALS OR EXCEEDS THE SPECIFIED FASTENER.

NAILING OF ALL MEMBERS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE. SEE CODE FOR TABLE.

ALL SLEEPERS AND SILLS SHALL BE MADE OF PRESSURE TREATED WOOD.

AT OPENINGS 6' OR LESS PROVIDE ONE STUD UNDER HEADER. AT OPENINGS OVER 6' PROVIDE 2 STUDS UNDER HEADER. STUDS FULL HEIGHT EACH SIDE OF EXTERIOR OPENINGS SHALL EQUAL ONE HALF THE NUMBER OF STUDS INTERRUPTED BY THE OPENING ROUNDED UP (I.E., IF 5 STUDS ARE INTERRUPTED BY THE OPENING PROVIDE 3 FULL HEIGHT STUDS EACH SIDE OF THE OPENING IN ADDITION TO THE STUDS UNDER THE HEADER).

AT OPENINGS, PROVIDE 1-LSTA12 SIMPSON STRAP TO STUDS EACH END OF HEADERS. PROVIDE 2 HEADER STRAPS AT OPENINGS 6' AND GREATER. MOVE REQUIRED (SEE SCHED) FLOOR TO FLOOR STRAPS BENEATH OPENING TO EACH SIDE OF OPENING (ONE HALF EACH SIDE). ALSO, PROVIDE LIT20 FOUNDATION HOLDDOWN TO STUDS EACH SIDE OF OPENINGS 6' AND GREATER.

SILL PLATE BOLT AND ANCHOR BOLT WASHERS SHALL BE 1/8"x2"x2" AT BEARING LOCATIONS WITH UPLIFT.

ROOF SHEATHING SHALL BE 5/8" MINIMUM APA RATED SHEATHING, EXPOSURE 1 WITH 40/20 SPAN RATING.

WALL SHEATHING SHALL BE 7/16" MINIMUM APA RATED SHEATHING, EXPOSURE 1 WITH 24/16 SPAN RATING. SHEATHING MAY BE ORIENTED VERTICALLY OR HORIZONTALLY FOR FLEXIBLE WALL FINISHES. SHEATHING MUST BE ORIENTED HORIZONTALLY FOR BRITTLE WALL FINISHES (STUCCO) UNLESS STRUCTURAL 1 RATED SHEATHING OR 15/32" 5-PLY/5-LAYER PLYWOOD OR 15/32" OSB IS USED.

NON SHEAR WALL WOOD WALL SHEATHING SHALL BE UNBLOCKED. FASTEN SHEATHING TO STUDS W/8d @ 6" OC AT PANEL EDGES AND AT 6" OC AT INTERMEDIATE SUPPORTS. FOR NAILING REQUIREMENTS AT SHEAR WALLS, SEE SHEAR WALL SCHEDULE.

ROOF DECKING SHALL BE NAILED WITH 10d RINGSHANK NAILS AT 5/8" DECK. SPACE NAILS AT 6" AT SUPPORTED EDGES OF DECK (4" AT EXTERIOR WALLS) AND 6" SPACING AT INTERMEDIATE SUPPORTS.

PROVIDE A MINIMUM OF 3 STUDS UNDER BEAMS OR GIRDER TRUSSES CARRYING FLOOR OR ROOF LOADS.

ROOF JOIST SHALL BE Laterally supported at the ends by solid blocking or diagonal struts. Such bridging may be omitted where end of joist is nailed to a header, band joist or to an adjoining stud. Also provide solid blocking or diagonal struts at 8'-0" maximum spacing.

HEADERS SHALL BE (3)-2x8, UNO. SEE S/2 FOR BUILT-UP BEAM DETAIL.

HOLES AND NOTCHES MUST BE APPROVED BY THE ENGINEER. IF APPROVED THE NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED ONE-FOURTH THE DEPTH. HOLES BORED FOR PIPE OR CABLE SHALL NOT BE WITHIN THE TOP OR BOTTOM THIRD OF THE JOIST DEPTH AND THE DIAMETER OF SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE JOIST DEPTH NOTCHES FOR PIPES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE-SIXTH THE JOIST DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN.

STRESS GRADE: SOUTHERN PINE NO. 2 OR ENGINEER APPROVED EQUAL. ALL DESIGN VALUES ARE UNDER NORMAL LOADING AND IN DRY CONDITIONS OF SERVICE. SYP MAY BE SUBSTITUTED FOR SPF.

PRESSURE-TREAT LUMBER IN ACCORDANCE WITH THE MANUAL OF RECOMMENDED PRACTICE OF THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA).

ALL FASTENERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE MADE OF TYPE 304 OR TYPE 316 STAINLESS STEEL UNLESS THE LUMBER IS TREATED WITH CCA-C OR SBX (DOT), BUT NOT SBX (DOT) WITH SODIUM SILICATE (NaSiO2).

UNLESS OTHERWISE NOTED, USE THE FOLLOWING MINIMUM GRADE OF LUMBER FOR FRAMING.
FRAMING MINIMUM GRADE
SILL ON FOUNDATION WALLS OR NO. 3 SYP
SLAB ON GRADE

JOISTS, RAFTERS & HEADERS NO. 2 SYP

PLATES, CAPS & BUCKS NO. 2 SYP

STUDS SEE SCHEDULE

WOOD TRUSSES

TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS INDICATING ACTUAL TRUSS LAYOUT, DESIGN, WIND UPLIFT AT BEARING LOCATIONS, NUMBER AND TYPES OF TRUSSES, ETC. SHOP DRAWINGS AND CALCULATIONS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. TRUSS MANUFACTURER SHALL COORDINATE AND VERIFY ALL TRUSS DIMENSIONS AND DESIGNS WITH ARCHITECT'S DRAWINGS.

ROOF FRAMING PLAN AND TRUSS TYPES ARE DIAGRAMMATIC AND ARE INTENDED TO INDICATE DESIGN CONCEPT ONLY FOR ROOF CONFIGURATION.

TRUSSES SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH ANSI/TPI1 "NATIONAL DESIGN STANDARDS FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION".

ROOF TRUSS DESIGN CRITERIA
LIVE LOAD SEE DESIGN CRITERIA THIS SHEET
DEAD LOAD 20 PSF

BRACE BOTTOM CHORD AS REQUIRED FOR WIND UPLIFT.

COORDINATE ROOF AND FLOOR TRUSS LOCATIONS/CONFIGURATION WITH PLUMBING WALLS AND HVAC EQUIPMENT SO AS TO AVOID CONFLICTS. SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF DUCTS, STACKS, PIPES, ETC.

TEMPORARY TRUSS BRACING SHALL BE INSTALLED IN ACCORDANCE WITH "RECOMMENDED DESIGN SPECIFICATIONS FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" (TPI-DSB) AND "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" (TIB-HIB). INSTALL ALL WEB BRACING REQUIRED BY THE TRUSS DESIGNER. TEMPORARY BOTTOM CHORD AND WEB BRACING SHALL REMAIN PERMANENTLY IN PLACE.

POST INSTALLED ANCHORS

POST- INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE EOR PRIOR TO INSTALLING POST- INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE EOR ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT.

CONCRETE ANCHORS

- MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE :
 - SIMPSON STRONG TIE "TITEN-HD"
 - SIMPSON STRONG TIE "TITEN"
 - SIMPSON STRONG TIE "TORQ-CUT"
 - HILTI "KWIK BOLT 3"
 - DEWALT "SCREW-BOLT +"
- ADHESIVE ANCHORS: SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI355.4 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE :
 - HILTI "HY 200-A"
 - SIMPSON "SET - XP"
 - SIMPSON "SET-3G"
 - DEWALT "PURE 110+"
- POWDER AND GAS ACTUATED FASTENERS:SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED MECHANICAL ANCHORS INCLUDE :
 - SIMPSON STRONG TIE "POWER DRIVEN FASTENERS"
 - SIMPSON STRONG TIE "GAS ACTUATED FASTENERS"

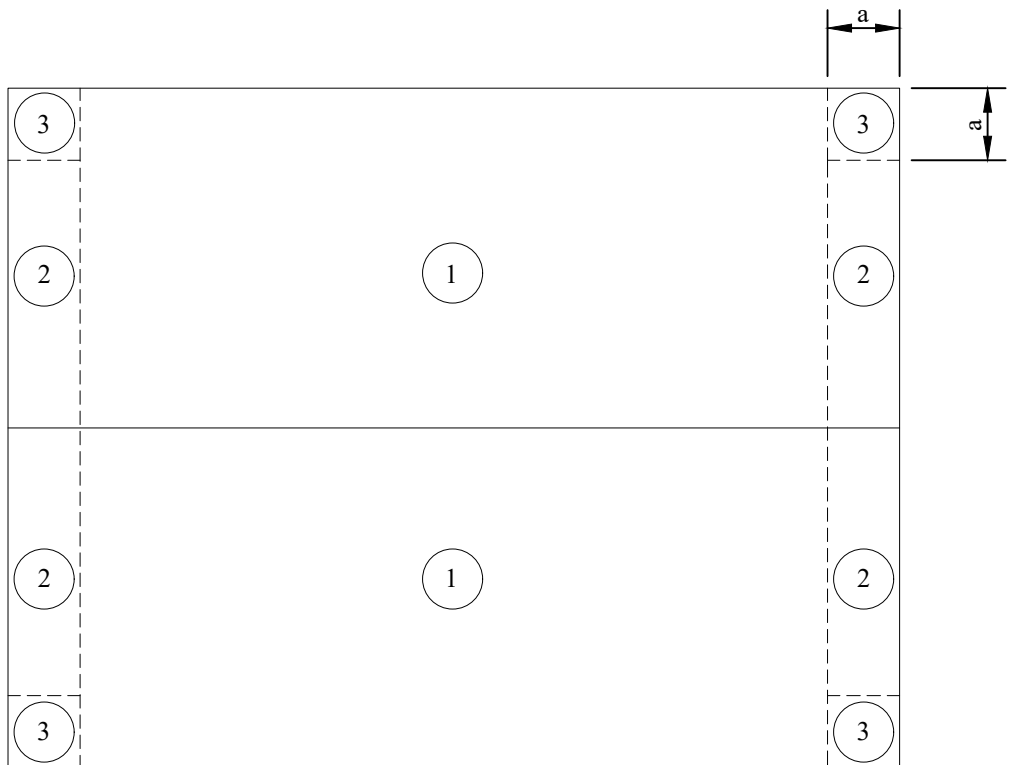
MASONRY ANCHORS

- MECHANICAL ANCHORS:SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC01 OR AC106. PRE-APPROVED MECHANICAL ANCHORS INCLUDE :
 - SIMPSON STRONG TIE "TITEN-HD"
 - SIMPSON STRONG TIE "TITEN"
 - BUILDEX "TAPCON"
 - HILTI "KWIK BOLT 3"
 - DEWALT "SCREW-BOLT +"
- ADHESIVE ANCHORS: SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED ADHESIVE ANCHORS INCLUDE :
 - HILTI "HY 270"
 - SIMPSON "SET-3g"
 - SIMPSON "200-A"
 - DEWALT "AC100+ GOLD"

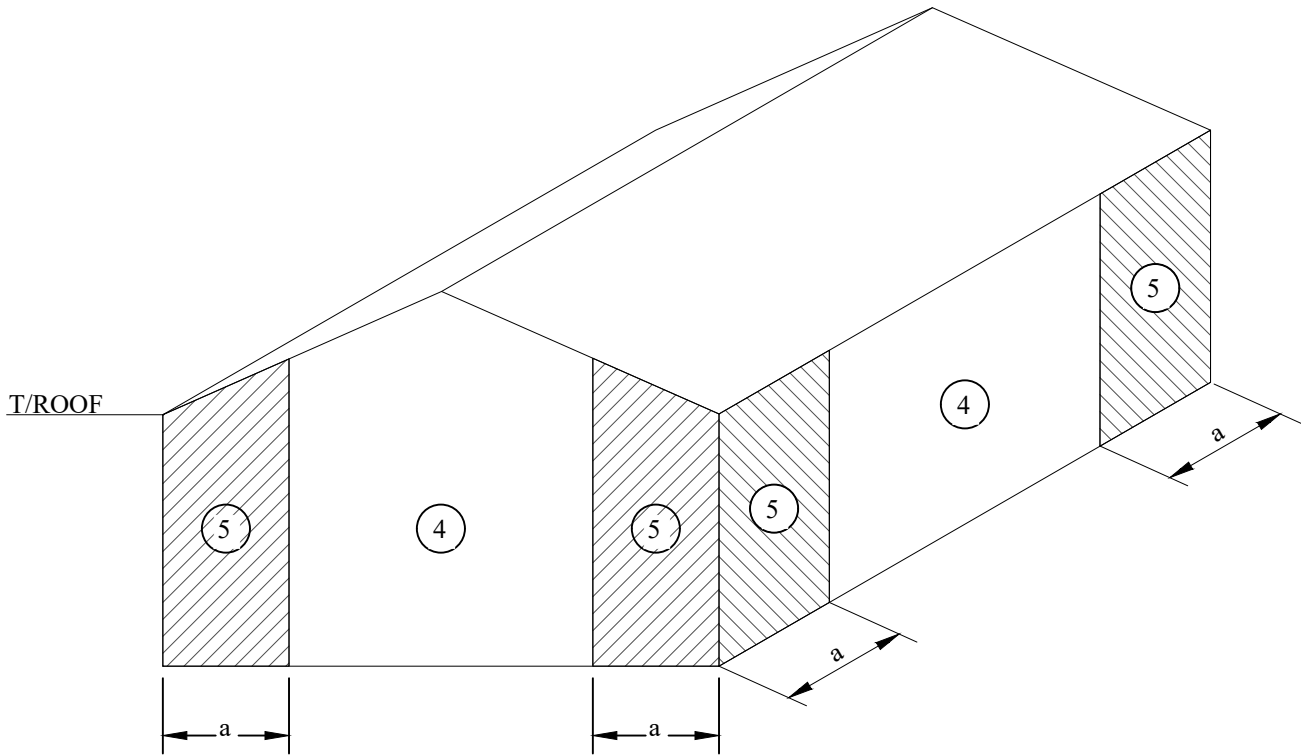
ANCHORS INSTALLED IN CONCRETE MASONRY SHALL BE INSTALLED INTO SOLID GROUTED CONCRETE MASONRY.

ADHESIVE ANCHORS SHALL BE INSTALLED WITH 12 BAR DIAMETER EMBEDMENT MINIMUM UNO.

COMPONENT & CLADDING DESIGN WIND PRESSURES (PSF)			
ROOF			
ZONE	10 SF	50 SF	100 SF
ALL ZONES	+34.9	+27.9	+24.9
1	-63.9	-41.3	-31.6
2	-70.4	-53.0	-45.5
3	-86.5	-60.5	-49.3
OVERHANG			
1	-93.6	-67.0	-55.6
2	-100.0	-78.7	-69.5
3	-125.9	-91.9	-77.3
WALLS			
ZONE	10 SF	100 SF	500 SF
ALL ZONES	+38.1	+32.4	+28.4
4	-41.3	-35.6	-31.6
5	-51.0	-39.9	-31.6
NOTES: 1. TABLE PRESSURES ARE FOR THE SQUARE FOOT (SF) TRIBUTARY AREA SHOWN. FOR OTHER TRIBUTARY AREAS, LINEARLY INTERPOLATE BETWEEN VALUES SHOWN ABOVE. 2. POSITIVE PRESSURES ACT TOWARD THE BUILDING. NEGATIVE PRESSURES ACT AWAY FROM THE BUILDING. 3. SEE DIAGRAMS FOR ZONE LOCATIONS. 4. ALL PRESSURES SHOWN ARE ULTIMATE PRESSURES.			
a = 3'-0"			



ROOF PLAN (GENERIC BUILDING SHOWN)



WALLS (GENERIC BUILDING SHOWN)
h ≤ 60' & ALT DESIGN h < 90'

1

WIND PRESSURE DIAGRAMS

SCALE: NTS

REVISIONS

NO.	DATE	DESCRIPTION	NAME

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St. Johns County, FL

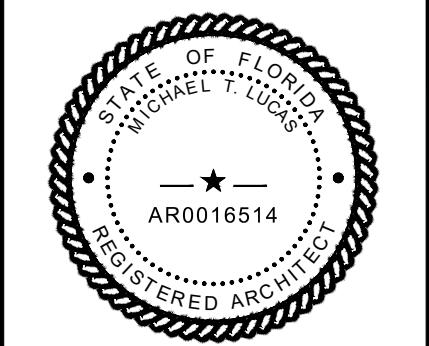
AMENITY SET

GENERAL NOTES AND DESIGN CRITERIA



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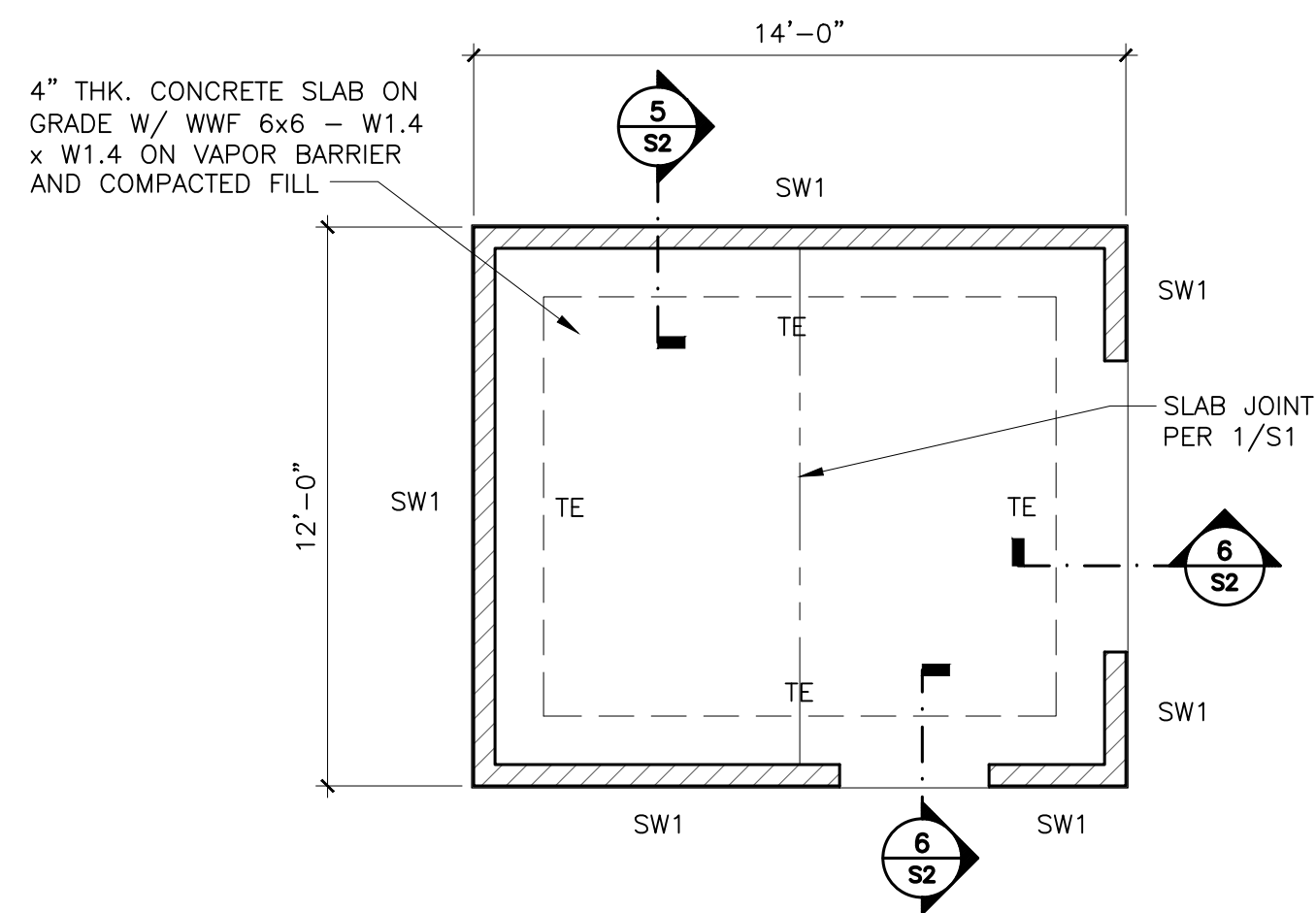


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AR0016514

DRAWN BY RMA
CHECKED BY MTL
DATE: 01-31-24
JOB NO. 19-25C

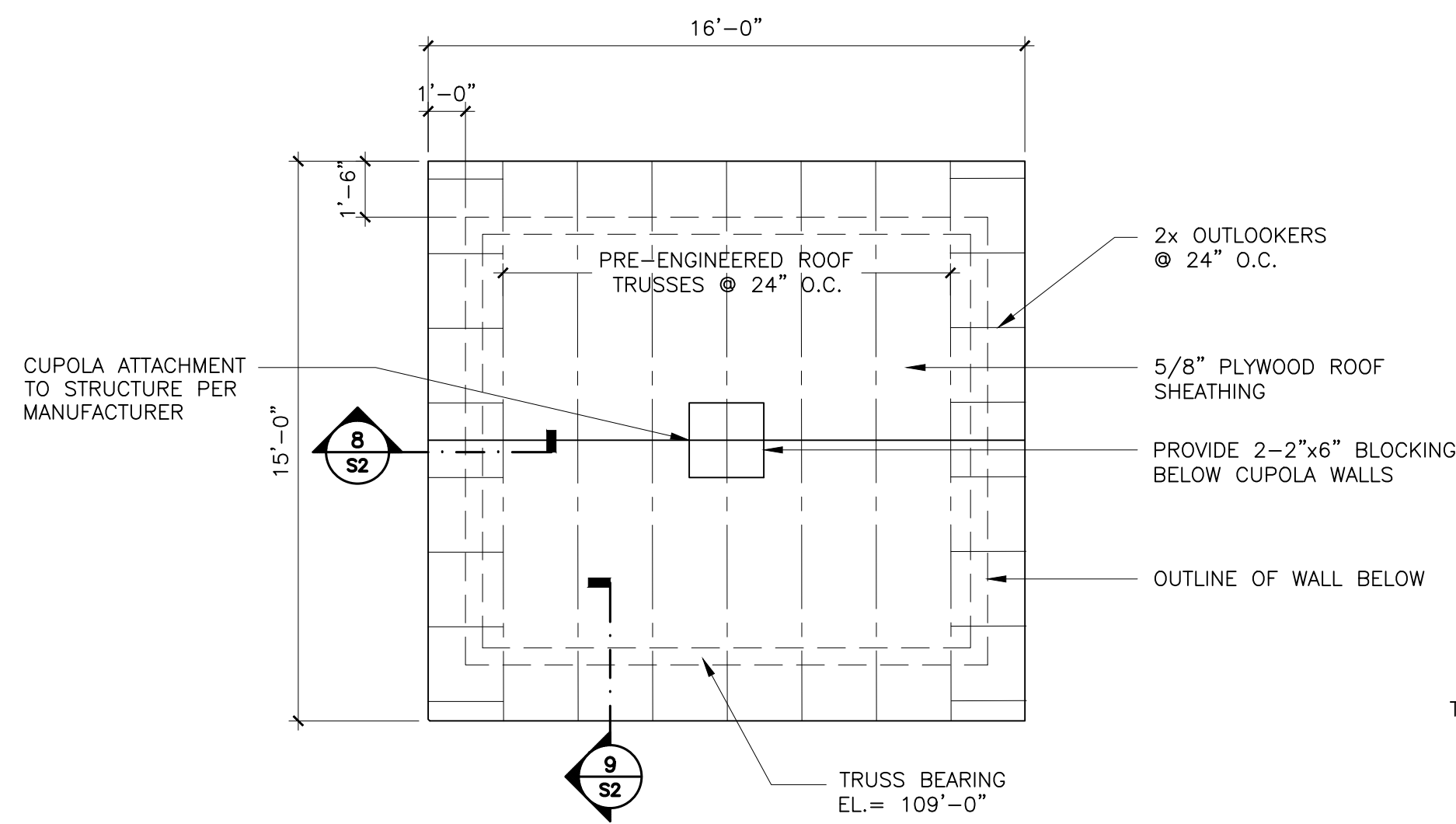
S0

PERMIT SET



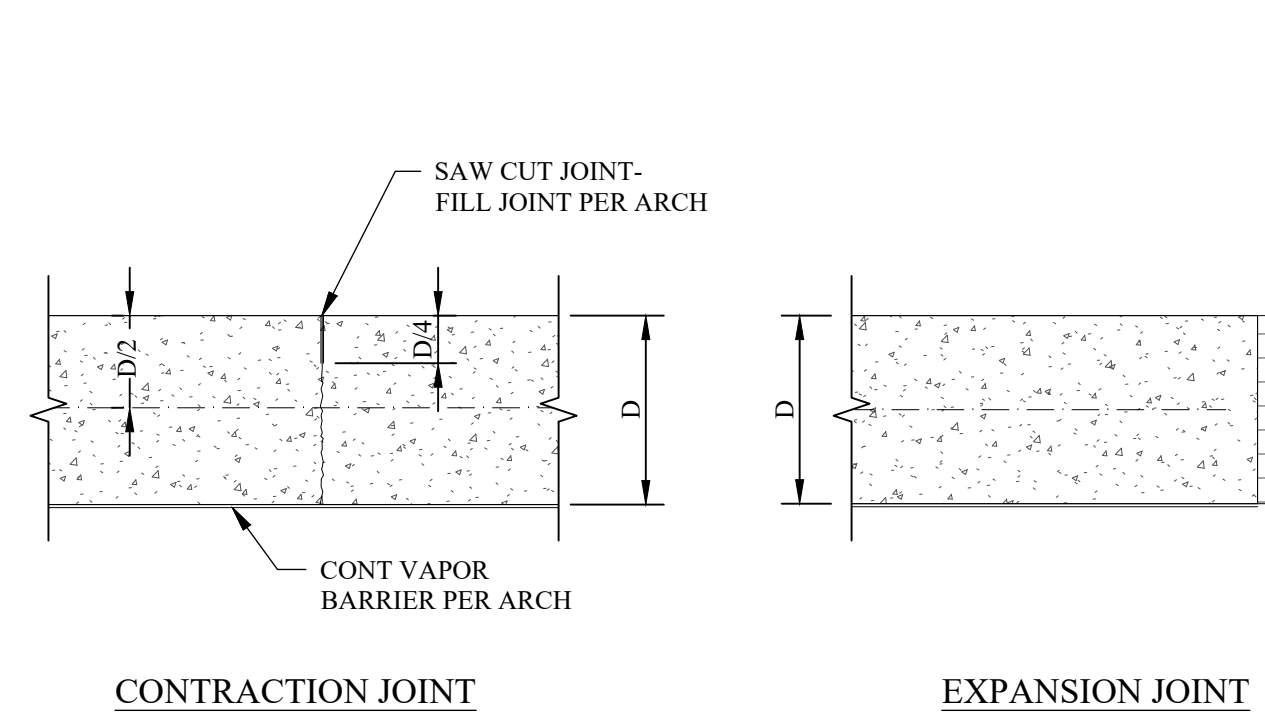
4 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

- FOUNDATION PLAN NOTES:**
- SEE S0 FOR GENERAL NOTES AND DESIGN CRITERIA.
 - CONTRACTOR TO COORD ALL DIMS & LAYOUT W/ ARCH PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ARCH DIMS AND ELEVATIONS WILL CONTROL.
 - ALL ELEVATIONS ARE BASED ON A DATUM T/ SLAB ELEVATION OF 100'-0". COORD ACTUAL ELEVATION W/ CIVIL & ARCH.
 - SEE 2/S1 WHERE PIPES PENETRATE BUILDING PERIMETER.
 - SEE 3/S1 FOR REINFORCEMENT @ FOOTING CORNERS.
 - SEE 2/S2 & "SW#" DENOTE SHEARWALL LOCATIONS. SEE SCHEDULE ON S1 FOR CONSTRUCTION.
 - SEE 2/S2 FOR TYP FRAMING AT WALL OPENINGS.
 - SEE 3/S2 FOR TYP BUILT-UP STUD DETAIL.



7 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

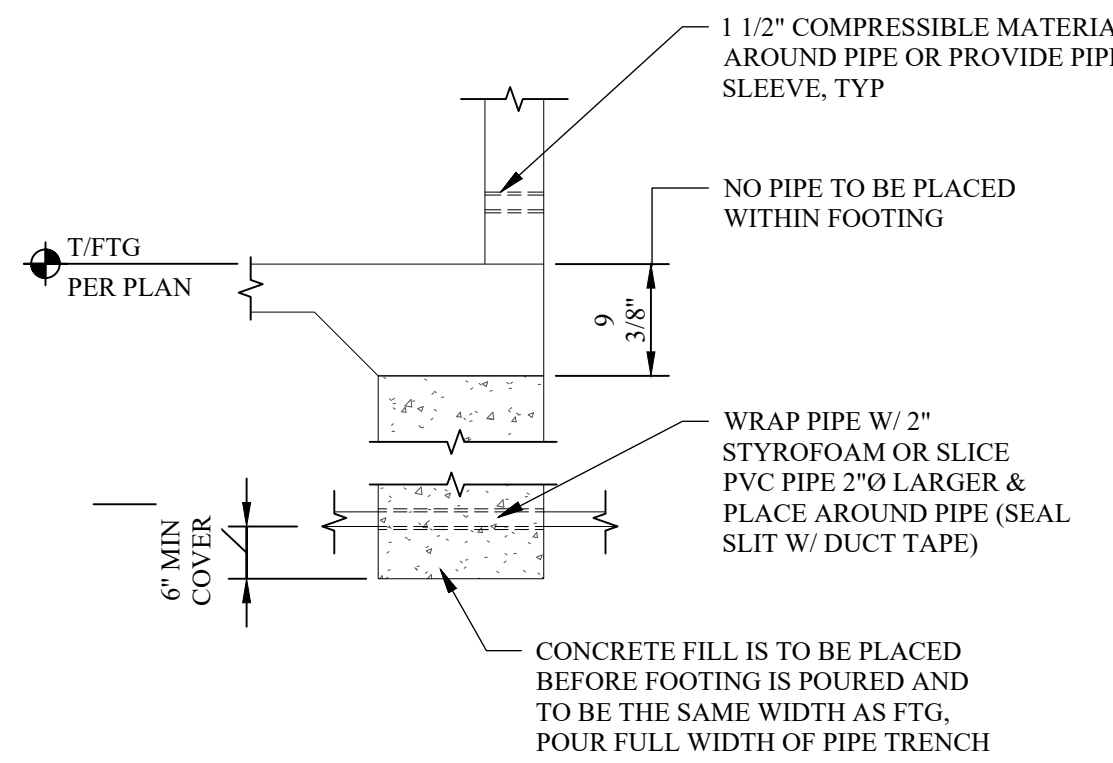
- ROOF PLAN NOTES**
- SEE S0 FOR GENERAL NOTES AND DESIGN CRITERIA.
 - CONTRACTOR TO COORD ALL DIMS & LAYOUT W/ ARCH PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ARCH DIMS AND ELEVATIONS WILL CONTROL.
 - ALL ELEVATIONS ARE BASED ON A DATUM T/ SLAB ELEVATION OF 100'-0". COORD ACTUAL ELEVATION W/ CIVIL & ARCH.
 - TRUSS LAYOUT IS DIAGRAMMATIC ONLY. FINAL LAYOUT IS THE RESPONSIBILITY OF THE TRUSS SUPPLIER.
 - SEE 1/S2 FOR TYP ROOF & SHEARWALL SHEATHING ATTACHMENT DETAIL.
 - SEE 4/S2 FOR TYP TOP PL SPLICE DETAIL.
 - SEE 5/S2 FOR TYP BUILT UP BEAM DETAIL.
 - SEE S2 FOR TYP NAIL FASTENING SCHEDULE.
 - SEE S2 FOR TYP FASTENER SCHEDULE.



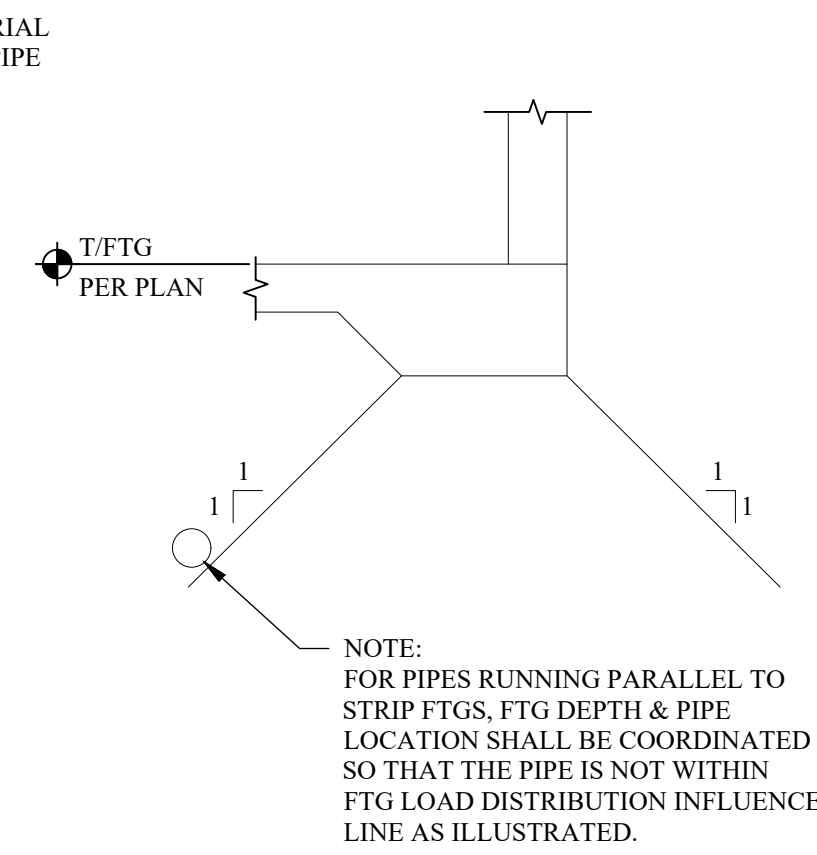
CONTRACTION JOINT **EXPANSION JOINT**

- NOTES:**
- USE CONSTRUCTION JOINT WHEREVER CONSTRUCTION IS STOPPED OR SPECIFIED ON PLAN.
 - CONTRACTION JOINTS SHALL BE CUT INTO SLAB WITHIN 12 HOURS OF CONCRETE PLACEMENT.

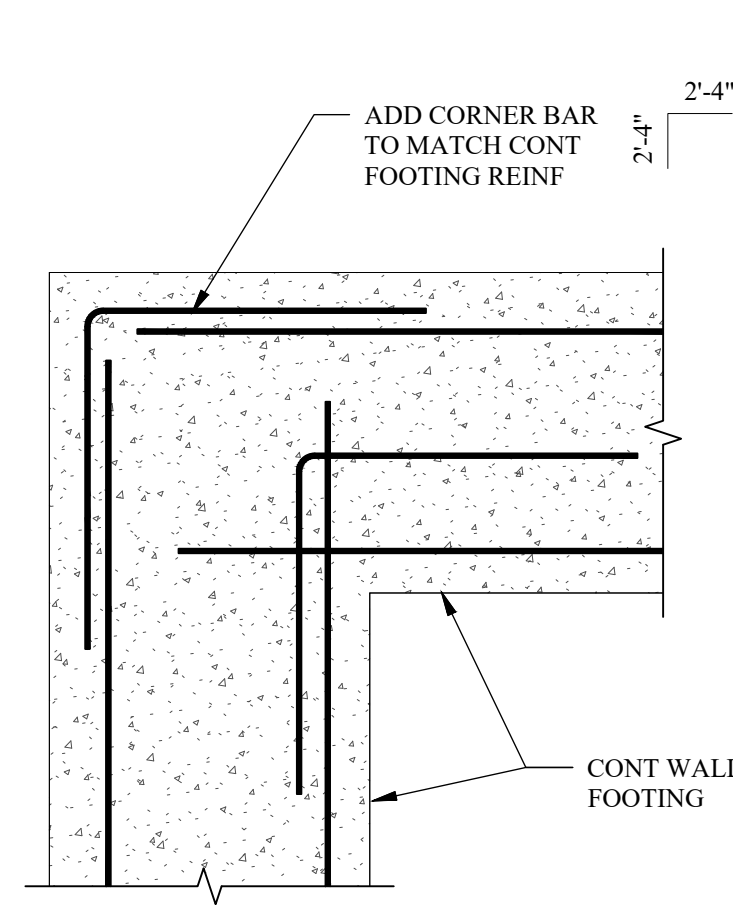
1 SLAB JOINT DETAILS
SCALE: NTS



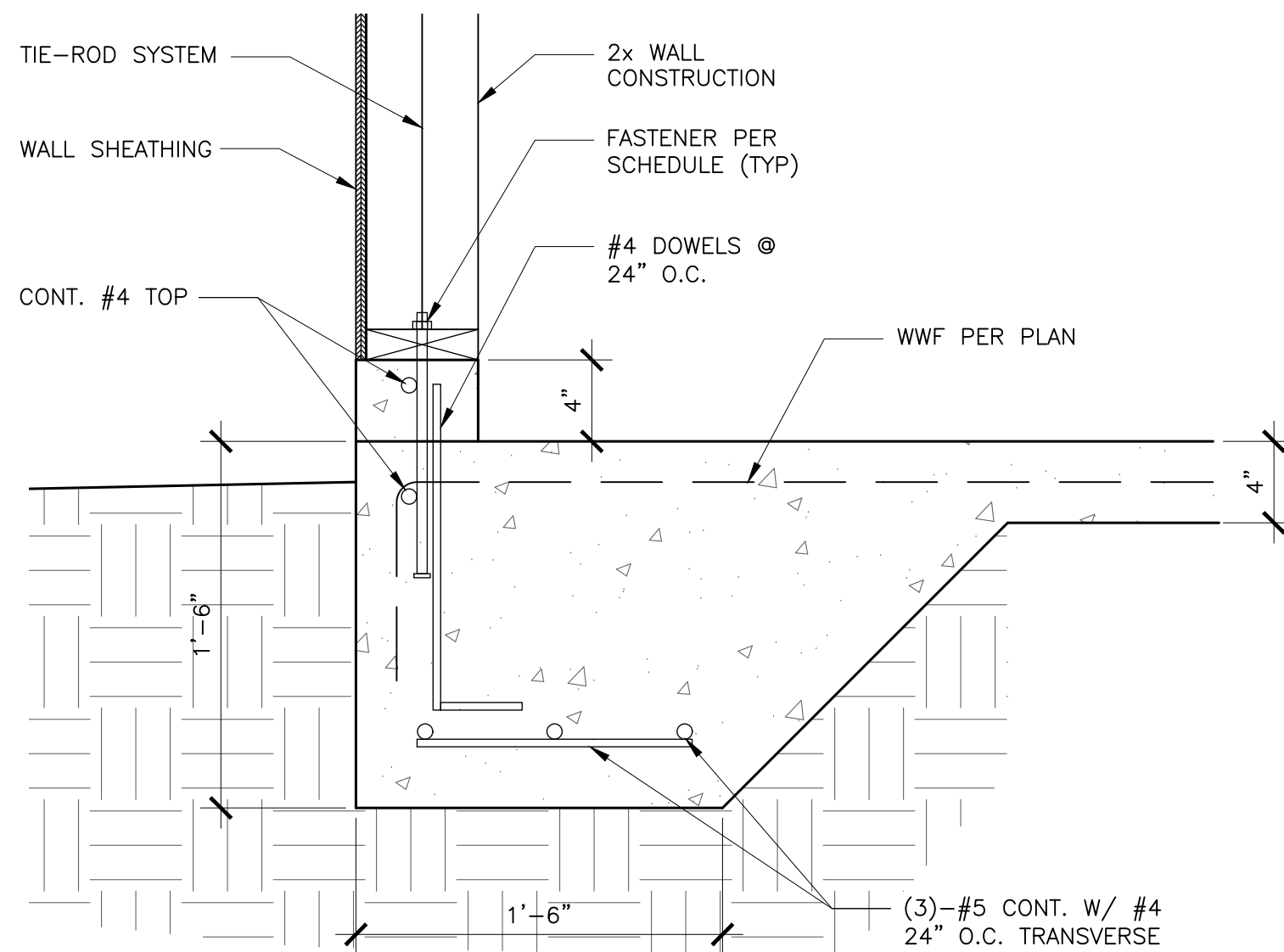
TRANSVERSE PIPE DETAIL



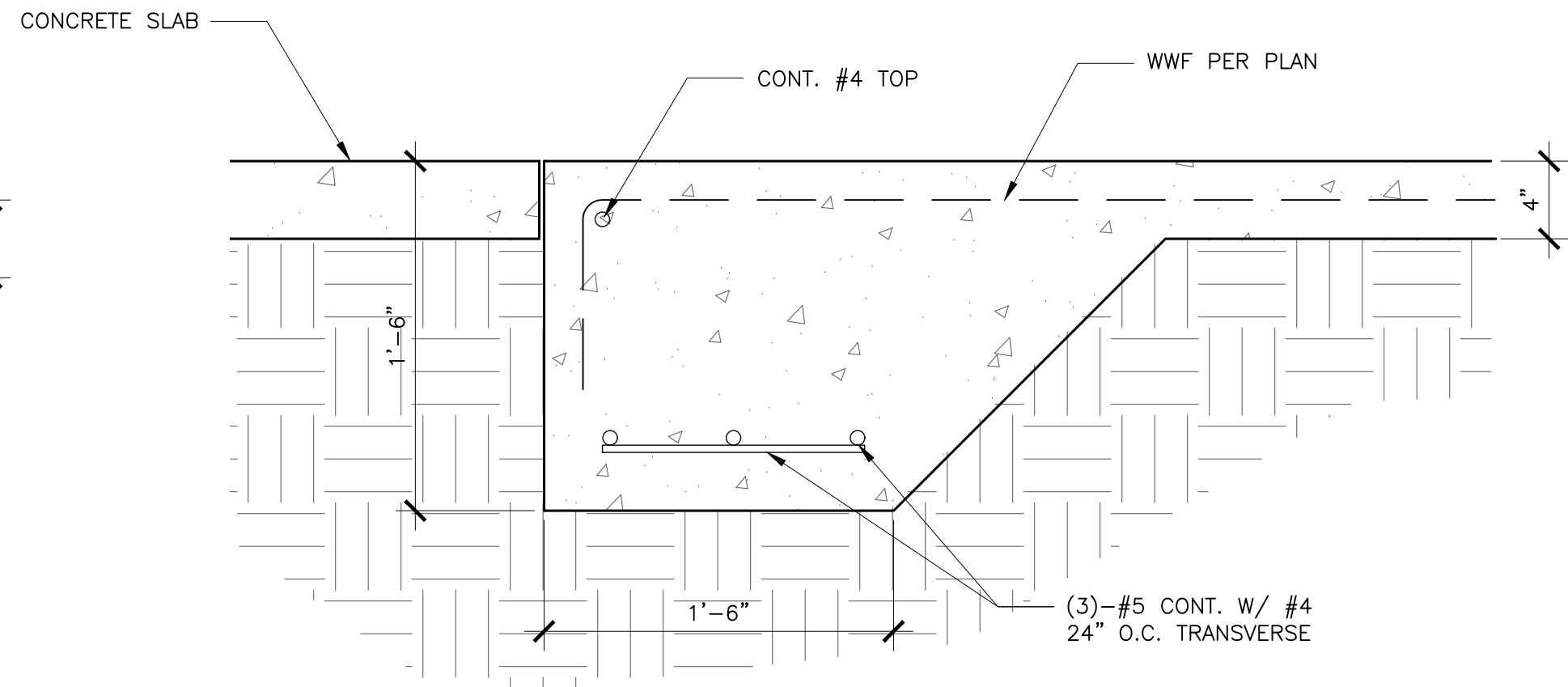
TYP PIPE PARALLEL TO WALL



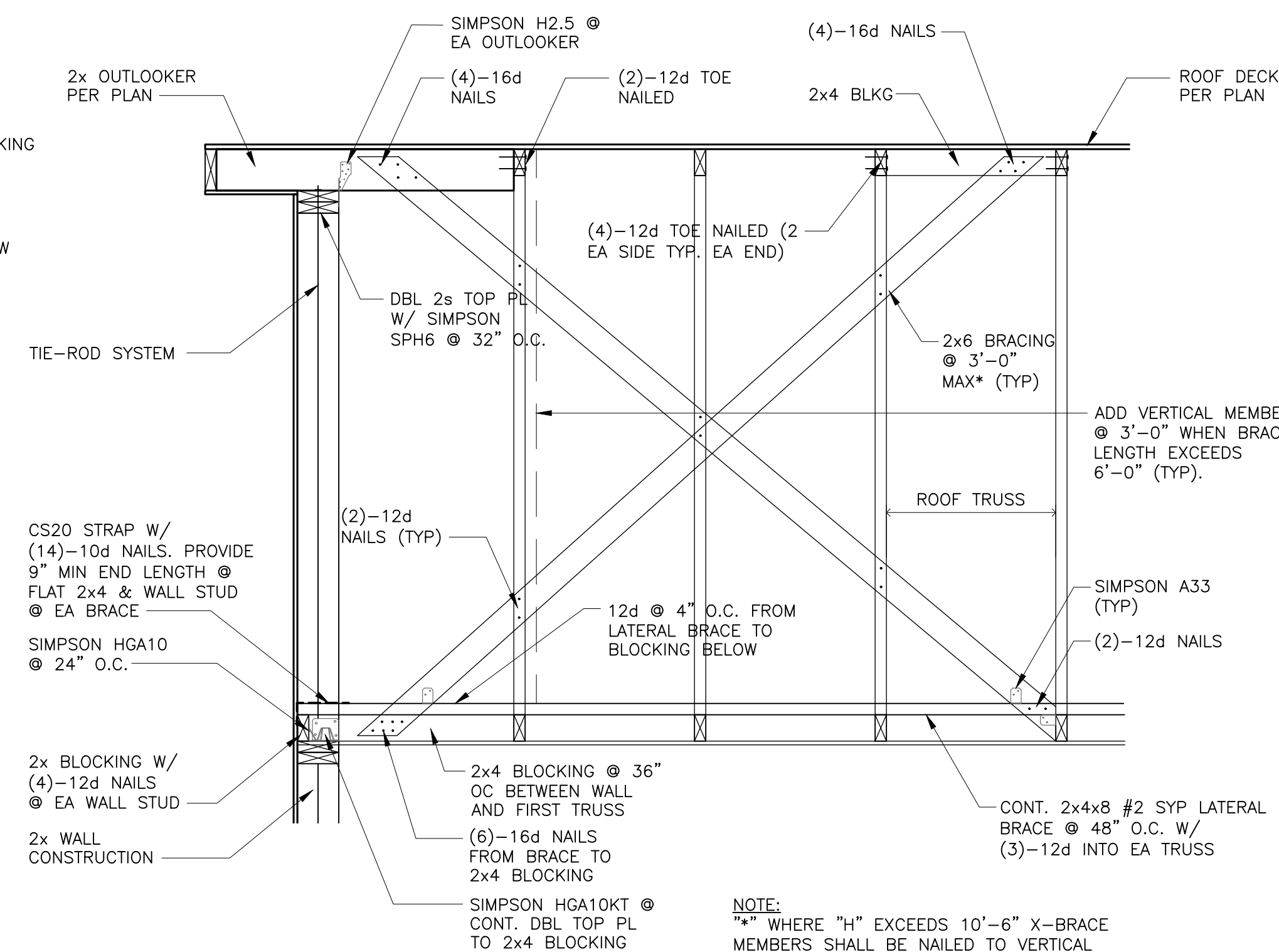
3 REINF @ FTG CORNERS
SCALE: NTS



5 SECTION
SCALE: 1 1/2"=1'-0"

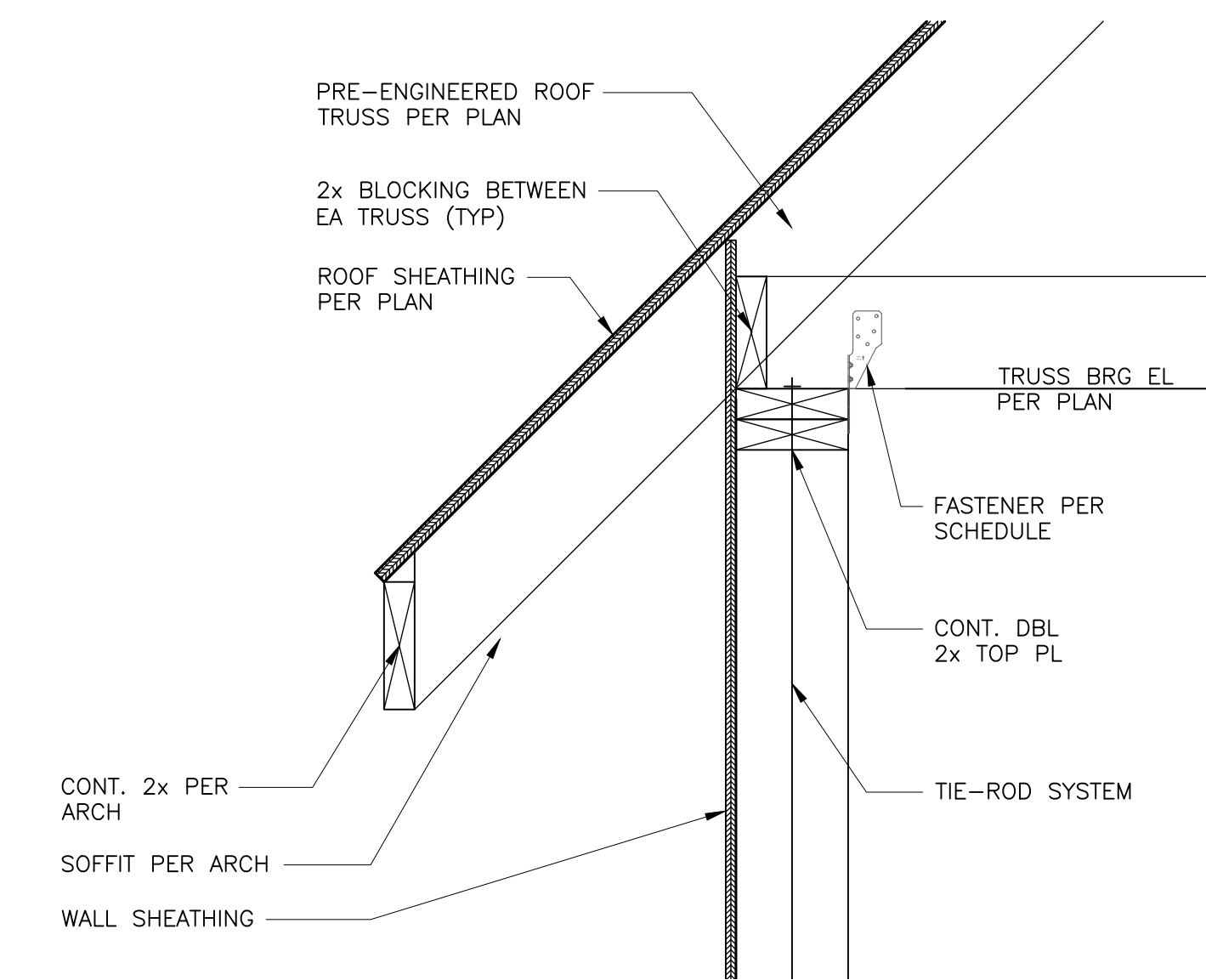


6 SECTION
SCALE: 1 1/2"=1'-0"



8 SECTION
SCALE: NTS

NOTE:
** WHERE "H" EXCEEDS 10'-6" X-BRACE MEMBERS SHALL BE NAILED TO VERTICAL WEB (OR SCAB) AT EACH TRUSS.



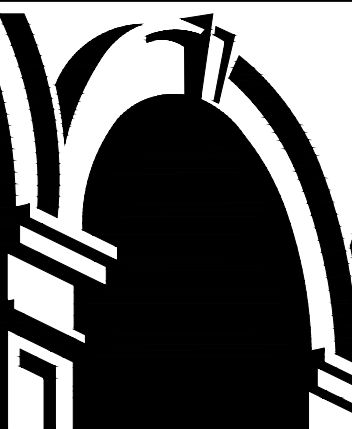
9 SECTION
SCALE: 1 1/2"=1'-0"

REVISIONS

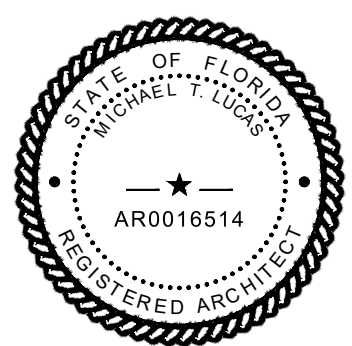
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St. Johns County, FL
AMENITY SET
ENDN, ROOF FRMG PLAN, SECTIONS AND DETAILS



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DRAWN BY: RMA
CHECKED BY: MTL
DATE: 01-31-24
JOB NO.: 19-25C

S1
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NAIL FASTENING SCHEDULE				
CONNECTION	NAIL LOCATION	NAIL (A)	GUN NAIL	STAPLE (B)
JOIST TO SILL OR GIRDER	TOENAIL	3-8d	3-3"x0.131"	3-3" 14 GA
BRIDGING TO JOIST	TOENAIL EA END	2-8d	2-3"x0.131"	2-3" 14 GA
1"x6" SUBFLOOR OR LESS TO EACH JOIST	FACE NAIL	2-8d	-	-
WIDER THAN 1"x6" SUBFLOOR TO EA JOIST	FACE NAIL	3-8d	-	-
2" SUBFLOOR TO JOIST OR GIRDER	BLIND & FACE NAIL	2-16d	-	-
SOLE PLATE TO JOIST OR BLOCKING	TYPICAL FACE NAIL	16d @ 16"	3"x0.131" @ 8"	3" 14 GA @ 12"
TOP PLATE TO STUD	END NAIL	2-16d	3-3"x0.131"	3-3" 14 GA
STUD TO SOLE PLATE	TOENAIL	4-8d	4-3"x0.131"	3-3" 14 GA
STUD TO SOLE PLATE	END NAIL	2-16d	3-3"x0.131"	3-3" 14 GA
DOUBLE STUDS	FACE NAIL	16d @ 24"	3"x0.131" @ 8"	3" 14 GA @ 8"
DOUBLE TOP PLATES	TYPICAL FACE NAIL	16d @ 16"	3"x0.131" @ 12"	3" 14 GA @ 12"
DOUBLE TOP PLATES SPLICE (LAP 4'-0")	FACE NAIL	8-16d	12-3"x0.131"	12-3" 14 GA
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	TOENAIL	3-8d	3-3"x0.131"	3-3" 14 GA
RIM JOIST TO TOP PLATE	TOENAIL	8d @ 6"	3"x0.131" @ 6"	3" 14 GA @ 6"
TOP PLATE INTERSECTIONS	FACE NAIL	2-16d	3-3"x0.131"	3-3" 14 GA
CONTINUOUS HEADER, TWO PIECES	FACE NAIL	16d @ 16" T&B EDGE	-	-
CONTINUOUS HEADER, THREE PIECES	FACE NAIL	16d @ 16" T&B EA FACE	-	-
CEILING JOISTS TO PLATE	TOENAIL	3-8d	5-3"x0.131"	5-3" 14 GA
CONTINUOUS HEADER TO STUD	TOENAIL	4-8d	-	-
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL	3-16d MIN	4-3"x0.131"	4-3" 14 GA
CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL	3-16d MIN	4-3"x0.131"	4-3" 14 GA
RAFTER TO PLATE	TOENAIL	3-8d	3-3"x0.131"	3-3" 14 GA
1"x8" SHEATHING TO EACH BEARING WALL	FACE NAIL	2-8d	-	-
WIDER THAN 1"x8" SHEATHING TO EA BRG	FACE NAIL	3-8d	-	-
BUILD-UP CORNER STUDS	FACE NAIL	16d @ 24"	3"x0.131" @ 16"	3" 14 GA @ 16"
2" PLANKS	AT EACH BEARING	16d	-	-
COLLAR TIE TO RAFTER	FACE NAIL	3-10d	4-3"x0.131"	4-3" 14 GA
JACK RAFTER TO HIP	TOENAIL	3-10d	4-3"x0.131"	4-3" 14 GA
JACK RAFTER TO HIP	FACE NAIL	2-16d	3-3"x0.131"	3-3" 14 GA
ROOF RAFTER TO 2x RIDGE BEAM	TOENAIL	2-16d	3-3"x0.131"	3-3" 14 GA
ROOF RAFTER TO 2x RIDGE BEAM	FACE NAIL	2-16d	3-3"x0.131"	3-3" 14 GA
JOIST TO BAND JOIST	FACE NAIL	3-16d	5-3"x0.131"	5-3" 14 GA
LEDGER STRIP	FACE NAIL	3-16d	4-3"x0.131"	4-3" 14 GA

FASTENER SCHEDULE						
LOCATION	BEARING MATERIAL	UPLIFT	FASTENER (1)	TRUSS/RAFTER OR STUD POST	CONNECTIONS CMU	WOOD
ROOF TRUSS	WOOD	<400#	1-H2.5A	4-8d	-	4-8d
	WOOD	<900#	1-H10	8-8d	-	8-8d
	WOOD	<1500#	2-H10	16-8d	-	16-8d
	WOOD	>1500#	COORD W/ STRUCTURAL ENGINEER			
SILL PLATE TO FOUNDATION SLAB OR CMU WALLS			1/2"Ø ANCHOR BOLT W/ 2x2x1/8" PL WASHER @ 24"			

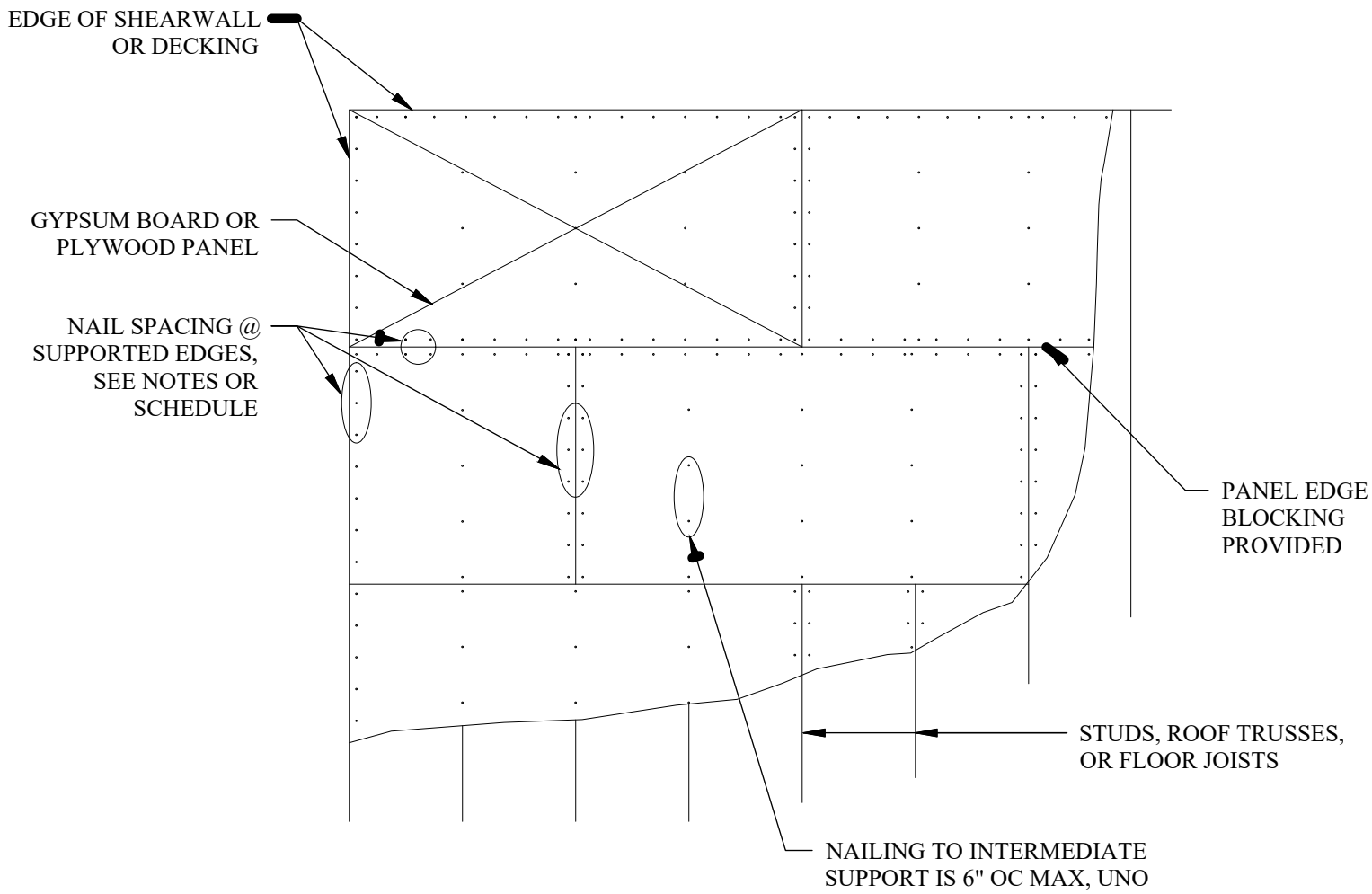
- NOTES:
- ALL CONNECTORS LISTED ARE SIMPSON STRONG-TIE, UNO. OTHER MANUFACTURERS MAY BE SUBSTITUTED. NAIL SIZE AND NUMBER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S CATALOG. ROOF TRUSS CLIPS SHALL BE SELECTED TO PROVIDE THE UPLIFT RESISTANCE SHOWN ON THE ROOF TRUSS SHOP DRAWINGS.
 - IN ADDITION TO SCHEDULED HOLD DOWN, PROVIDE (3)-16d TOE NAILS INTO TOP PL.
 - EMBEDMENT OF BOLTS SHALL BE AS FOLLOWS:
BOLT TYPE 1/2"Ø 3/4"Ø
EMBEDDED ANCHOR 7" 12"
EPOXIED THREADED ROD 6" 7 1/2"
EXPANSION ANCHOR 6" NOT PERMITTED

STUD SCHEDULE		
LOCATION	EXTERIOR	INTERIOR LOAD BEARING
1ST FLOOR	2x6 @ 16" SPF	N/A

- NOTES:
- SYP DENOTES SOUTHERN YELLOW PINE.
 - SPF DENOTES SPRUCE-PINE-FIR. (SYP MAY BE SUBSTITUTED)
 - INTERIOR NON LOAD BEARING STUDS SHALL BE 2x4 @ 24" STUD GRADE SPF.

SHEARWALL SCHEDULE								
SHEAR-WALL (1)	FLOOR	SHEATHING TYPE	FASTENERS (6)			BLOCKING REQUIRED	HOLD DOWN EACH END(4)	# END POST STUDS
			SIZE	EDGE SPACING	INTERMEDIATE SPACING		@ SLAB	
SW1	GROUND	7/16" OSB	8d	6"	6"	YES (3)	(1) - R12 TIE ROD SEE 6/S2	2
							SILL PLATE ATTACHMENT (5)	
							1/2" ANCHOR BOLT @ 32" OR MAS @ 32"	

- NOTES:
- SEE PLANS FOR SHEARWALL LOCATIONS.
 - GYPSUM WALLBOARD ATTACHMENT SHALL BE MINIMUM #8 DRYWALL SCREWS.
 - SEE DETAIL 1/S2 FOR EXAMPLES OF PANEL NAILING PATTERNS WHERE BLOCKING IS REQUIRED.
 - ONLY ONE HOLDDOWN IS REQUIRED AT INTERSECTING OUTSIDE CORNER SHEARWALLS WHICH HAVE A COMMON END POST (USE LARGER HOLDDOWN).

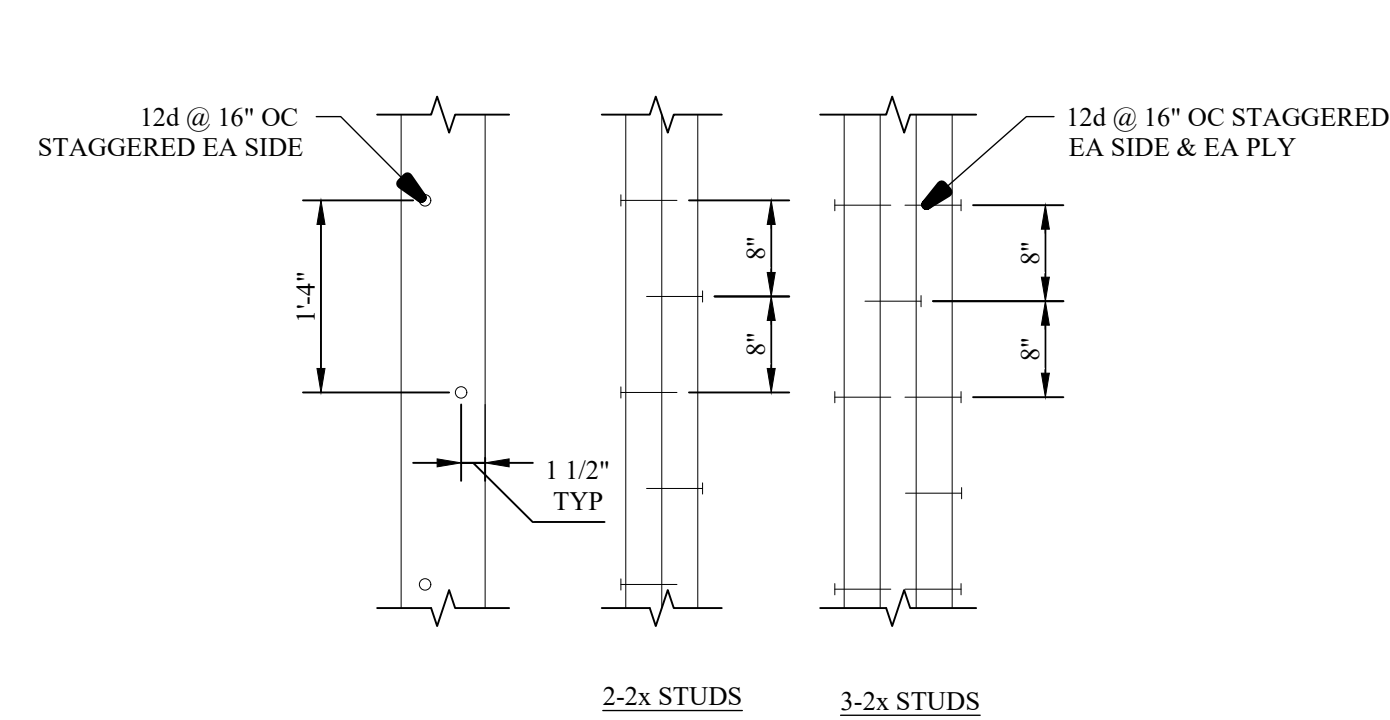


- NOTES:
- FLOOR AND ROOF SHEATHING SHALL BE STAGGERED AS SHOWN WITH LONG DIRECTION OF PLYWOOD TRANSVERSE TO TRUSSES OR JOISTS.
 - UNSUPPORTED (UNBLOCKED) PANEL EDGE. PROVIDE BLOCKING IF REQ'D BY NOTES OR SCHEDULE.
 - SEE GENERAL NOTES FOR NAILING REQUIREMENTS.

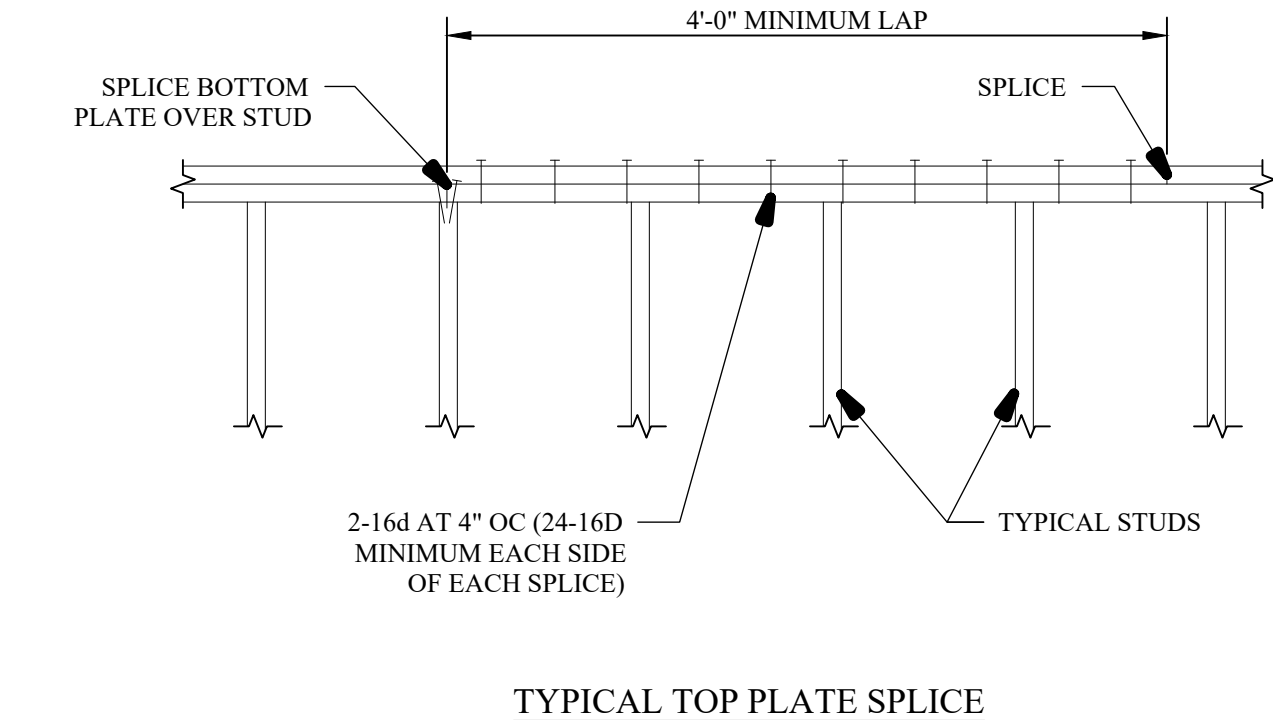
NAILING REQUIREMENTS FOR ROOF DECK & SHEARWALL

1 DETAIL
SCALE: NTS

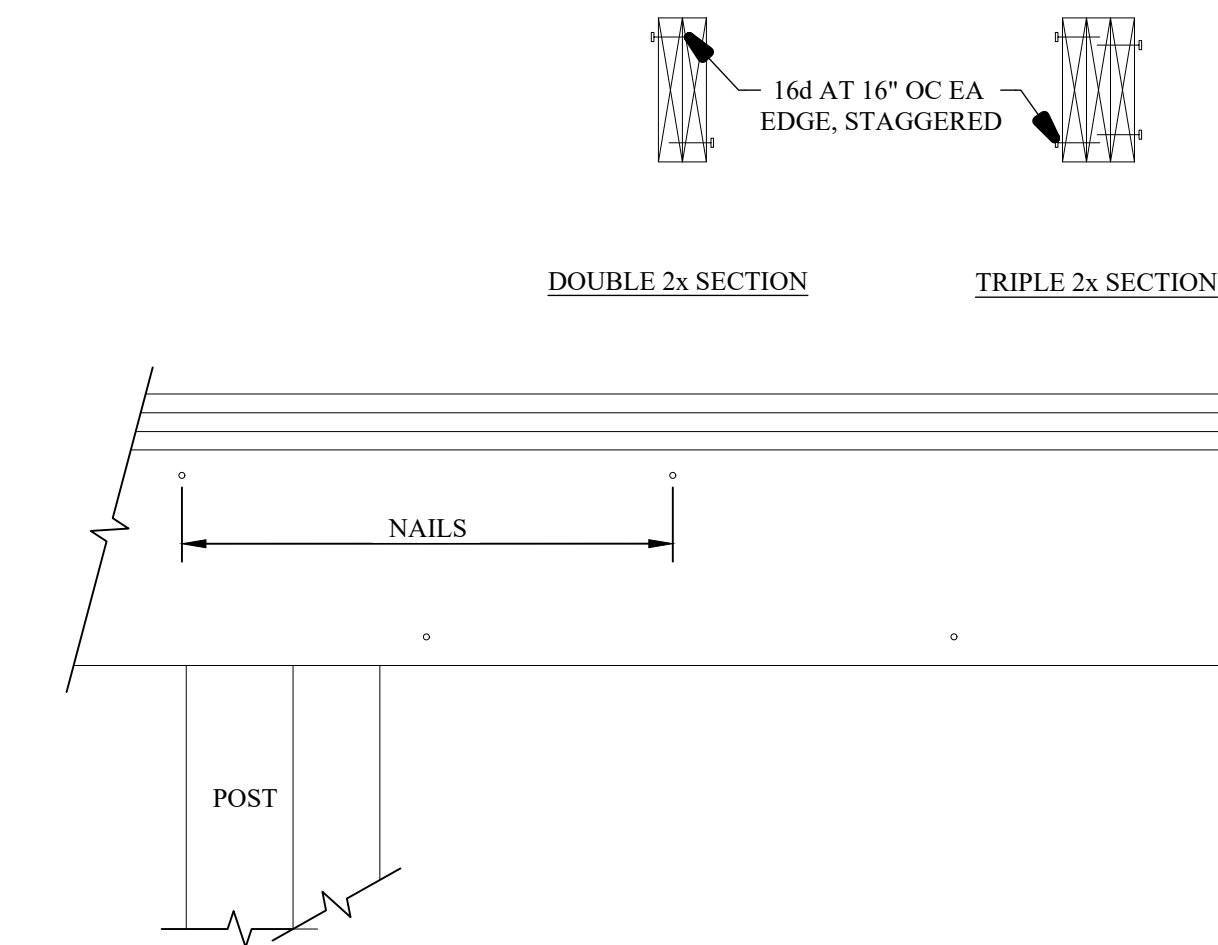
2 TYP WALL OPNG DETAIL
SCALE: NTS



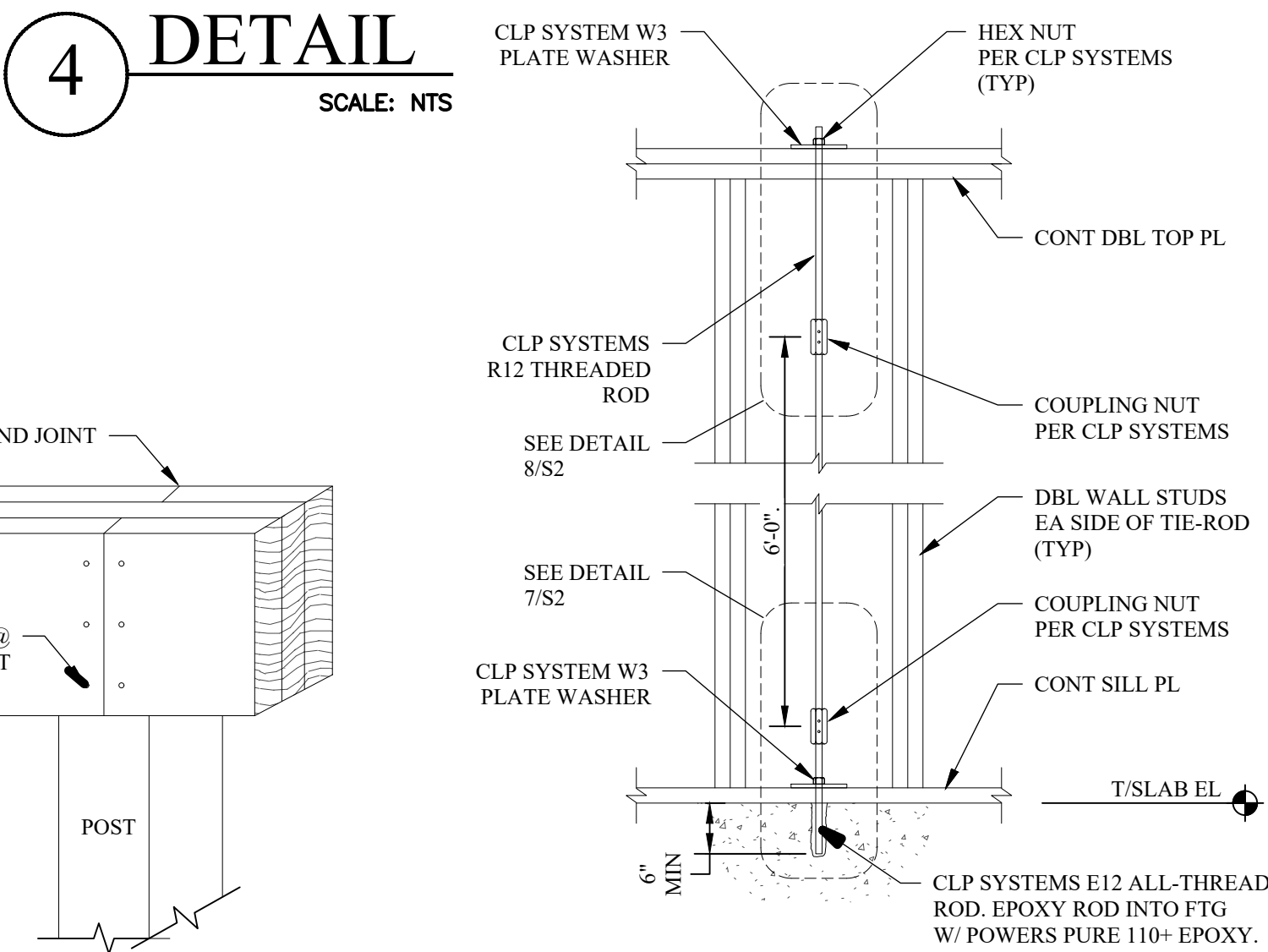
3 BUILT-UP COL DETAIL
SCALE: NTS



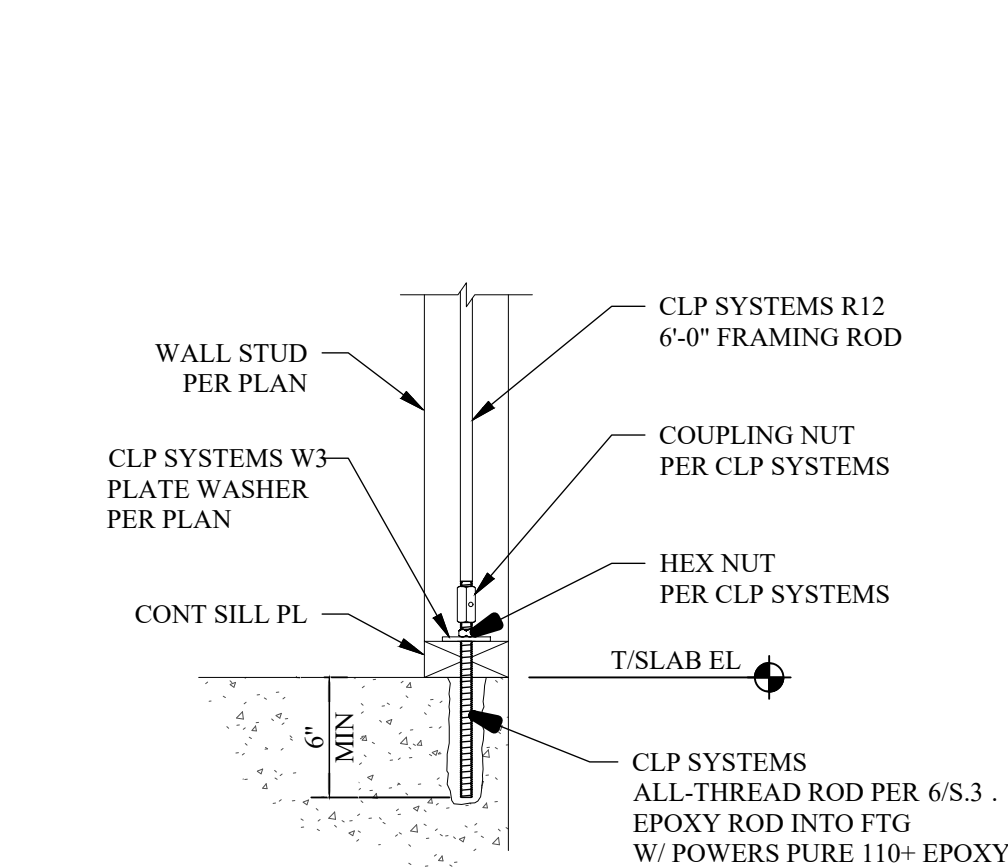
4 DETAIL
SCALE: NTS



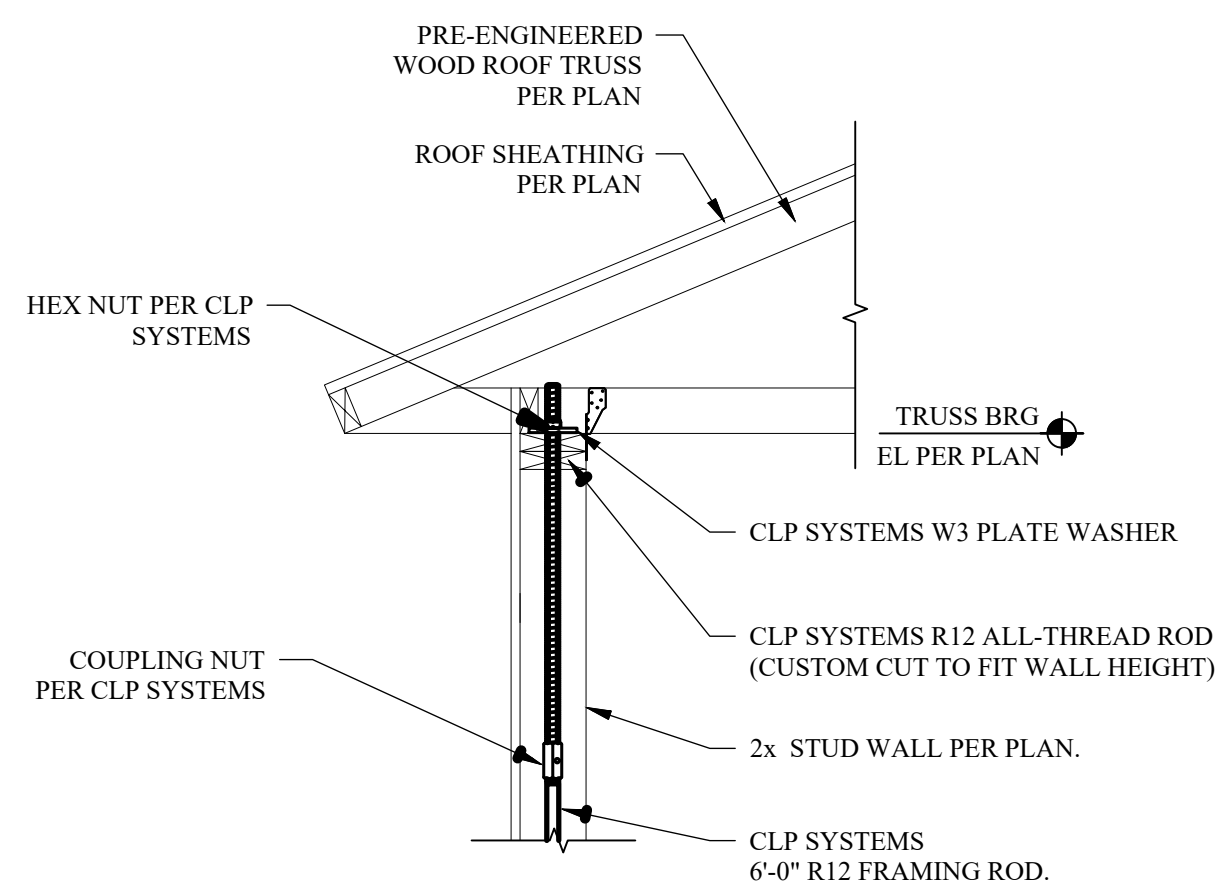
5 BUILT-UP BEAM DETAIL
SCALE: NTS



6 TYP TIE ROD DETAIL
SCALE: NTS



7 DETAIL
SCALE: NTS



8 DETAIL
SCALE: NTS

- NOTES:
- CLP SYSTEMS CONNECTORS ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF PLAN. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS. THE EOR SHOULD EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.
 - PROVIDE TIE RODS @ 4'-0" OC MAX & @ ALL CORNERS & @ EA SIDE OF WALL OPENINGS. UNO ON SHEAR WALL SCHEDULE. SEE TYP CONN DETAILS ON THIS SHEET.
 - SILL ANCHOR BOLT SPACING MUST BE PER THE SHEARWALL SCHEDULE. HOWEVER, EACH BOLT FOR THE ALTERNATE SYSTEM MAY REPLACE ONE SCHEDULED ANCHOR BOLT.

REVISIONS			
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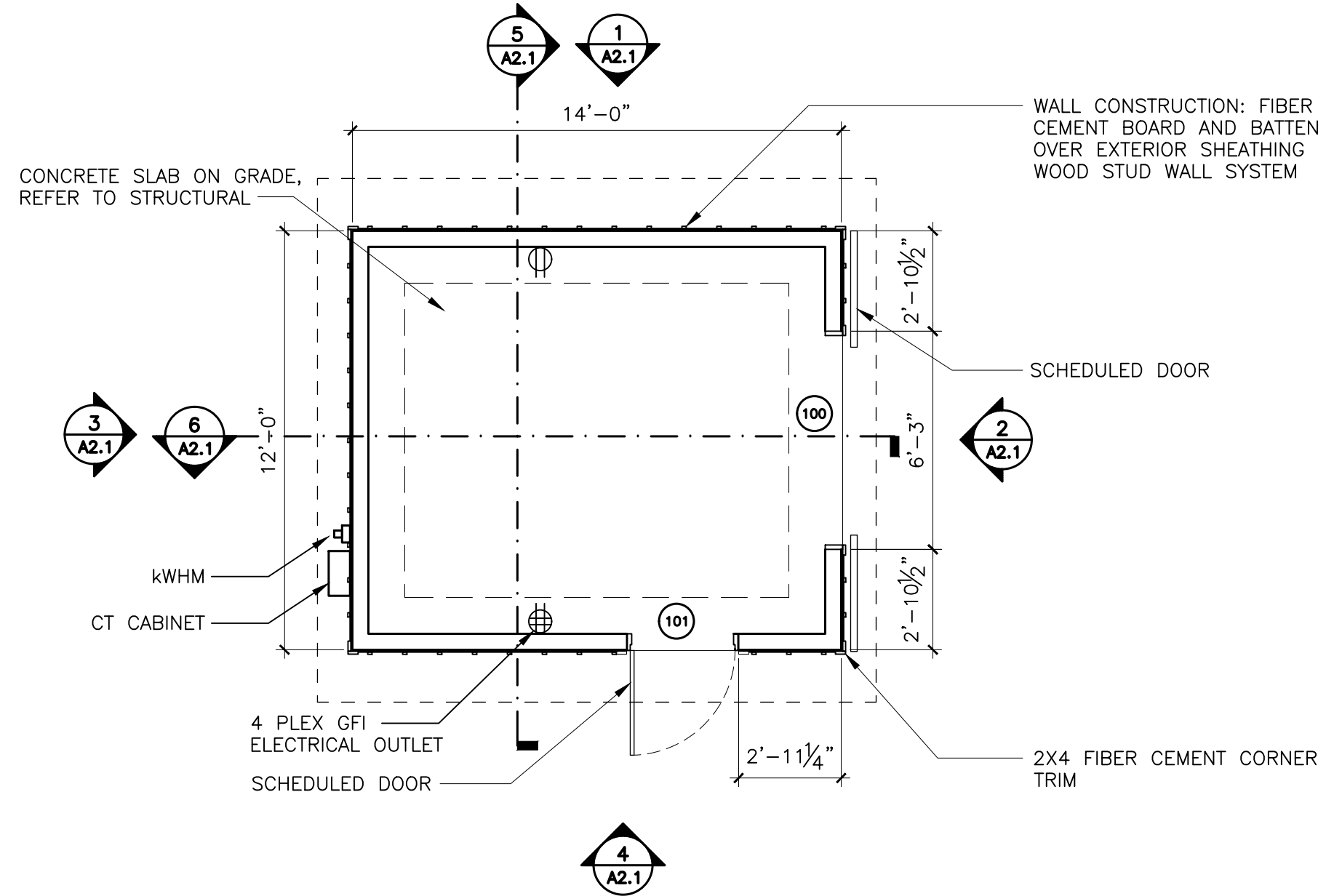
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STATE OF FLORIDA
MICHAEL T. LUCAS
AR0016514
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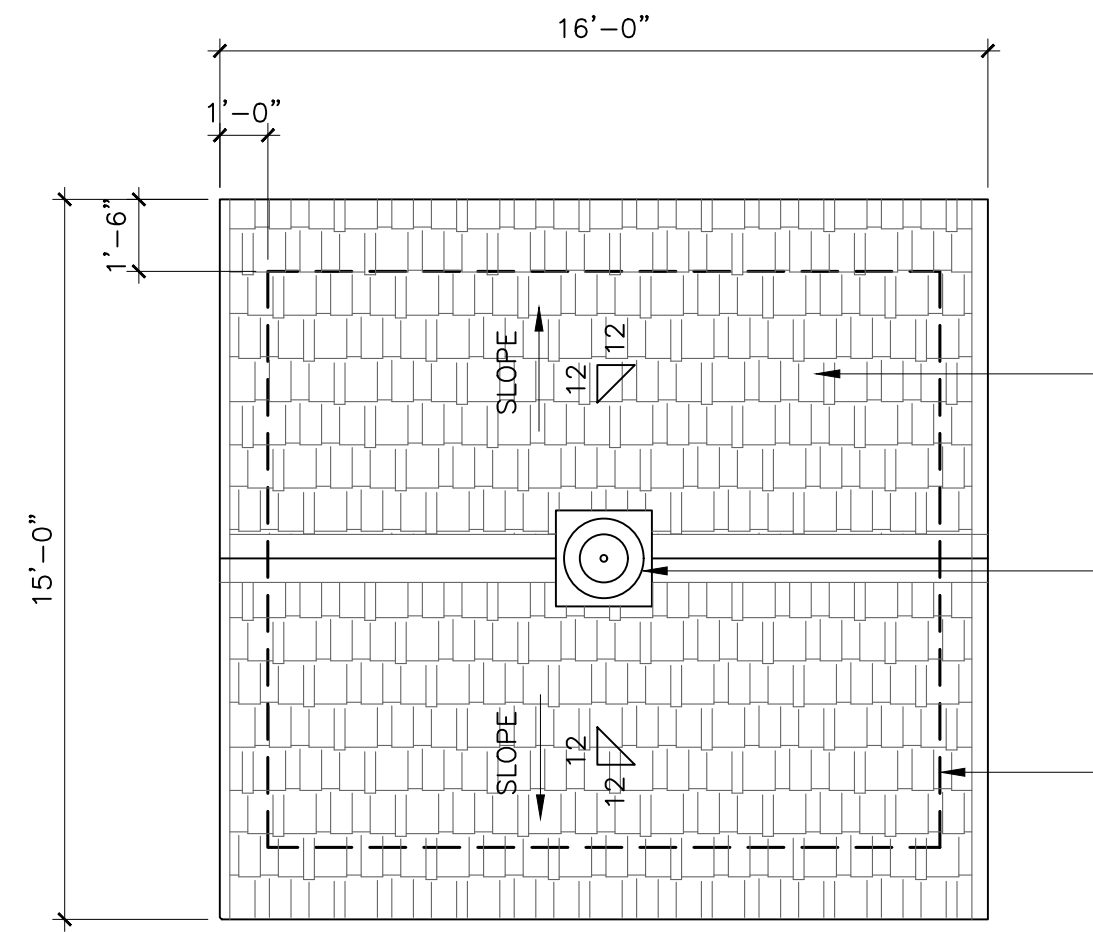
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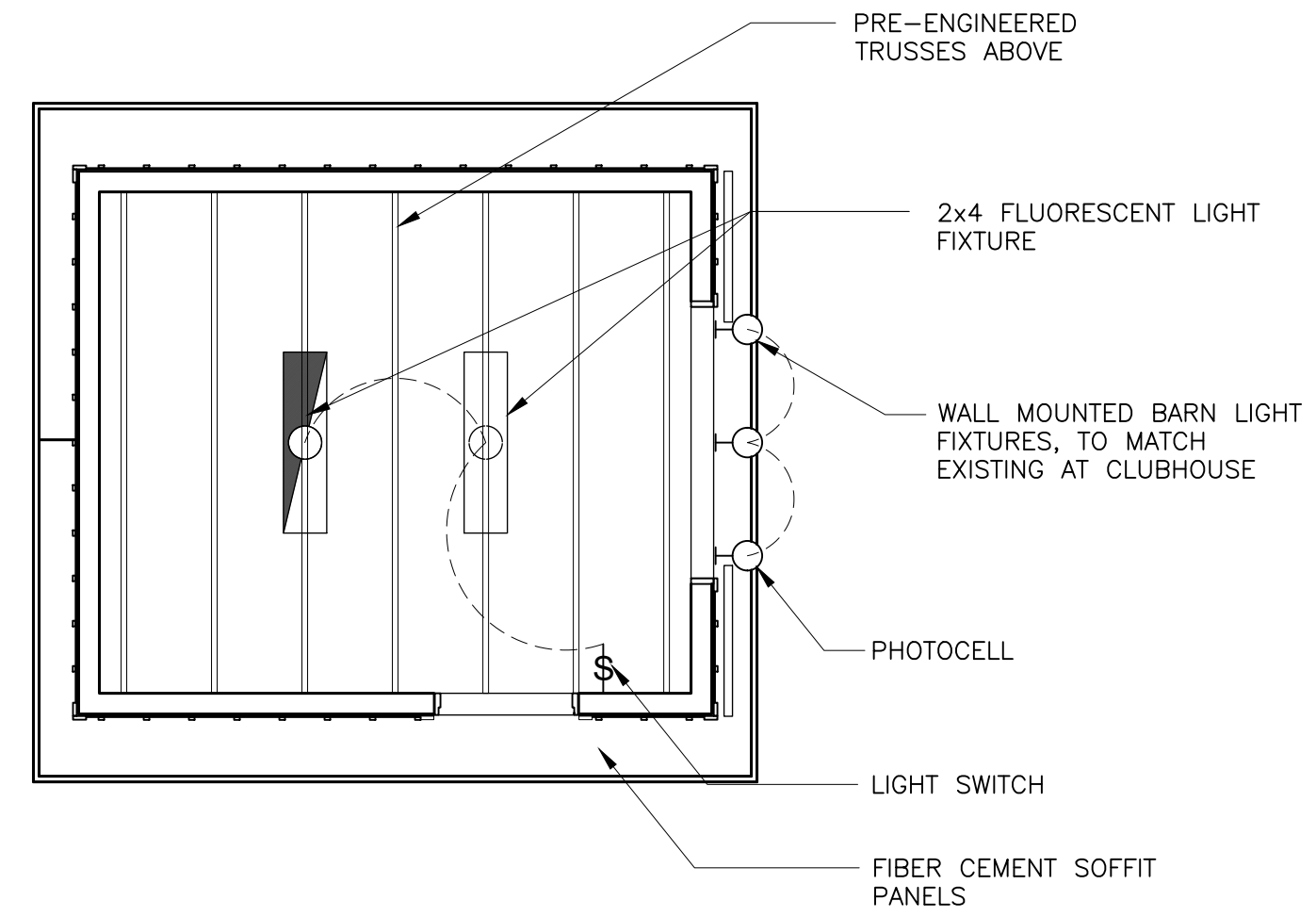
S2
PERMIT SET



1 FLOOR PLAN
SCALE: 1/4"=1'-0"
FLOOR UNIT AREA:
ENCLOSED - 170 S.F.



2 ROOF PLAN
SCALE: 1/4"=1'-0"



3 CEILING PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES:

DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.

IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR CONFLICTS BETWEEN THE ARCHITECTURAL DRAWINGS AND THOSE OF THE ENGINEERS, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL EXTERIOR WALLS ARE 2x6 WOOD STUDS (U.N.O.) AND ALL INTERIOR WALLS ARE 2x4 WOOD STUDS (U.N.O.).

ALL INTERIOR AND EXTERIOR DIMENSIONS GIVEN ARE FROM FACE OF BLOCK, STUD OR COLUMN CENTERLINE TO FACE OF BLOCK, STUD OR COLUMN CENTERLINE (U.N.O.).

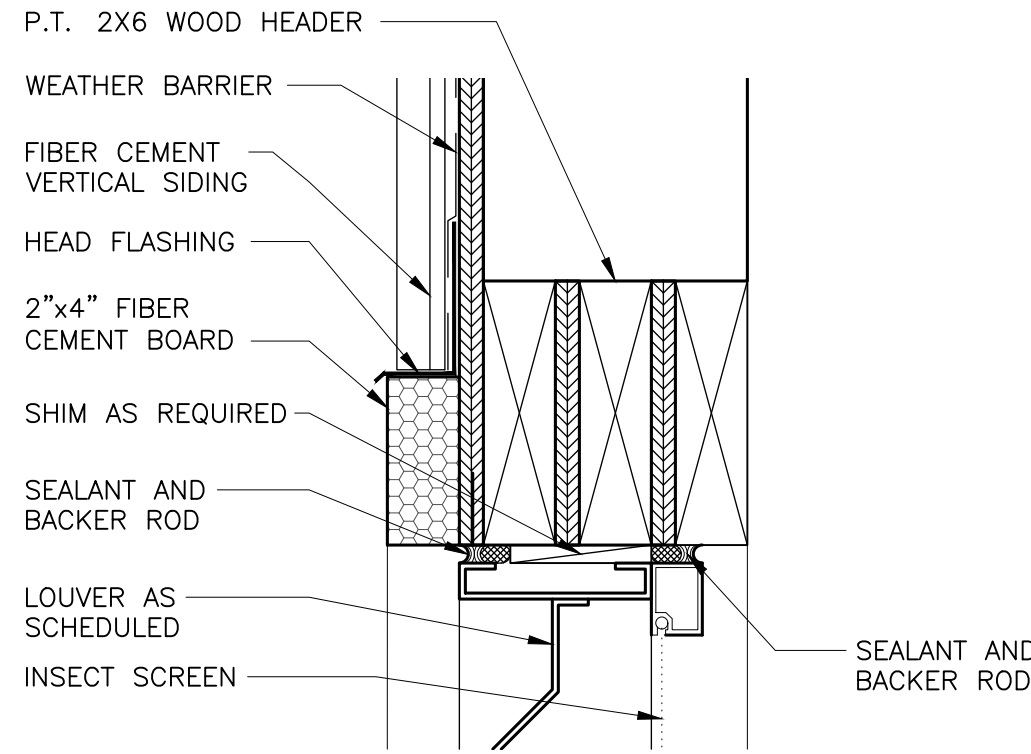
WINDOW SCHEDULE						
MARK	SIZE	STYLE	REMARKS	DETAILS		
	W x H			HEAD	JAMB	SILL
A	1'–8" x 2'–6"	LOUVERS	PRE–FINISHED ALUM LOUVERS	H1	J1	S1

DOOR SCHEDULE											
DOOR						FRAME	HARDWARE	DETAILS			REMARKS
MARK	SIZE	MAT.	TYPE	GLASS	FINISH	MAT.	SEE SPECS	HEAD	JAMB	THRES	
100	PR 3'-4" x 7'-4"	WOOD	1	—	PAINT	WOOD	1	H2	J2	S2	CUSTOM WOOD SLIDING BI-PARTING BARN STYLE DOORS
101	3'-0" x 7'-0"	FIBERGLASS	2	—	PAINT	FIBERGLASS	2	H3	J3	S3	

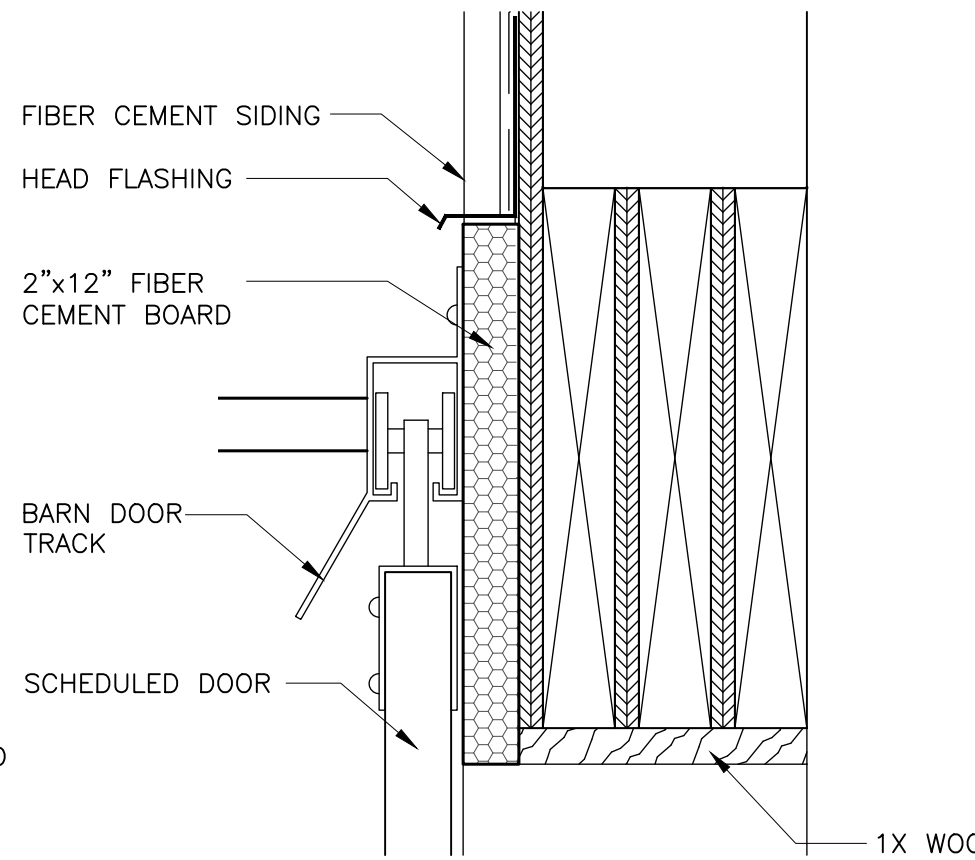
HARDWARE SET

HARDWARE SET 1
1 TRACK
2 GUIDE
2 GUIDE CHANNEL
1 FLUSH BOLT
1 MORTISE DEADLOCK
1 CYLINDER (AS REQ'D)
1 CYLINDER
2 FLUSH PULL
2 DOOR PULL

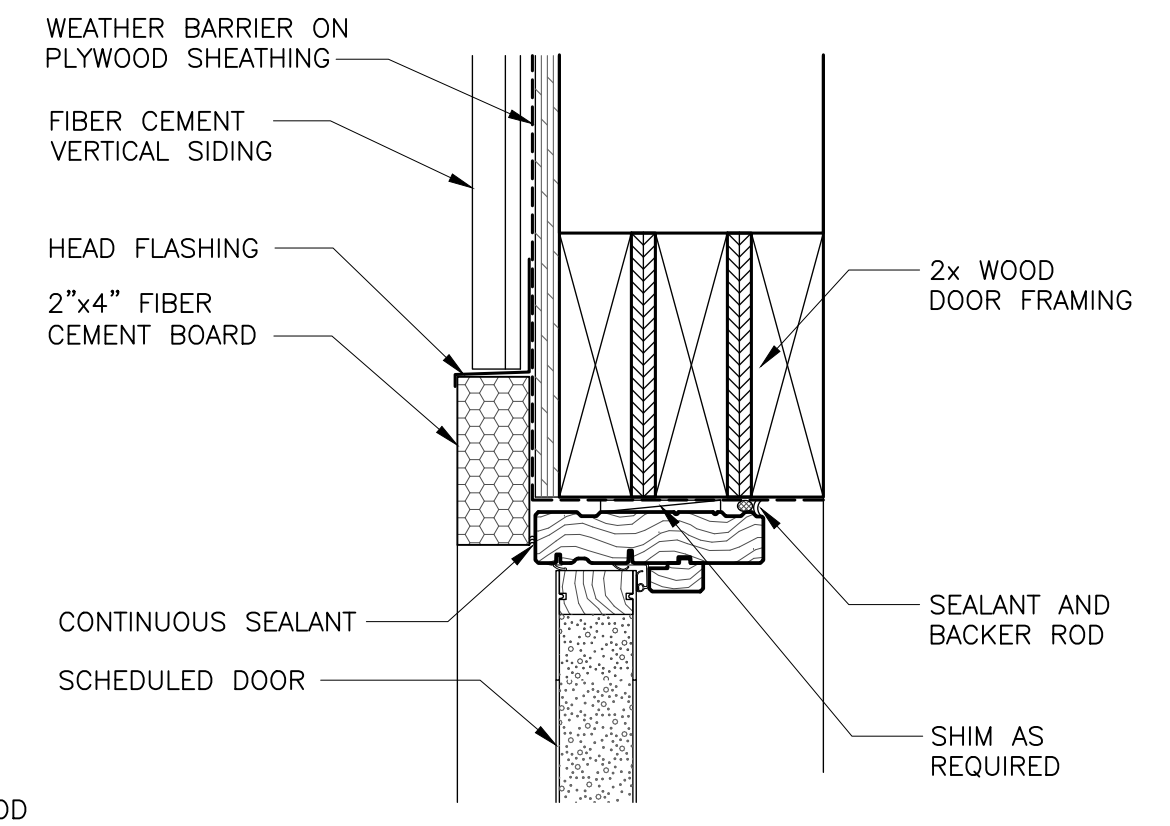
HARDWARE SET 2
3 HINGES, FULL MORTISE
1 STOREROOM LOCK
1 SURFACE CLOSER
1 GASKETING
1 THRESHOLD



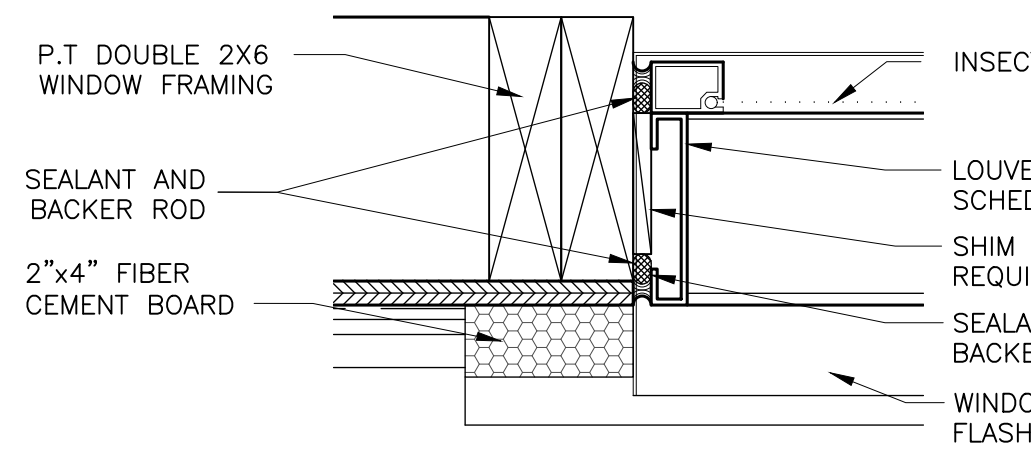
H1 HEAD DETAIL
SCALE: 3"=1'-0"



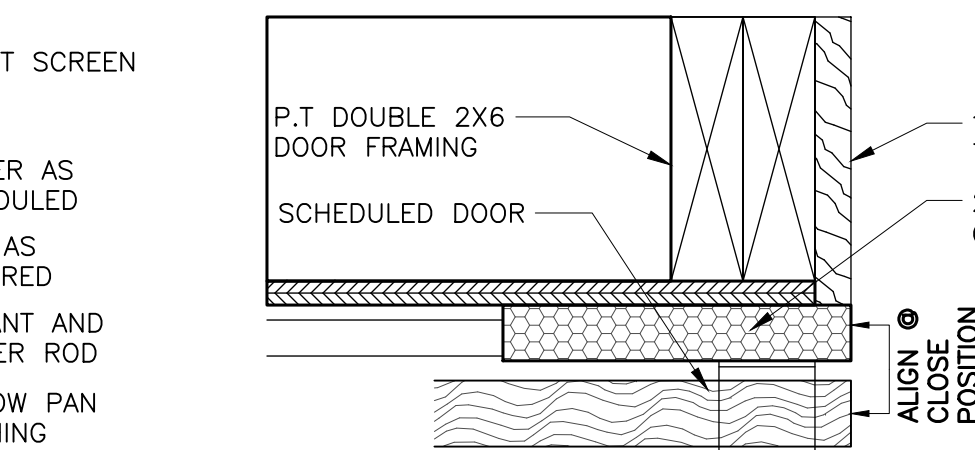
H2 HEAD DETAIL
SCALE: 3"=1'-0"



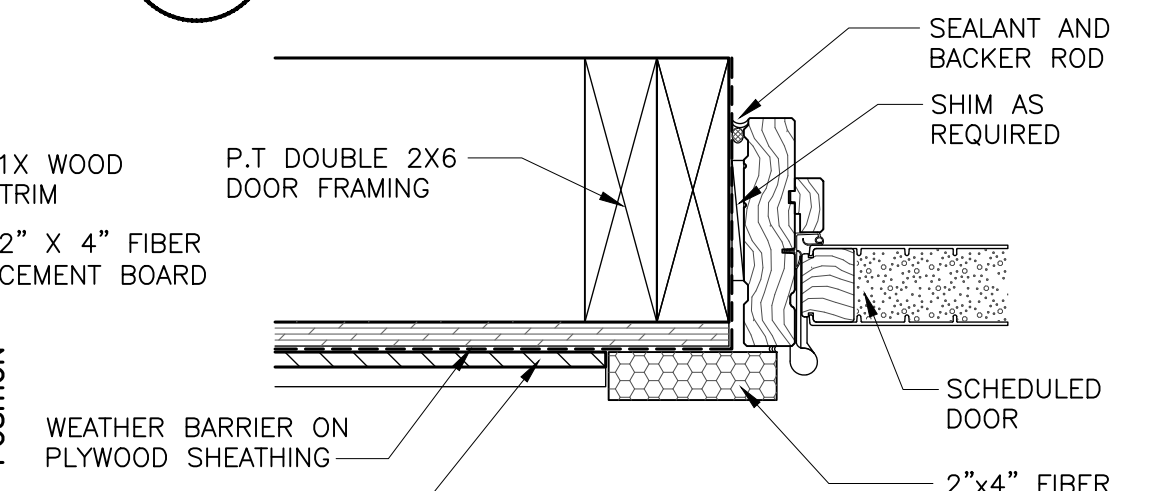
H3 HEAD DETAIL
SCALE: 3"=1'-0"



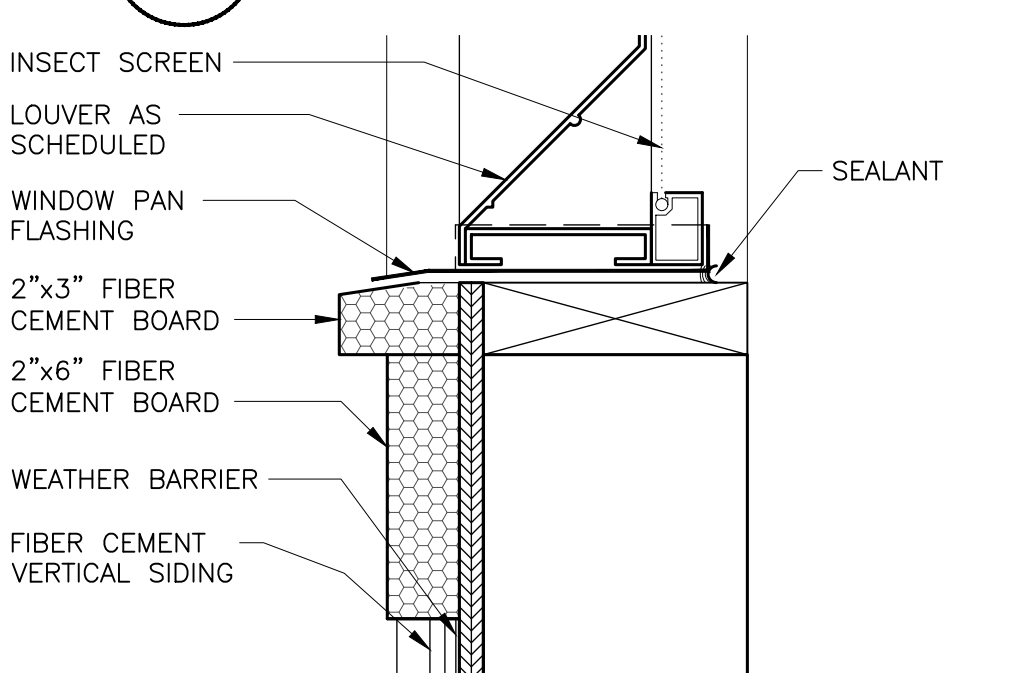
J1 JAMB DETAIL
SCALE: 3"=1'-0"



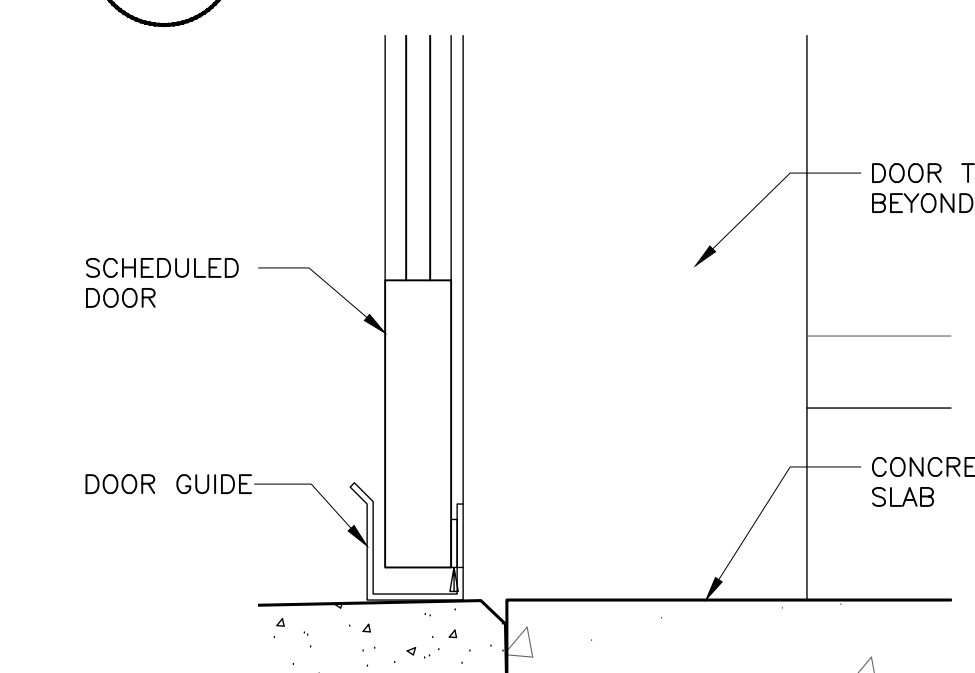
J2 JAMB DETAIL
SCALE: 3"=1'-0"



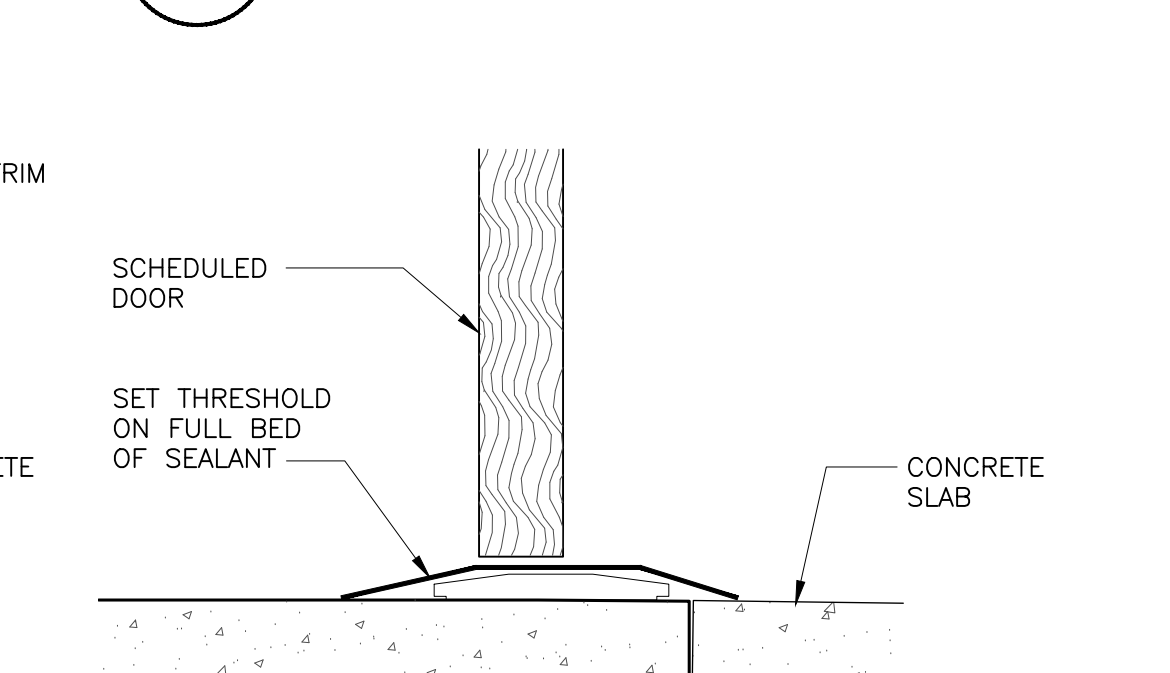
J3 JAMB DETAIL
SCALE: 3"=1'-0"



S1 SILL DETAIL
SCALE: 3"=1'-0"

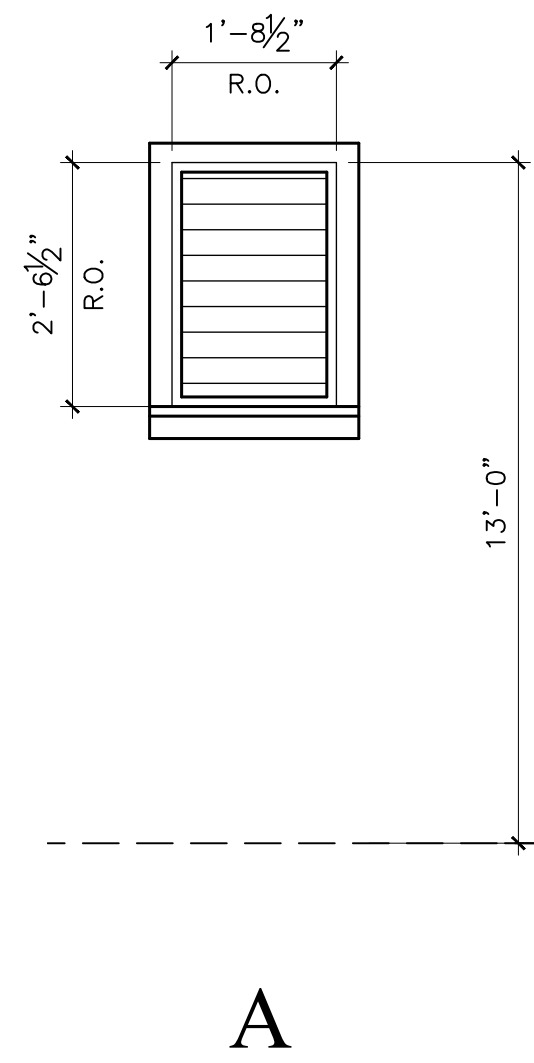


S2 SILL DETAIL
SCALE: 3"=1'-0"



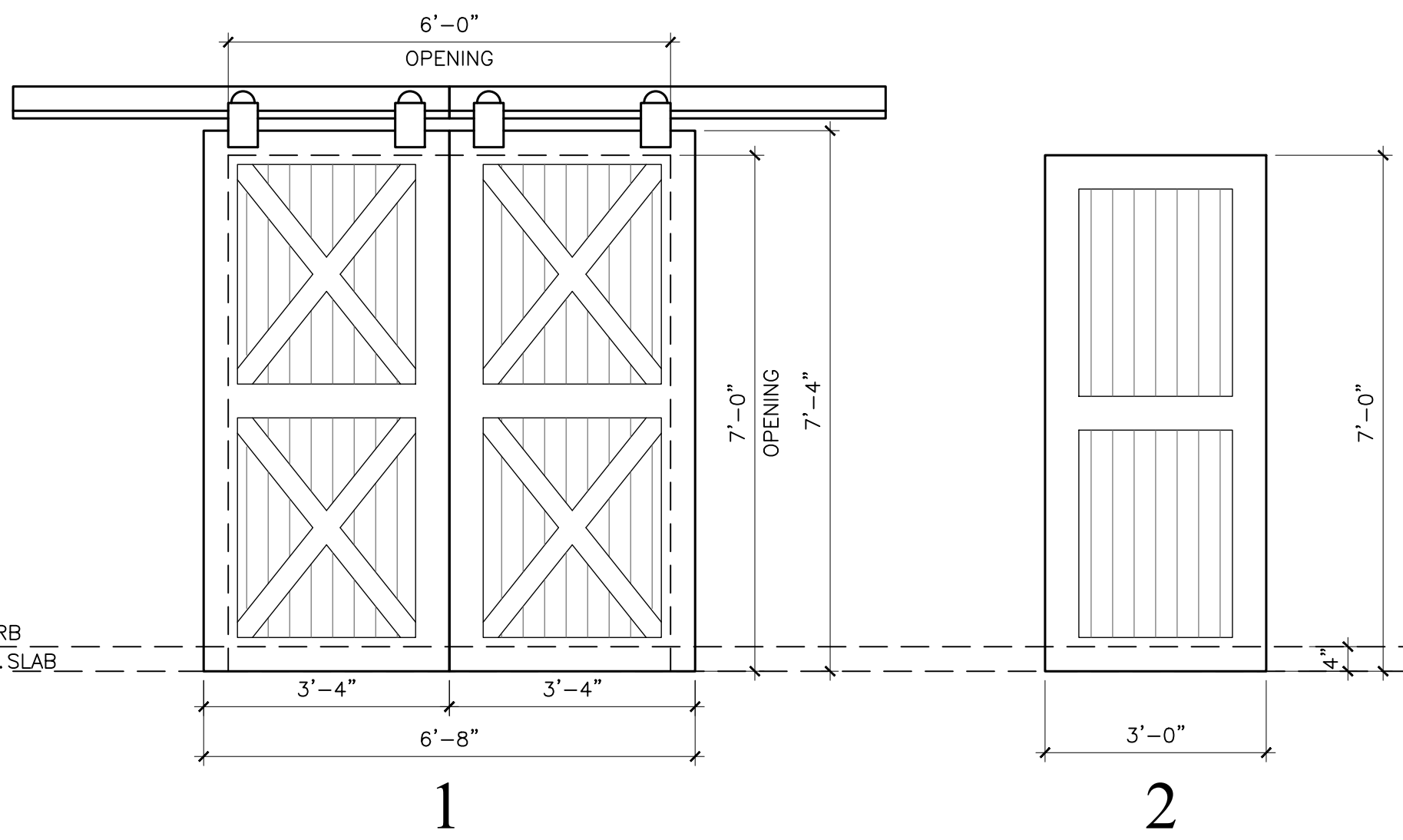
S3 SILL DETAIL
SCALE: 3"=1'-0"

WINDOW ELEVATION

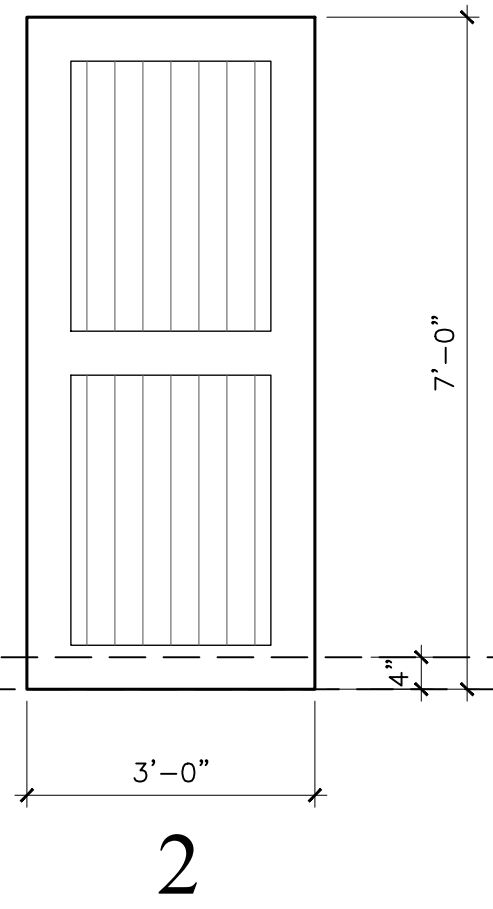


A

DOOR ELEVATION



1



2

REVISIONS

NO.	DATE	DESCRIPTION	NAME

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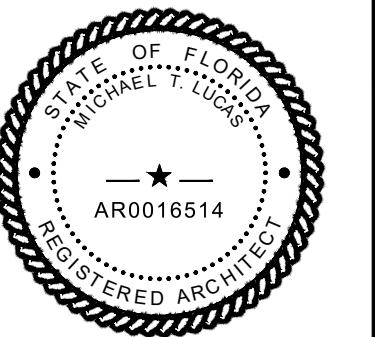
prepared for DREAM FINDERS HOMES
REVERIE - TRAILMARK
St. Johns County, FL
AMENITY SET

MAINTENANCE BARN - PLANS AND DOOR DETAILS



BASHAM & LUCAS
DESIGN GROUP, INC.

7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LN: AA26000586 | LC26000508



MICHAEL T. LUCAS
AR0016514

DRAWN BY: RMA
CHECKED BY: MTL
DATE: 01-31-24
JOB NO.: 19-25C

A1.1

PERMIT SET

D.	DATE	DESCRIPTION	NAME
A	01.17.20	PERMIT SET	

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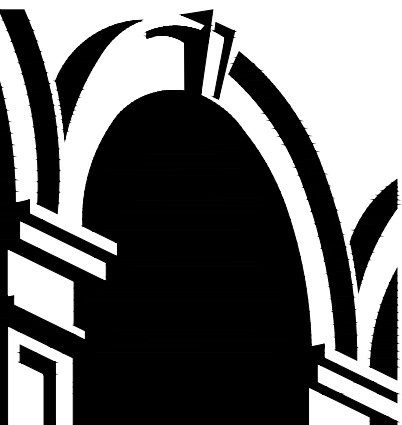
REVERIE - TRAILMARK

prepared for DREAM FINDER'S HOMES

St. Johns County, FL

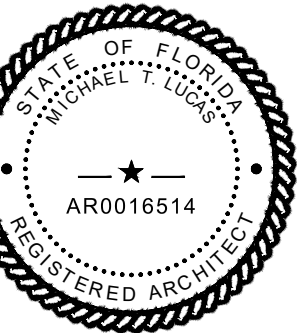
AMENITY SET

MAINTENANCE BARN - ELEVATIONS & SECTIONS



**BASHAM
& LUCAS**
DESIGN GROUP, INC.

45 GATE PARKWAY SUITE 101
 JACKSONVILLE, FLORIDA 32256
 (904) 731-2323 • bashamlucas.com
 ID: AA26000586 | LC26000508

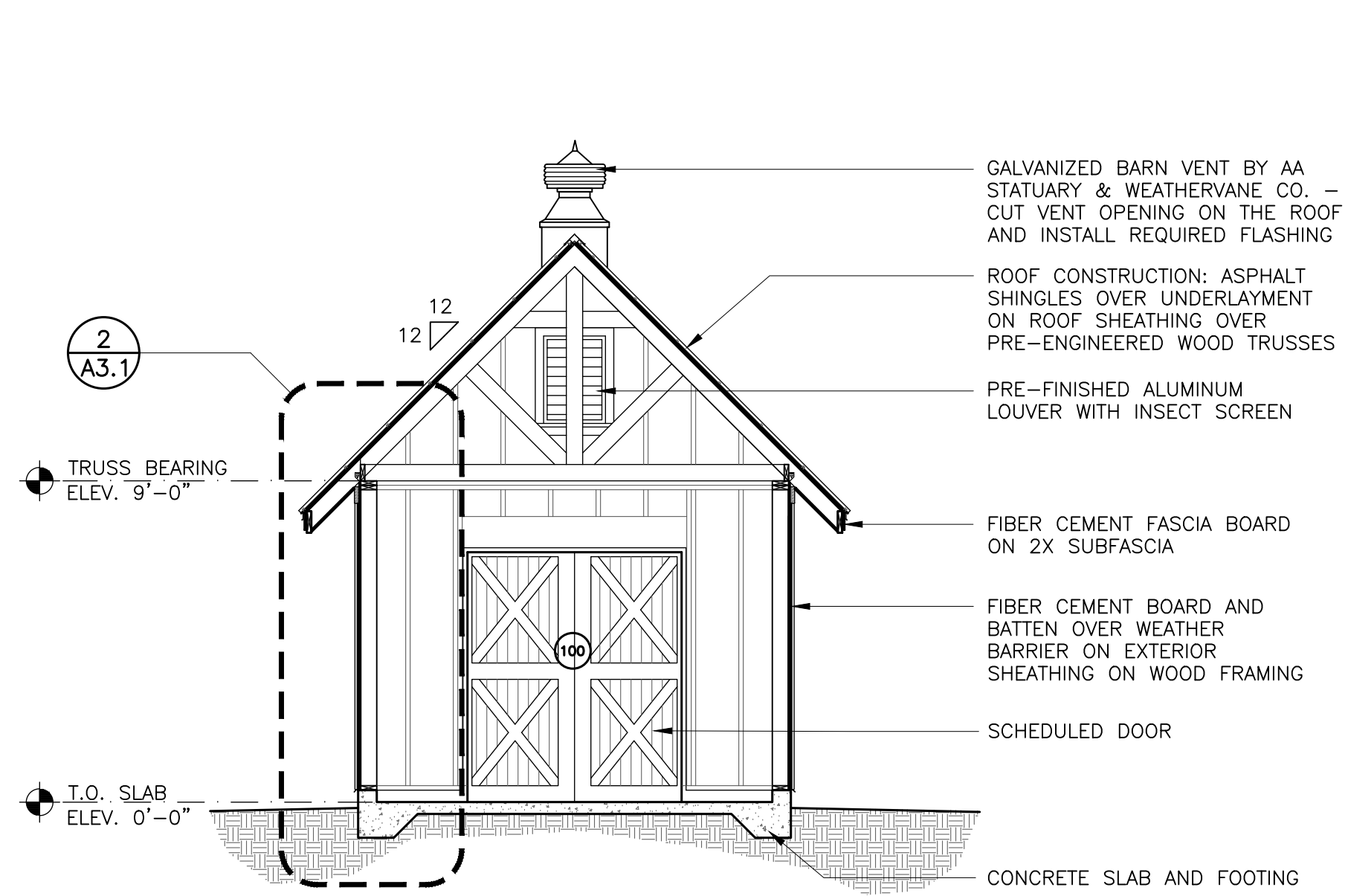


MICHAEL T. LUCAS
AR0016514

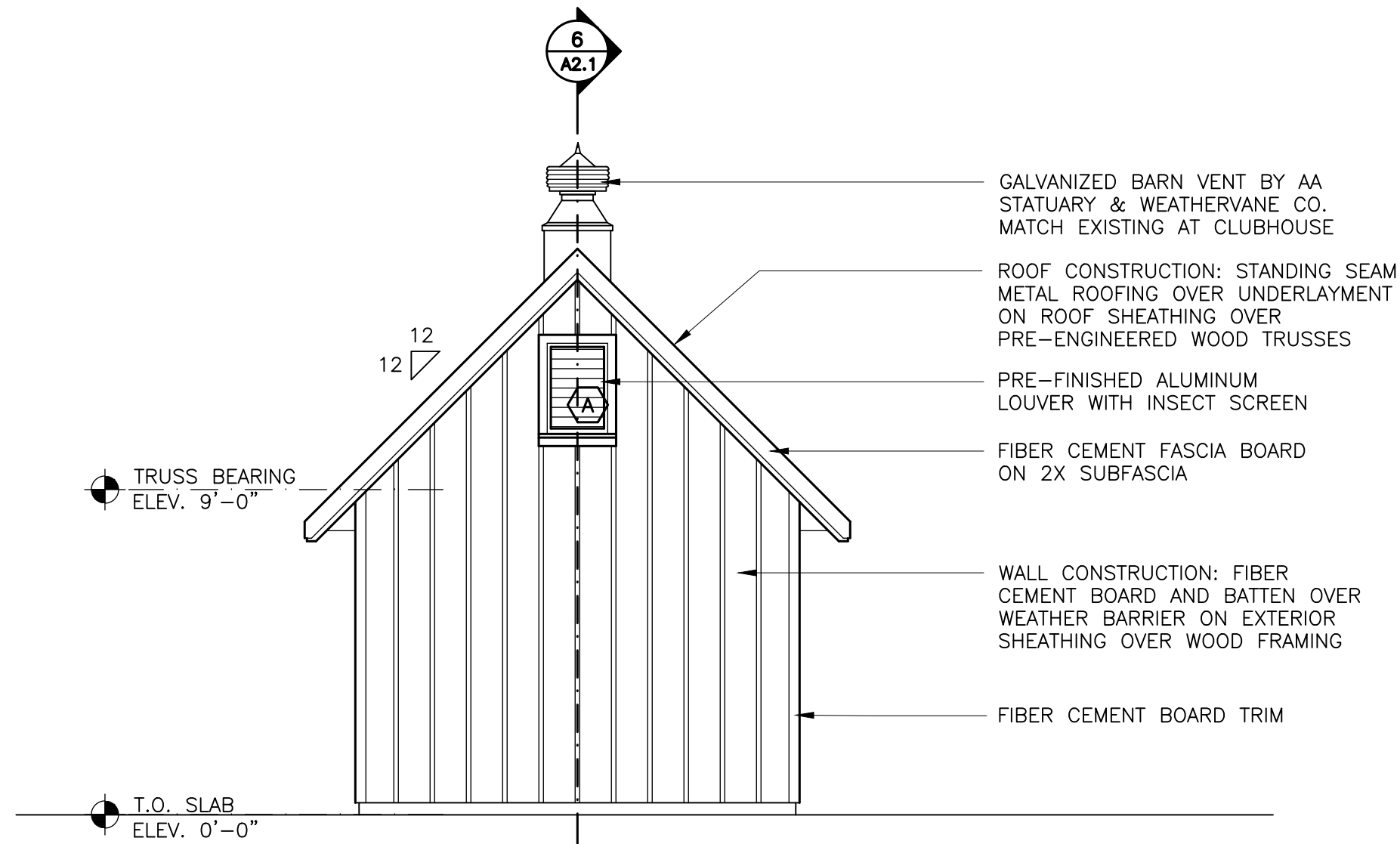
DRAWN BY	RMA
CHECKED BY	MTL
DATE:	01-31-24
DB NO.	19-25C

A2.1

ERMIT SET

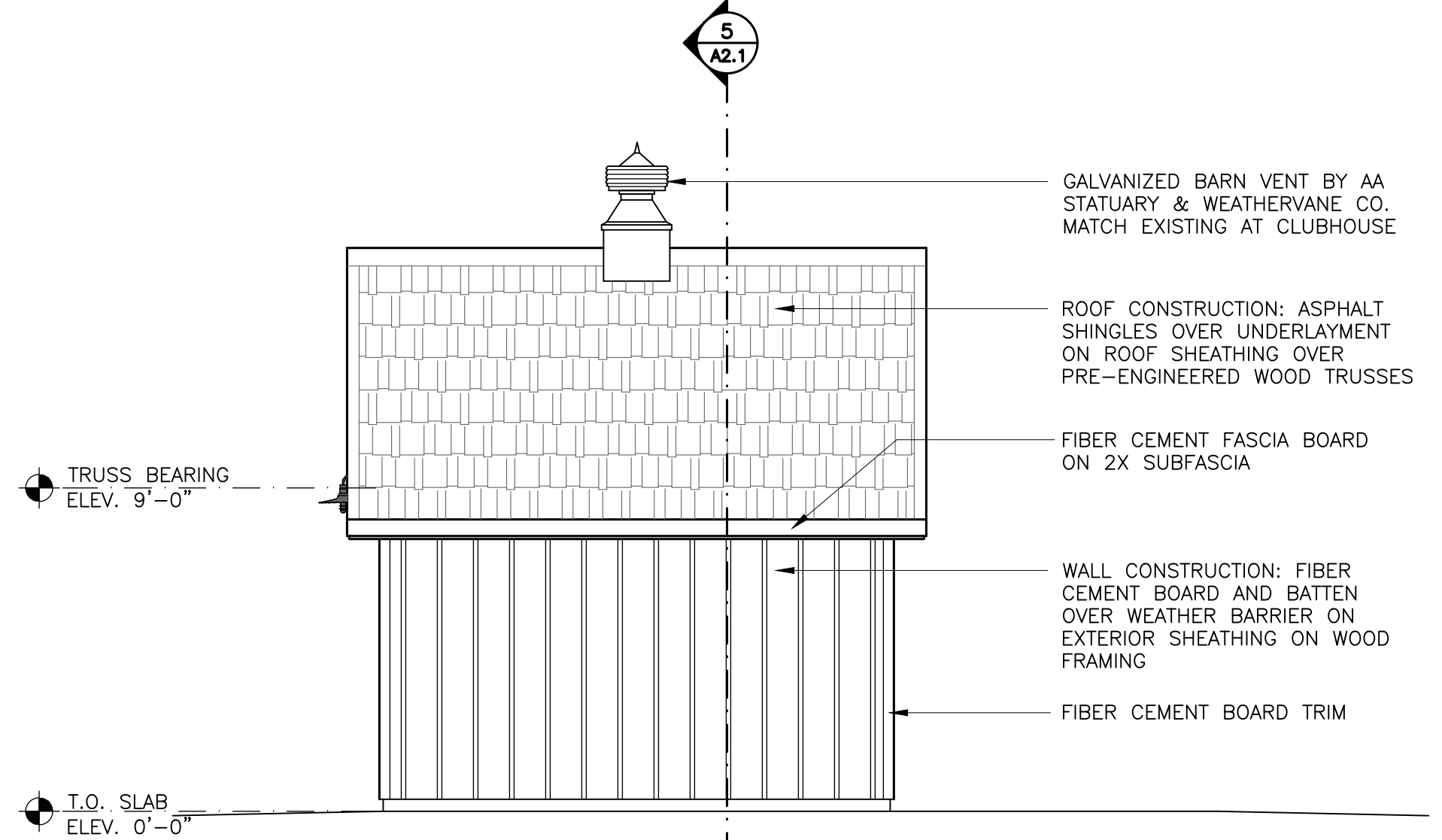


5 BUILDING SECTION
SCALE: 1/4"=1'-0"



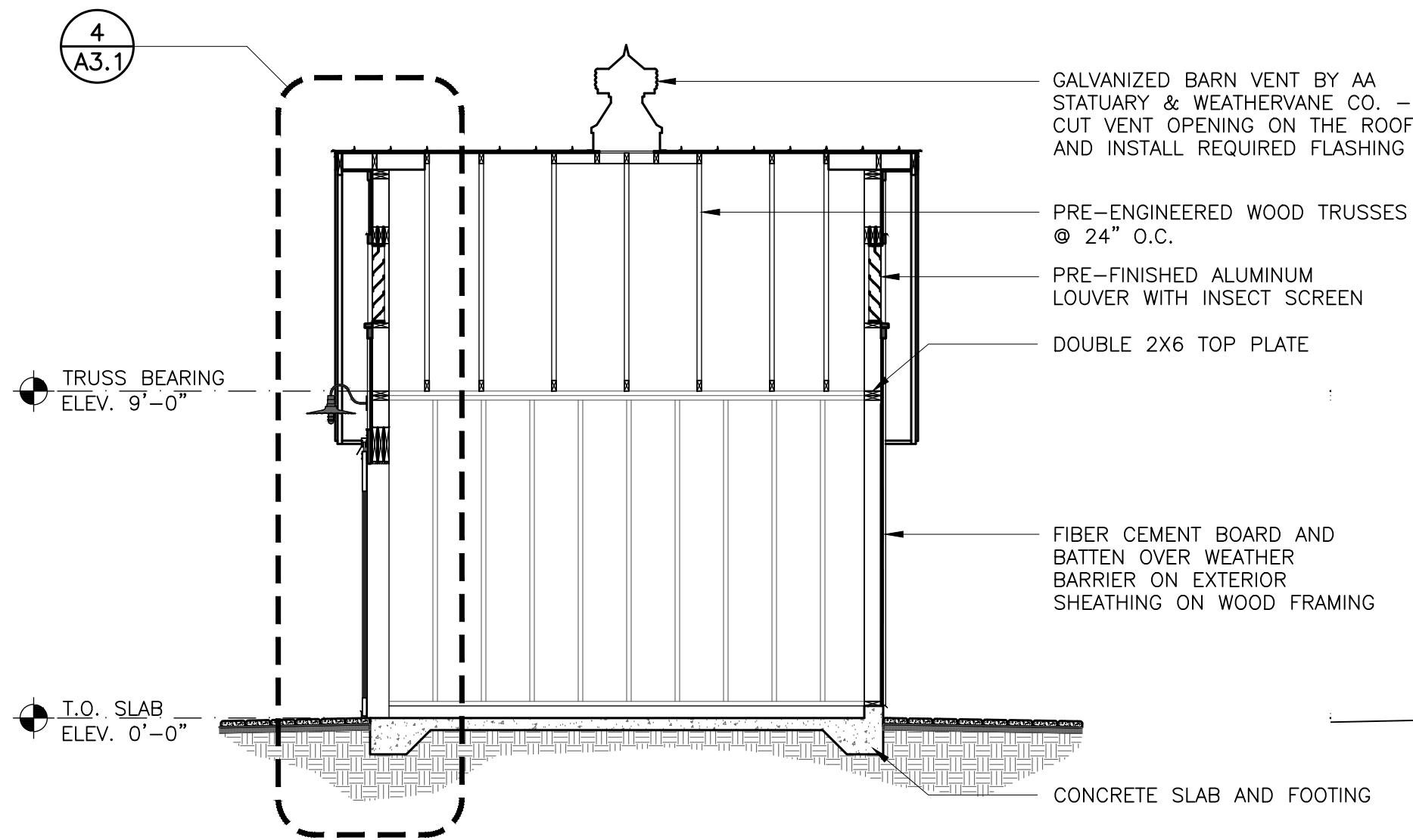
3 REAR ELEVATION

SCALE: 1/4"=1'-0"

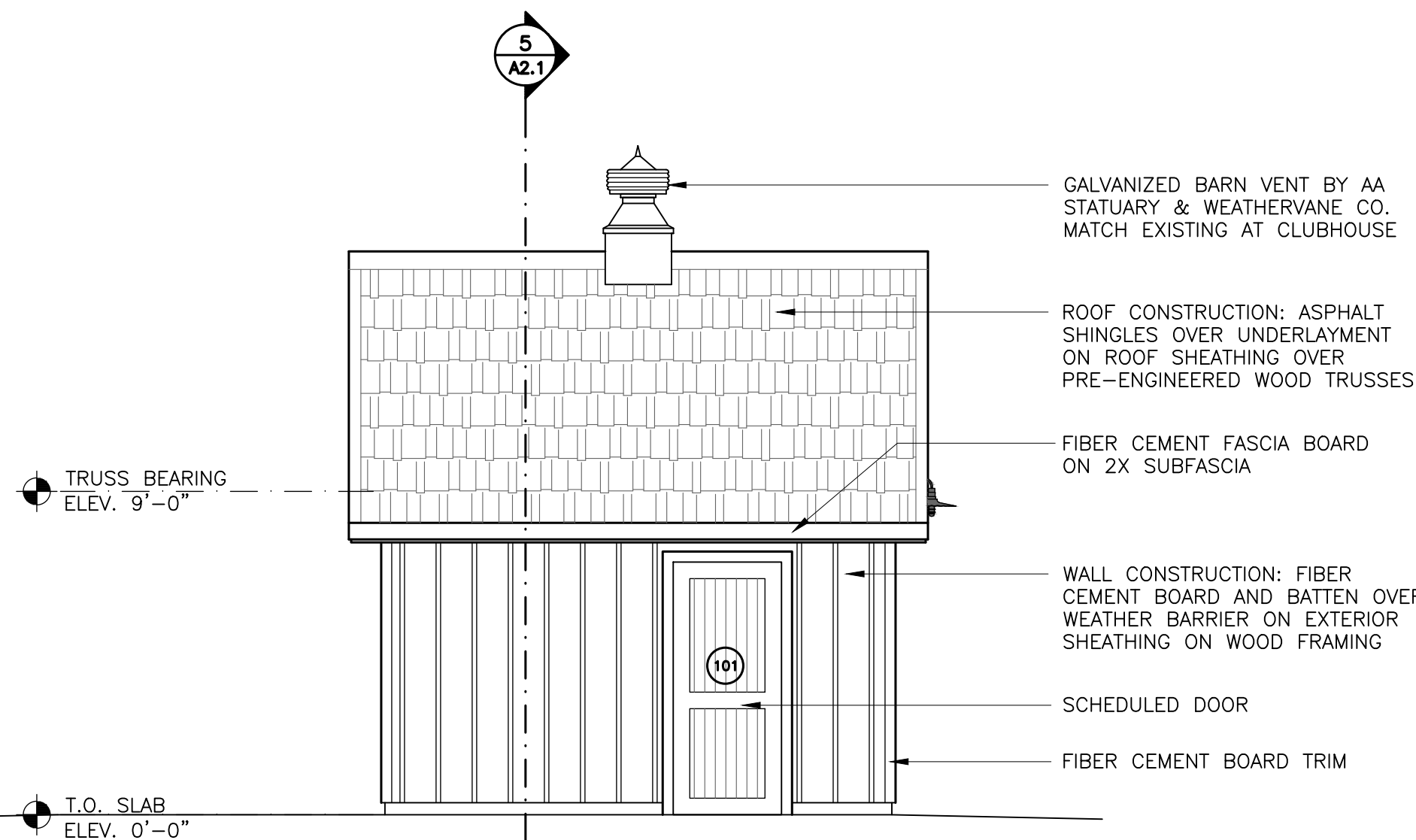


1 SIDE ELEVATION

SCALE: 1/4"=1'-0"

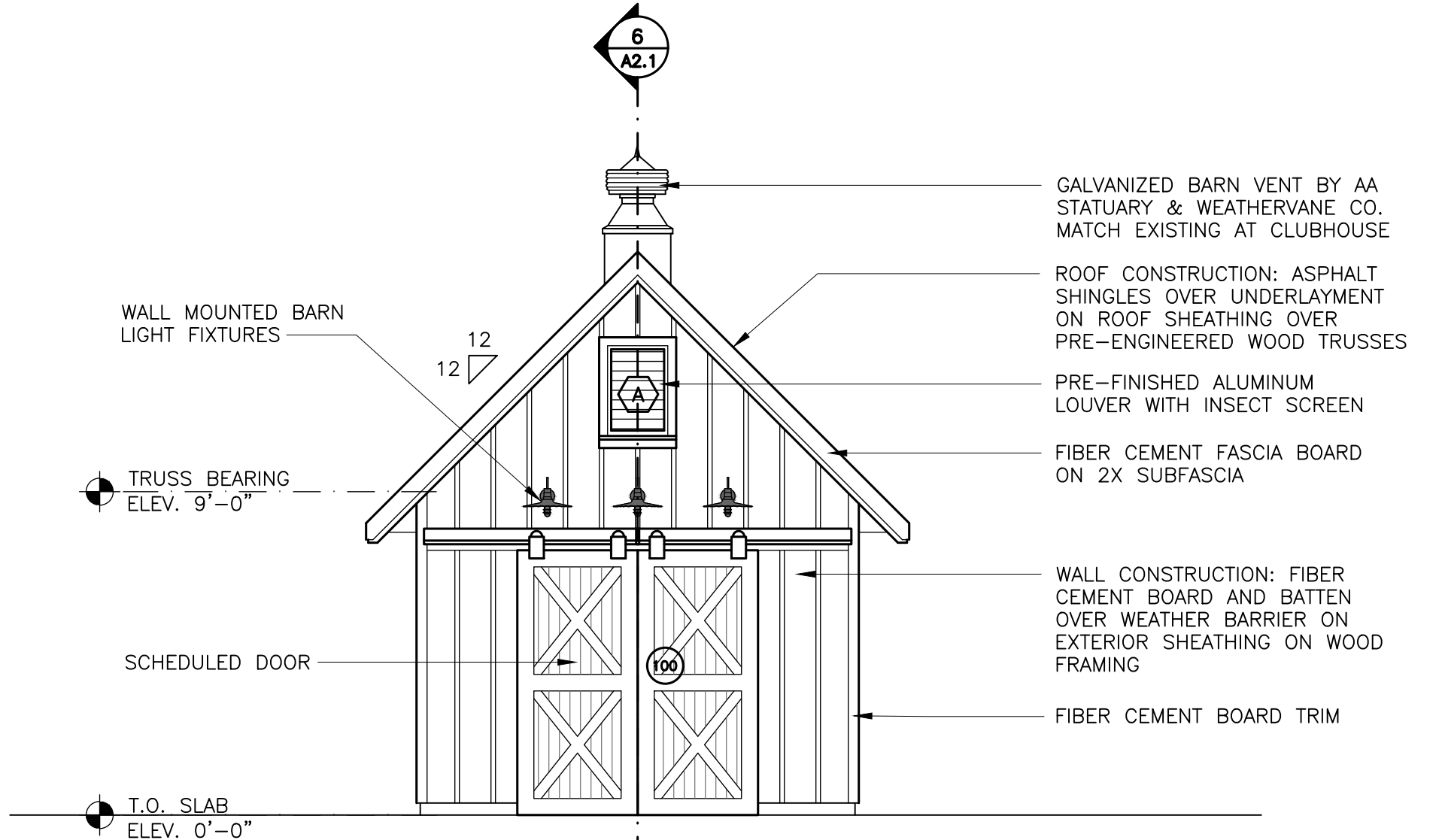


6 BUILDING SECTION



4 SIDE ELEVATION

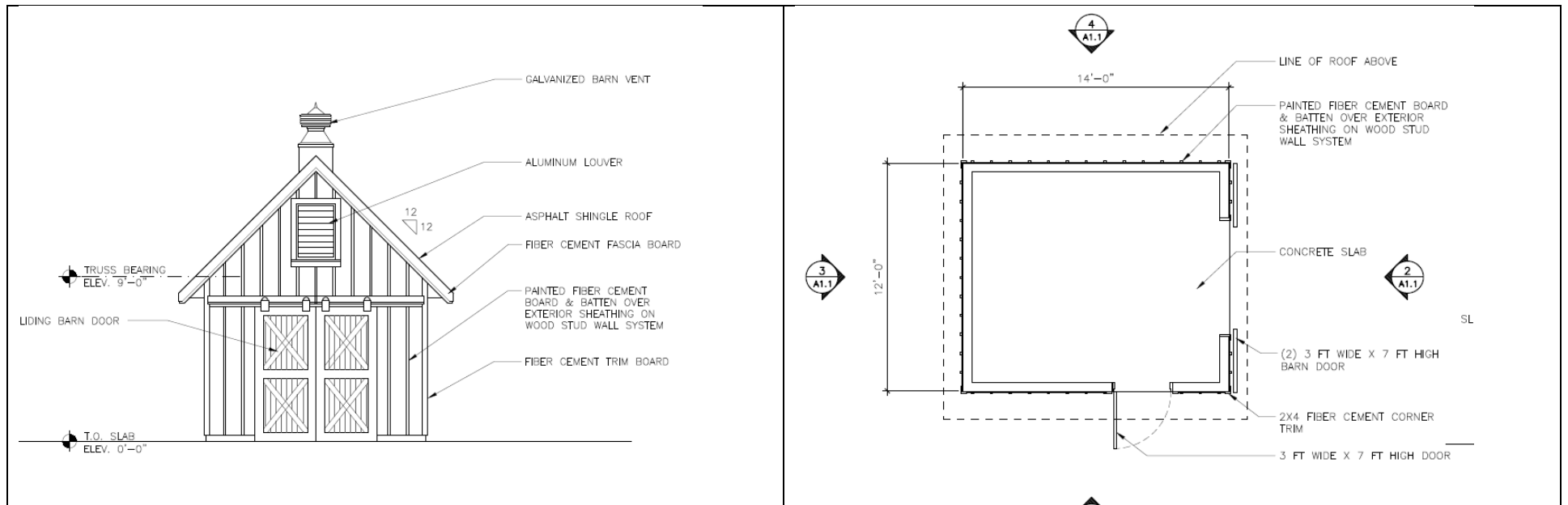
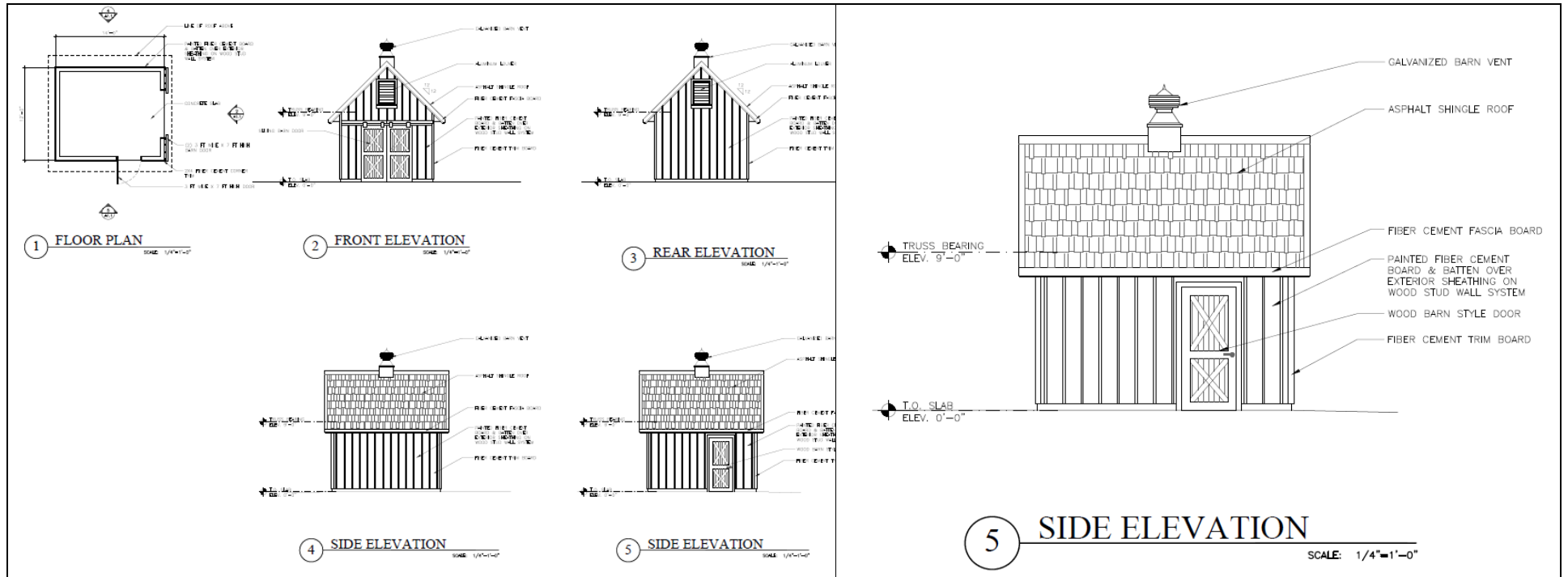
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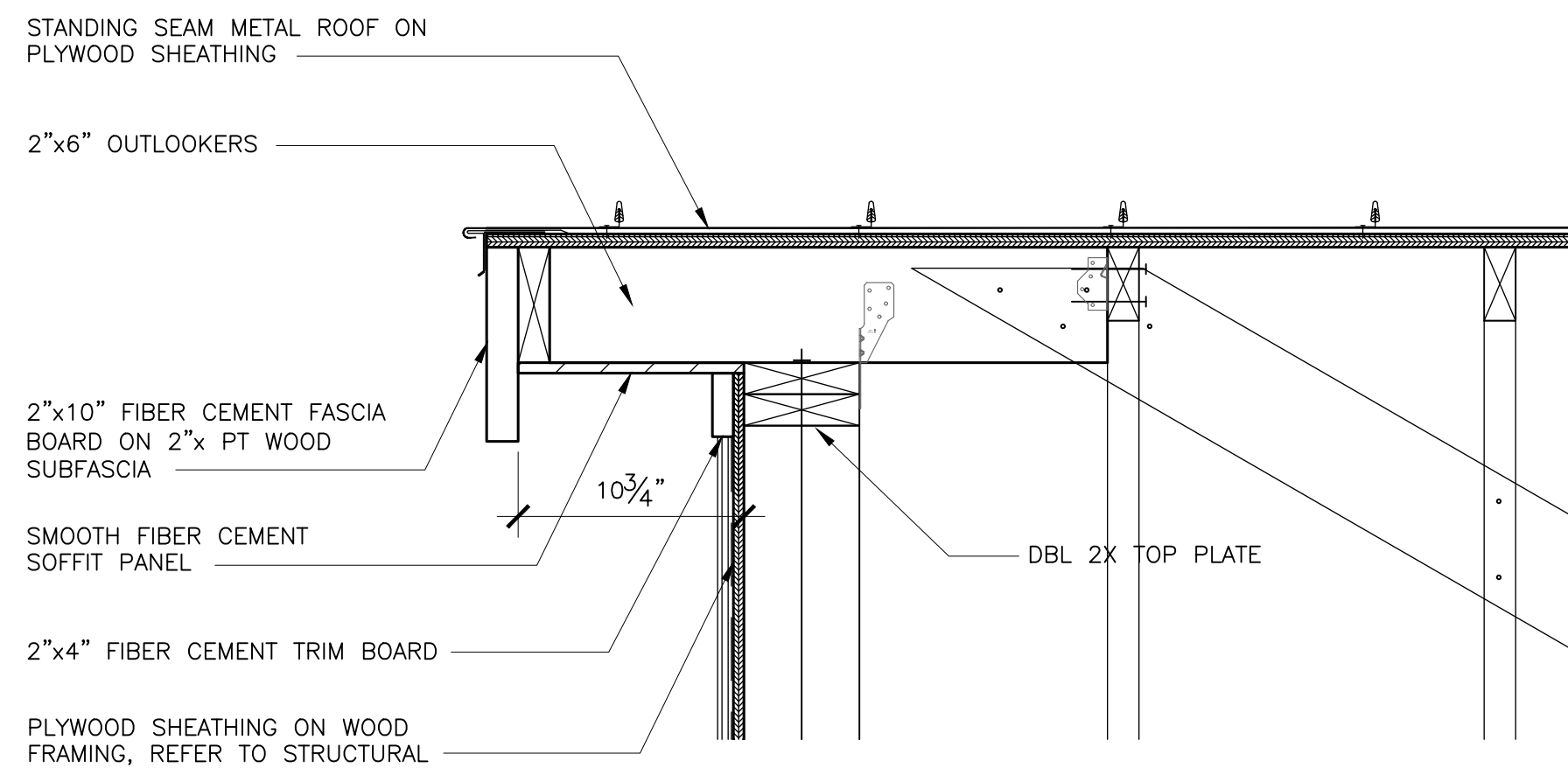


2 FRONT ELEVATION

SCALE: 1/4"=1'-0"

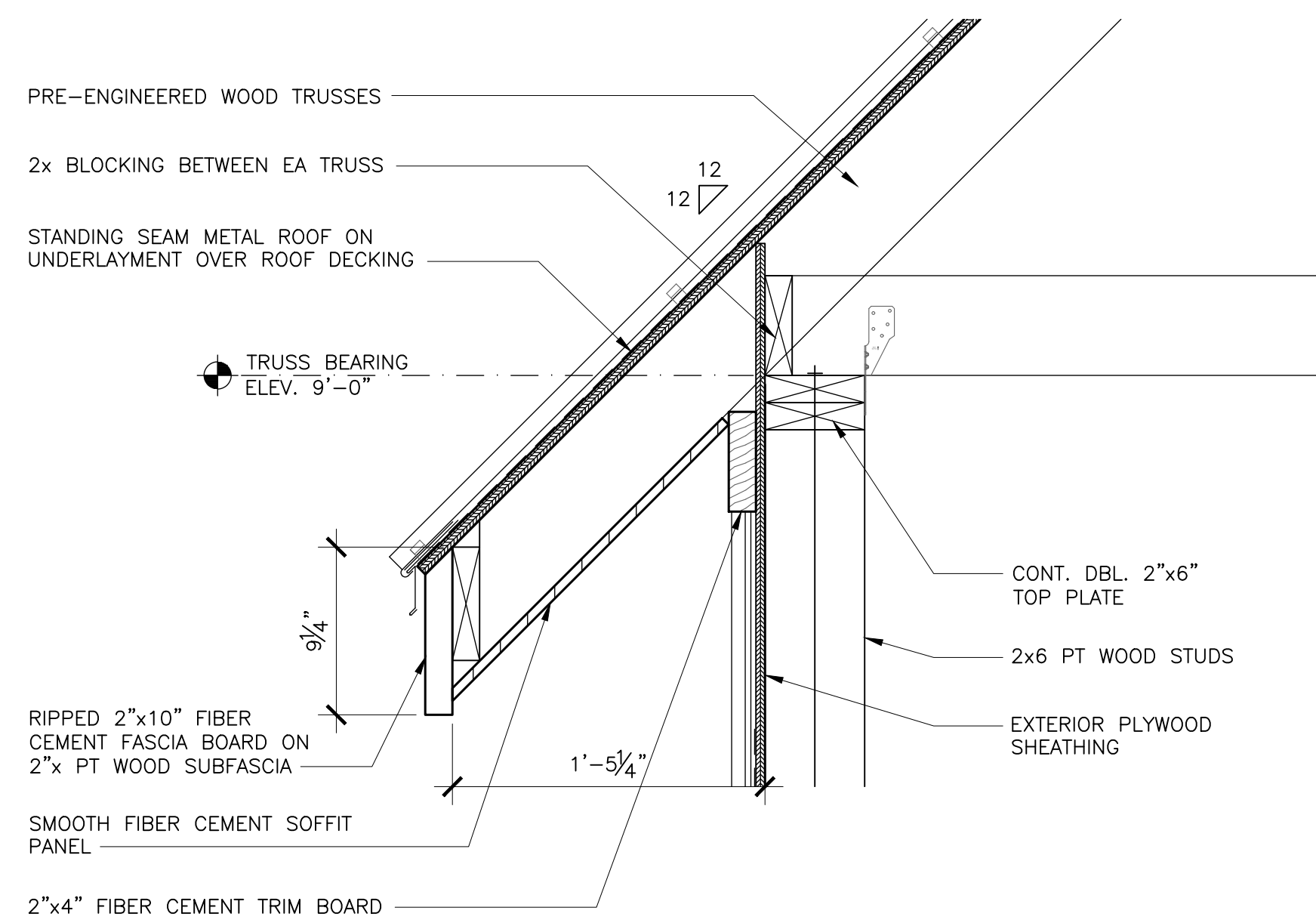
Maintenance Barn Sketch





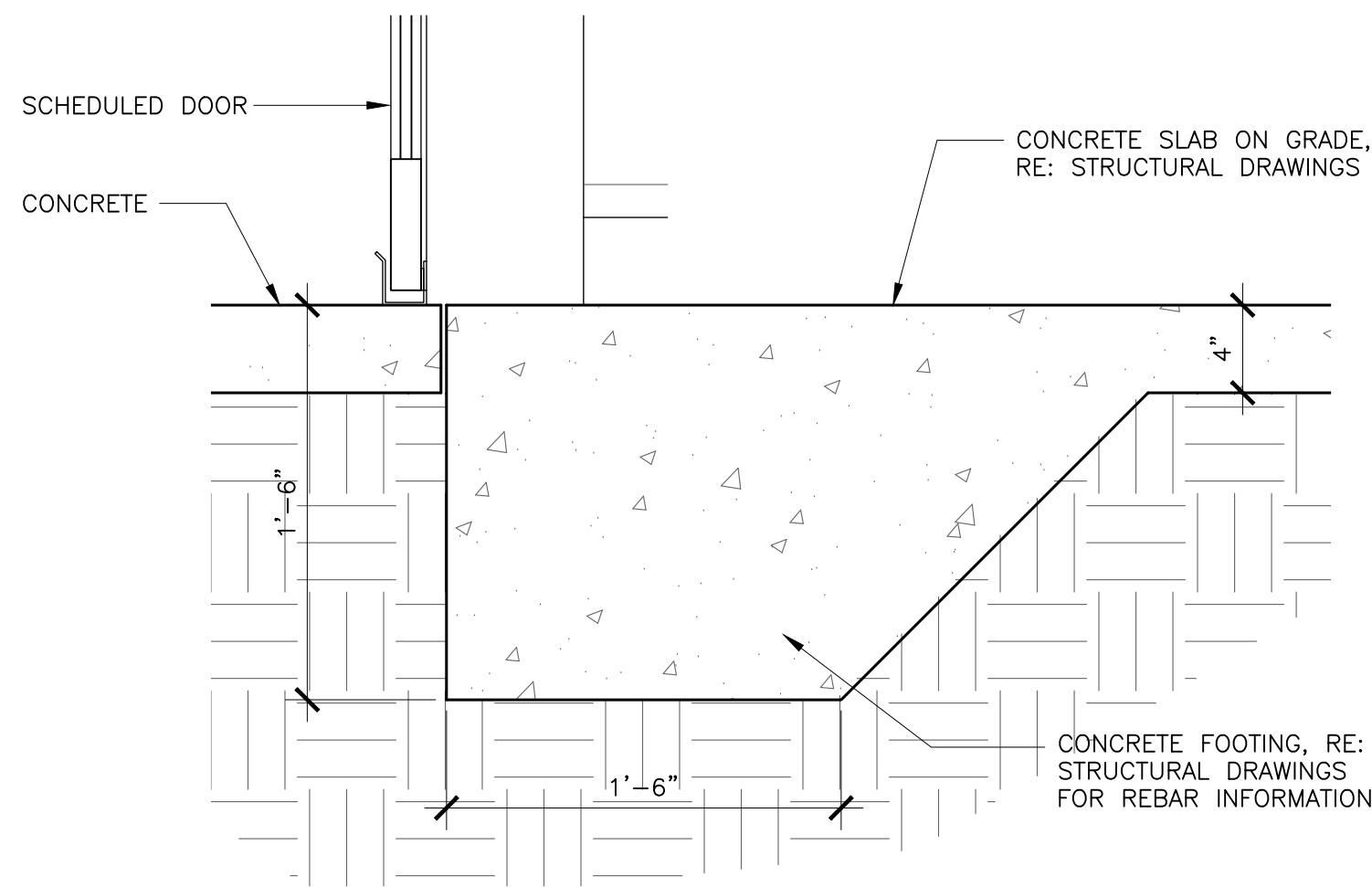
5 DETAIL

SCALE: 1 1/2"=1'-0"



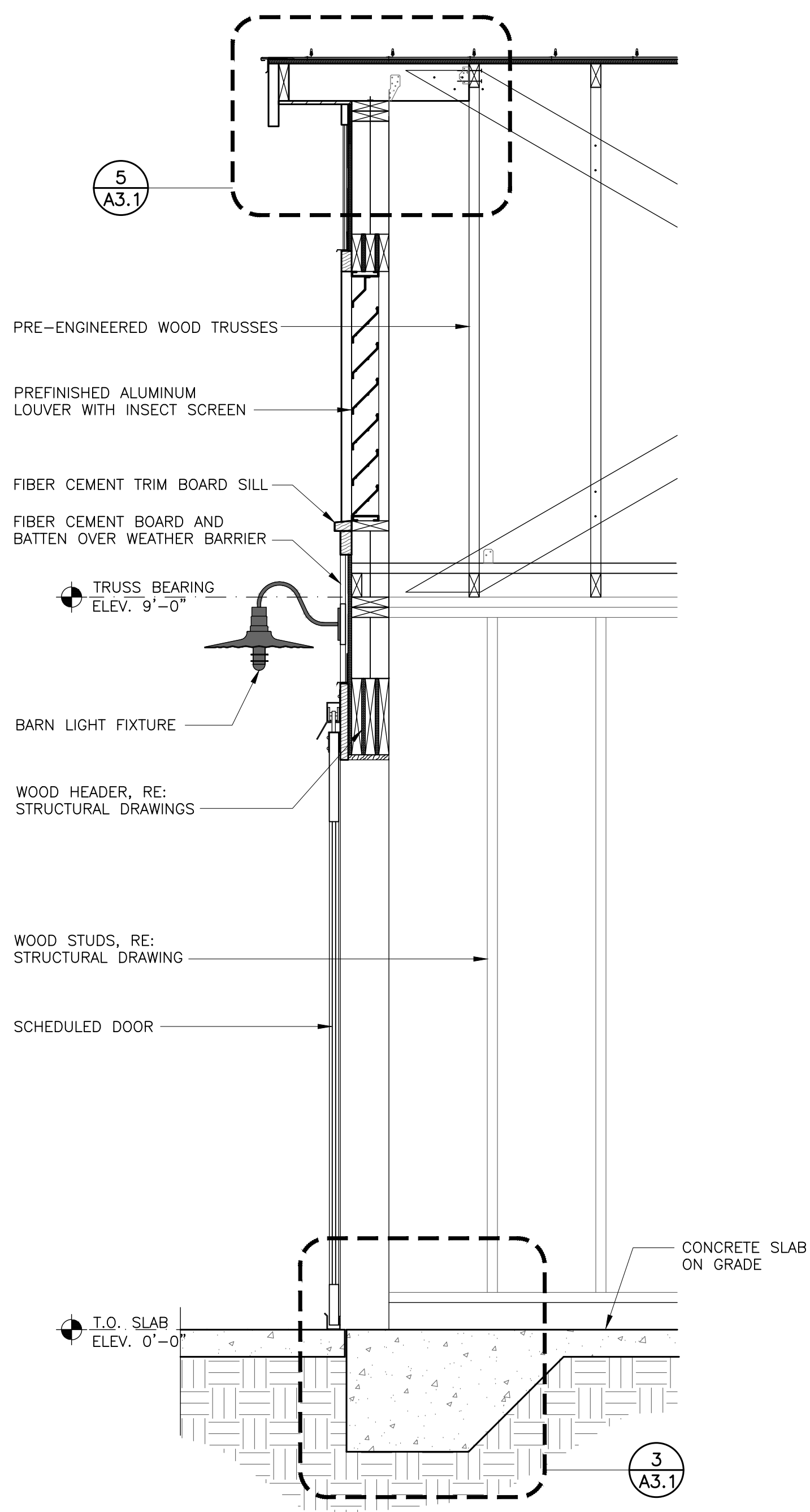
6 DETAIL

SCALE: 1 1/2"=1'-0"



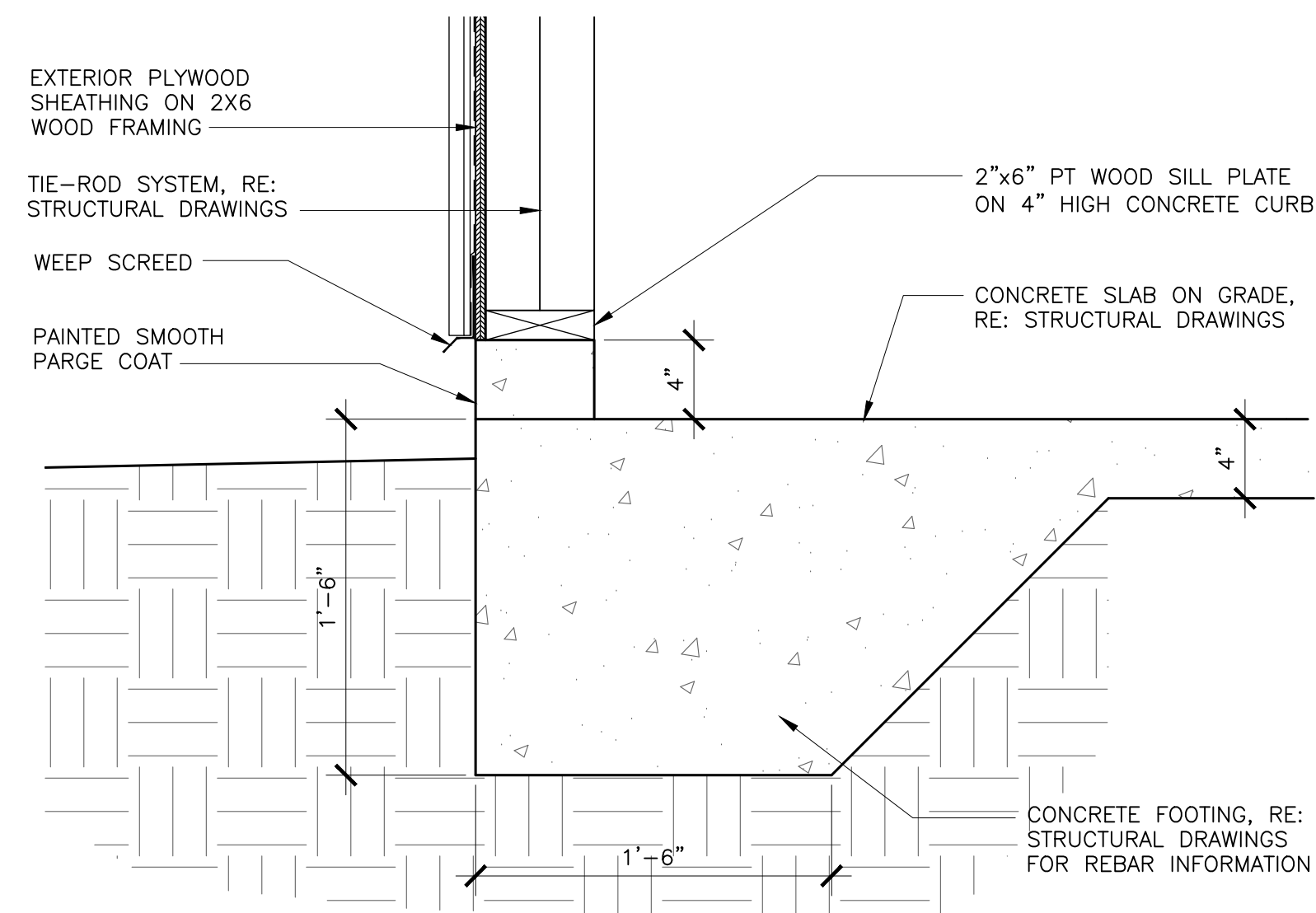
3 DETAIL

SCALE: 1 1/2"=1'-0"



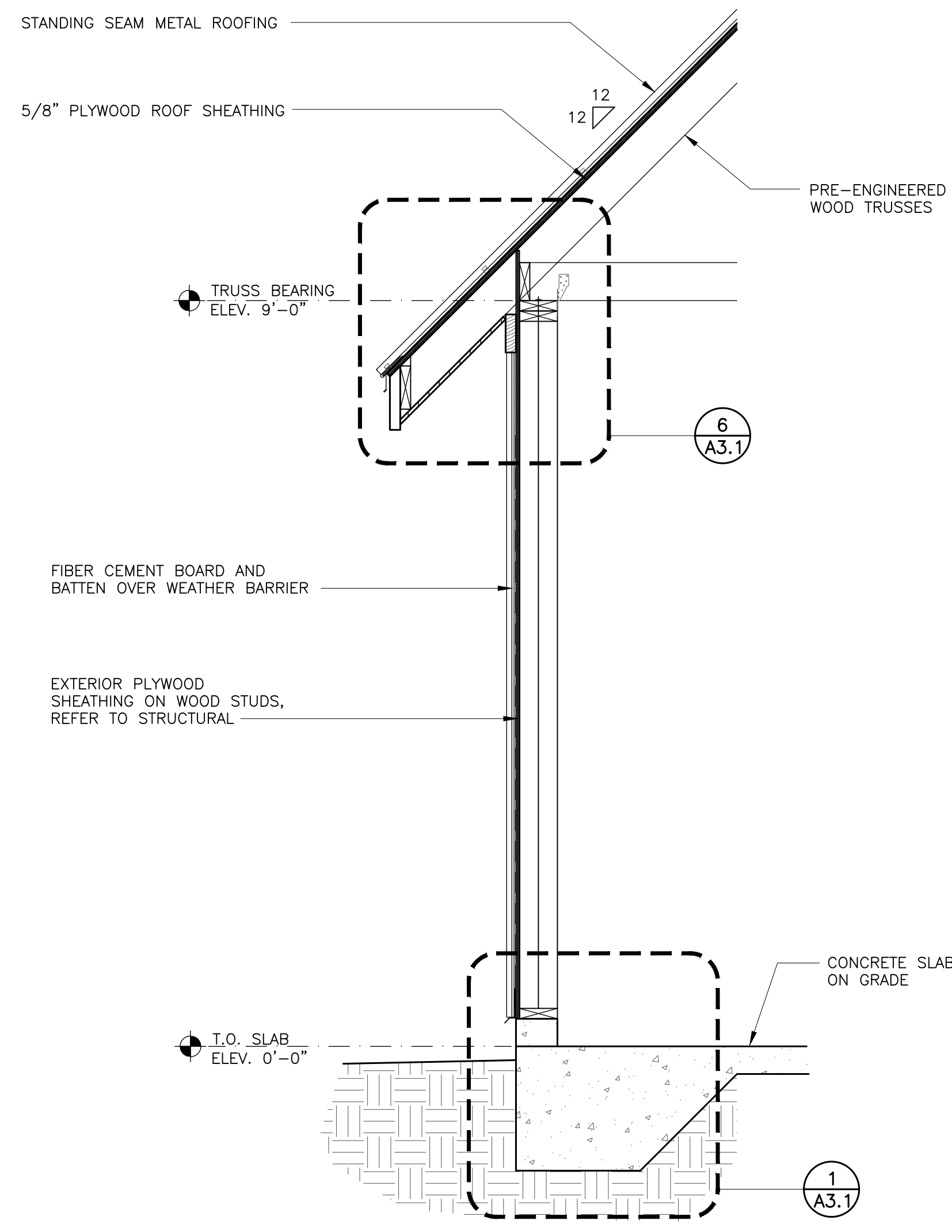
4 WALL SECTION

SCALE: 3/4"=1'-0"



1 DETAIL

SCALE: 1 1/2"=1'-0"



2 WALL SECTION

SCALE: 3/4"=1'-0"

REVISIONS

NO.	DATE	DESCRIPTION	NAME

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prepared for DREAM FINDERS HOMES

REVERIE - TRAILMARK

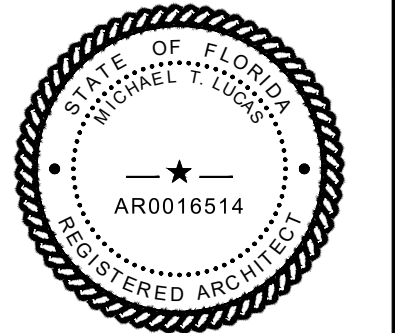
St. Johns County, FL

AMENITY SET

MAINTENANCE BARN - SECTIONS & DETAILS



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DESIGN GROUP, INC.
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JACKSONVILLE, FLORIDA 32256
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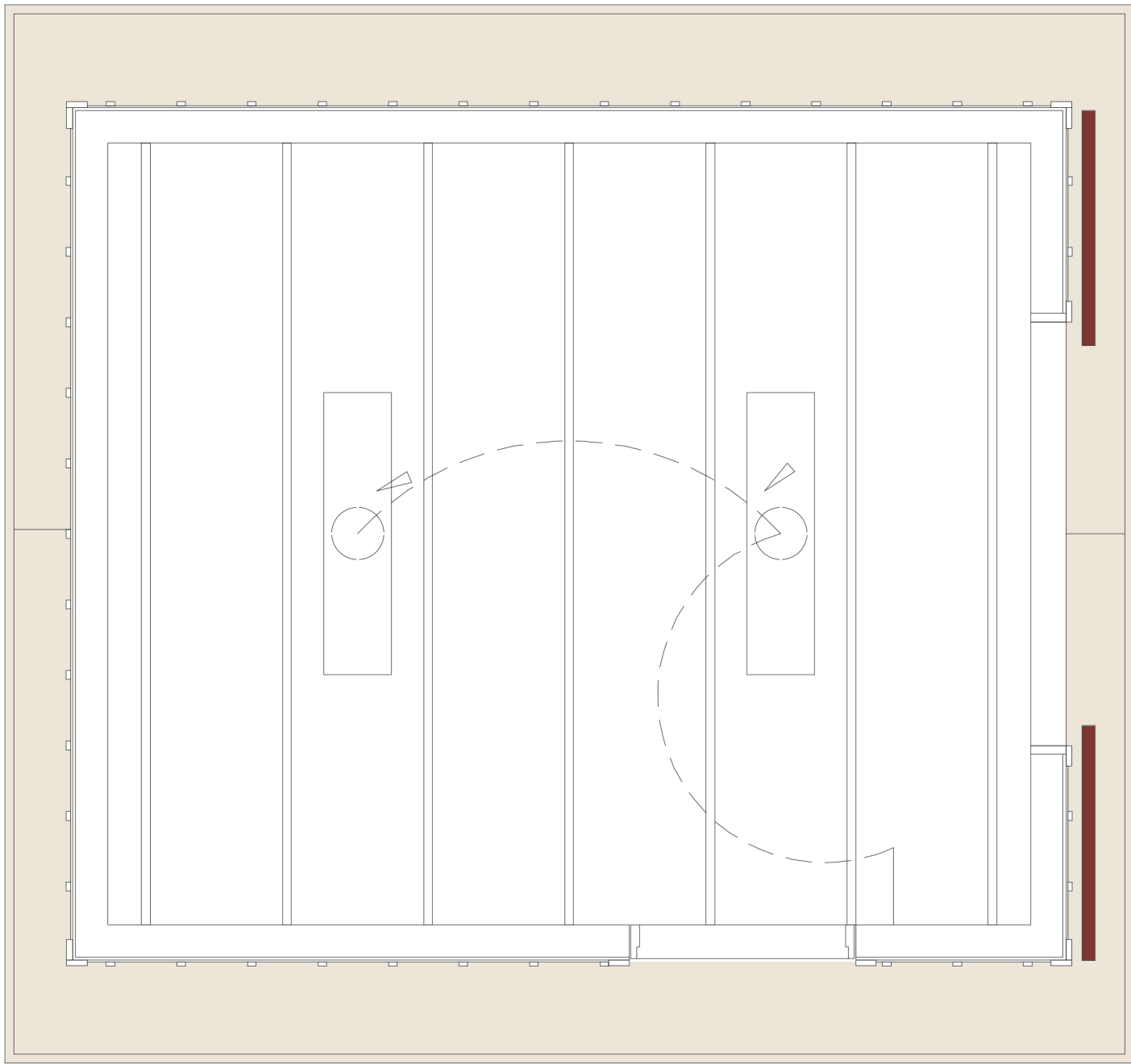
MICHAEL T. LUCAS
AR0016514

DRAWN BY	RMA
CHECKED BY	MTL
DATE:	01-31-24
JOB NO.	19-25C

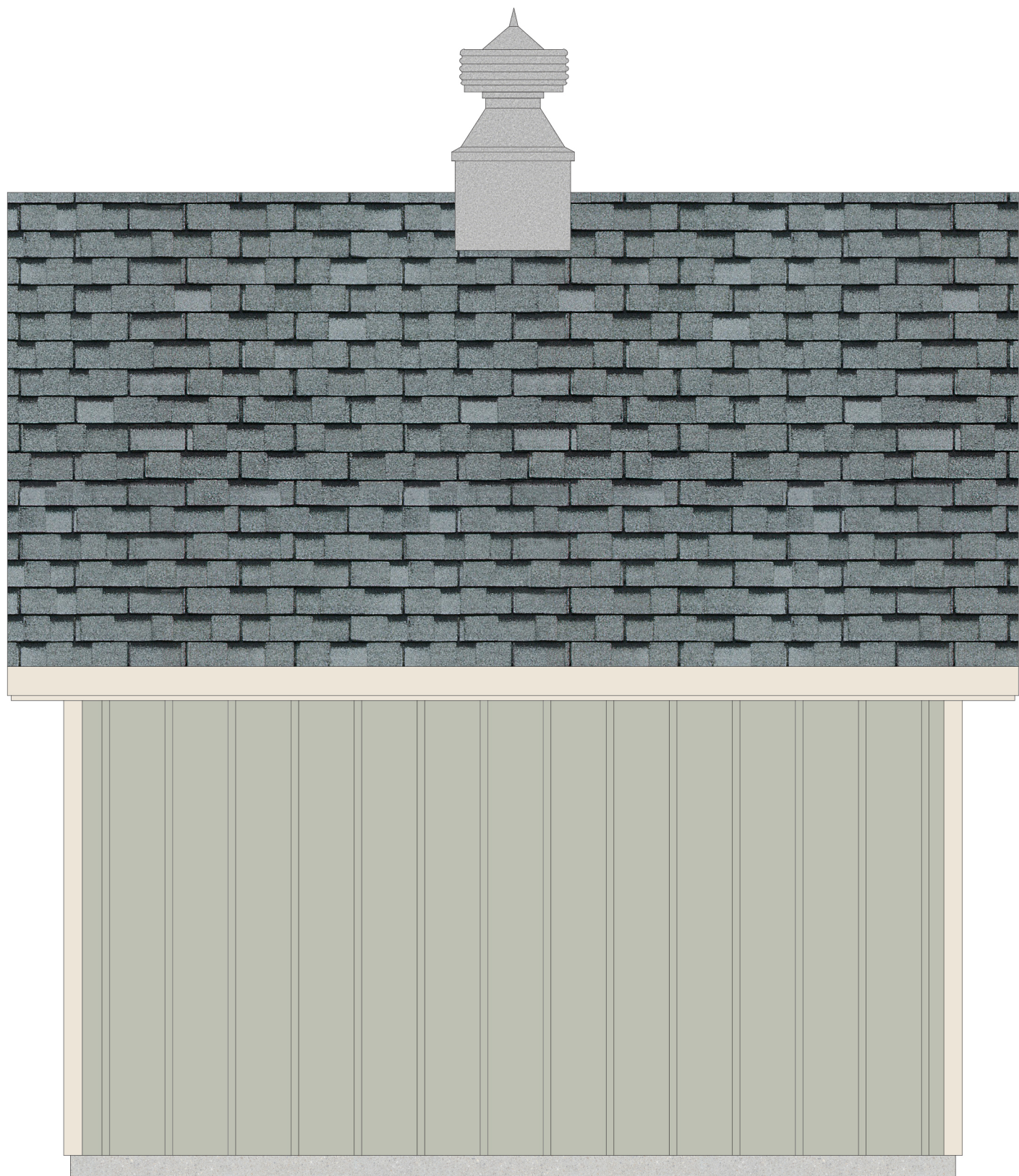
A3.1

PERMIT SET

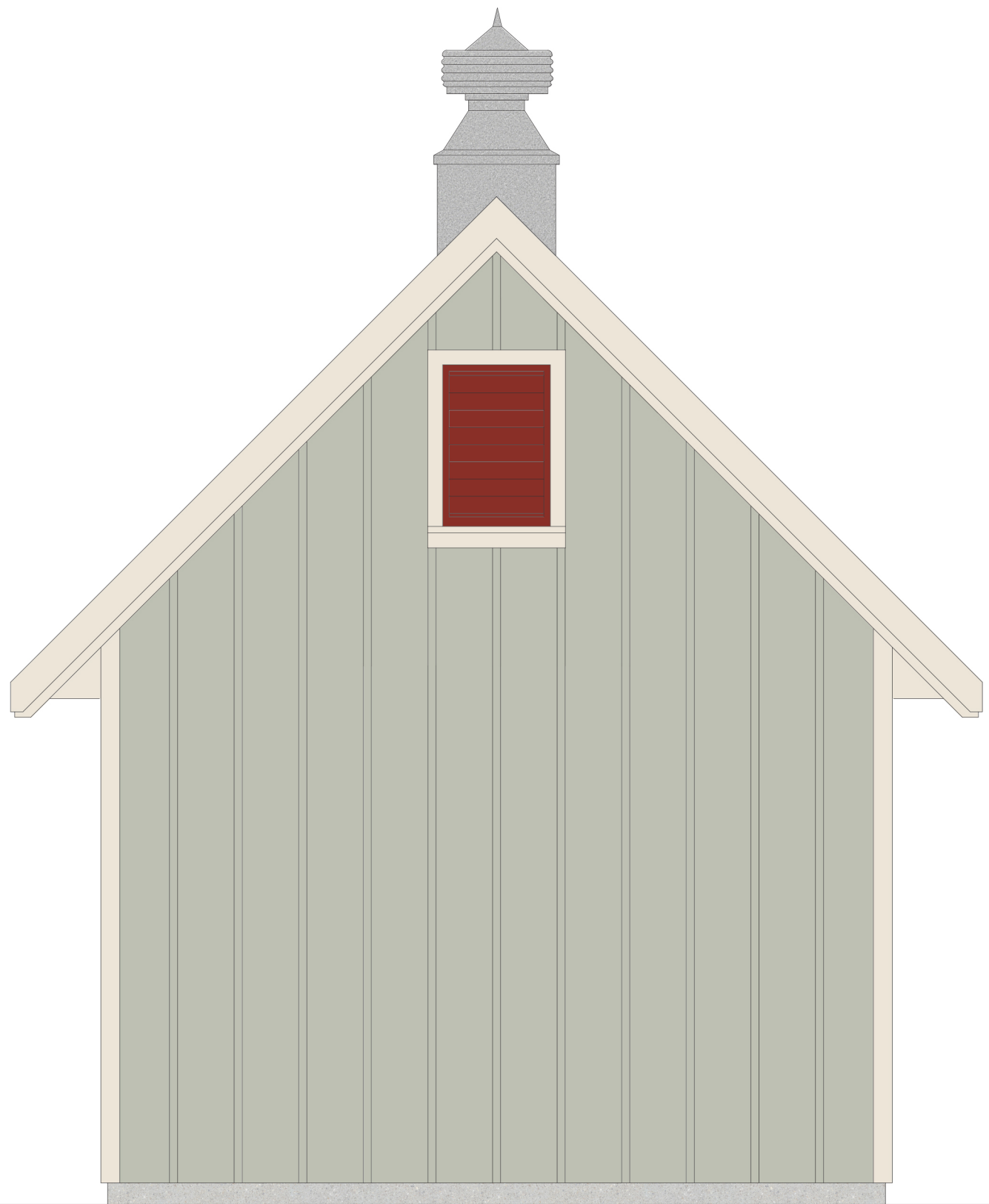
PLEASE NOTE:
THIS PAGE CONTAINS
COLOR IMAGERY.
PLEASE REFER TO
DIGITAL SET OR A
COLOR PRINT FOR
ACCURATE
REPRESENTATION OF
DESIGN.



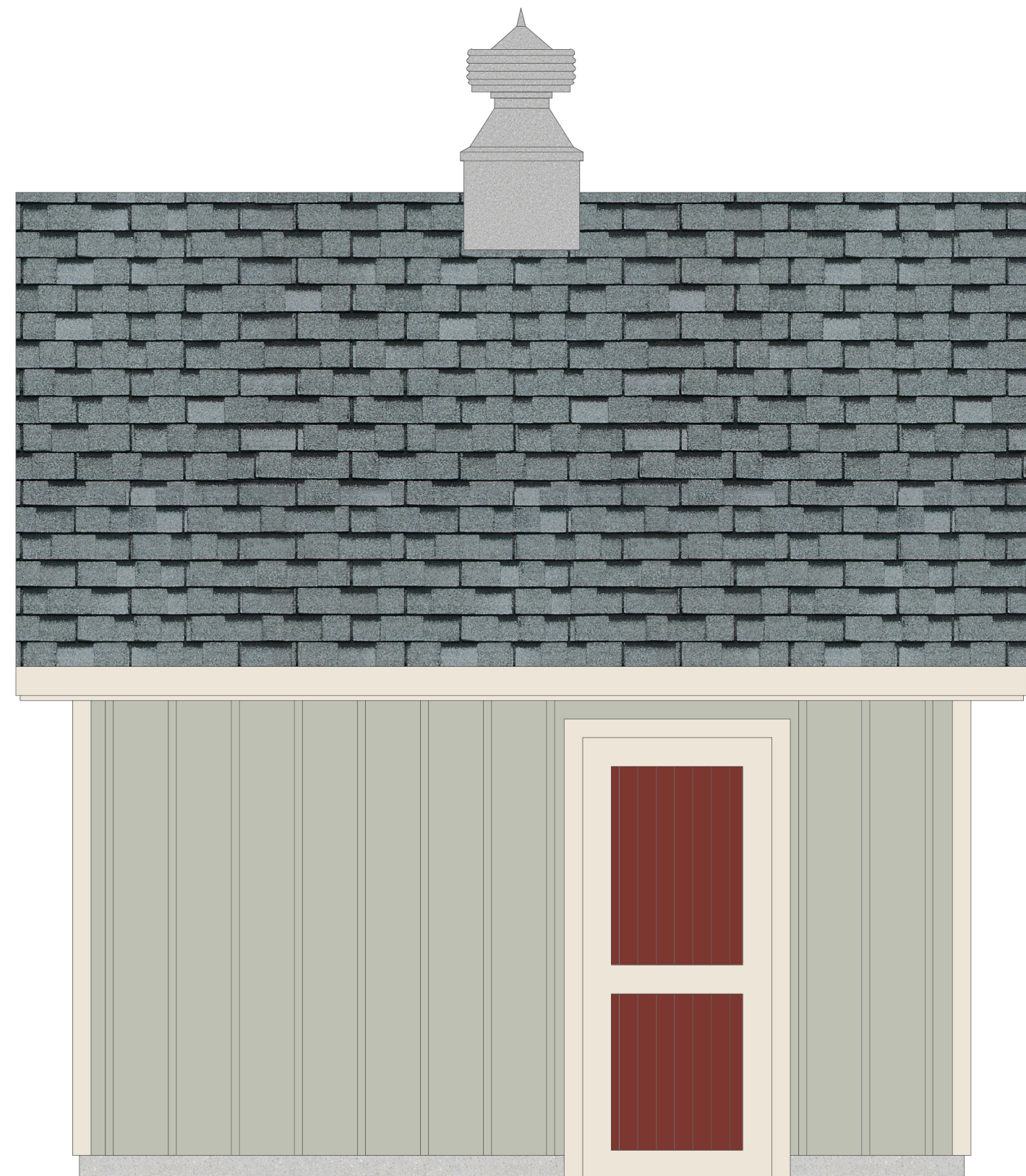
1 REFLECTED CEILING PLAN
SCALE: NTS



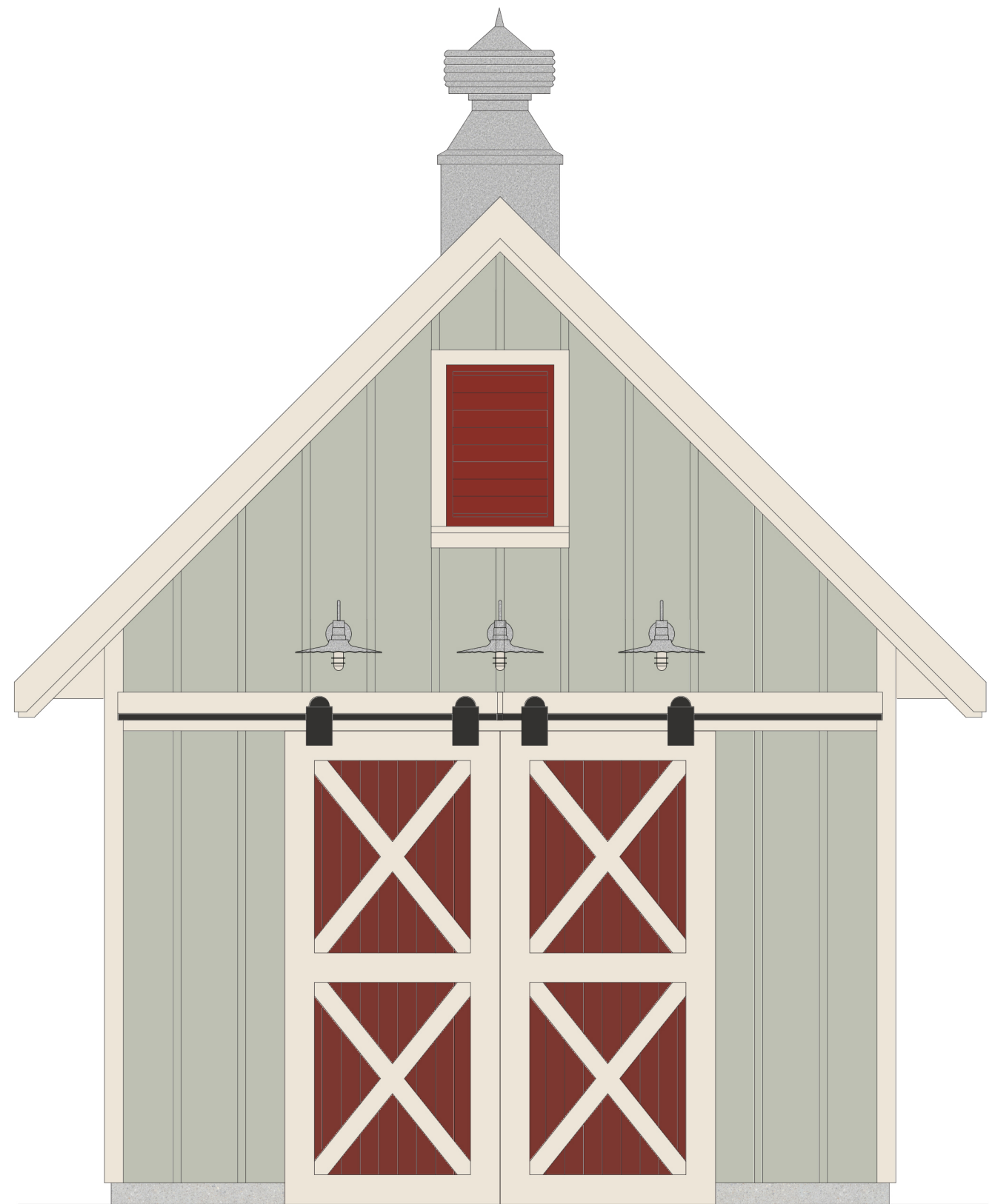
2 SIDE ELEVATION
SCALE: NTS



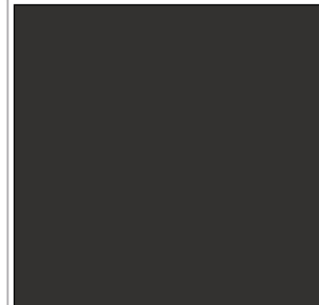
3 REAR ELEVATION
SCALE: NTS



4 SIDE ELEVATION
SCALE: NTS

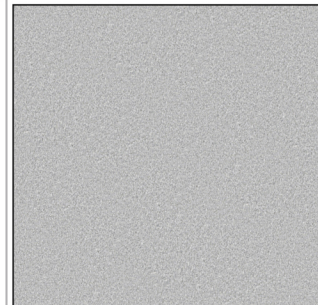


5 FRONT ELEVATION
SCALE: NTS



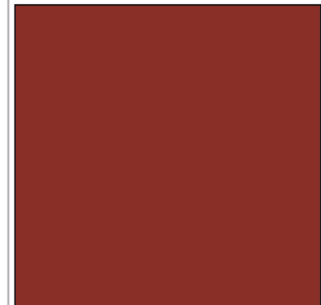
BLACK
MATCH
AMENITY

HARDWARE



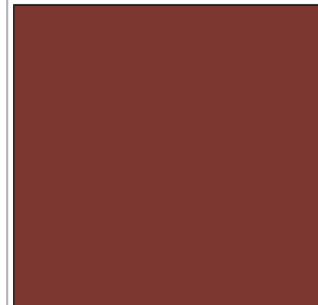
MATCH
AMENITY

BARN VENT
LIGHT FIXTURES



RAL 3013
TOMATO RED

LOUVERS



SW 6328
FIREWEED

DOOR INSETS



SW 6191
CONTENTED

BOARD & BATTEN



SW 7013
IVORY LACE

FASCIA
TRIM
SOFFIT
DOORS (WHITE)



MATCH AMENITY
TAMCO
THOMPSON
WHITE

FLASHING



GAF TIMBERLINE
HDZ SHINGLES
OYSTER GRAY

ROOF

REVISIONS

NO.	DATE	DESCRIPTION	BY

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TO SUCH USE.

prepared for DREAMFINDERS HOMES

REVERIE - TRAILMARK

ST. JOHNS COUNTY, FL

AMENITY SET

MAINTENANCE BARN - COLOR ELEVATIONS



BASHAM
& LUCAS
DESIGN GROUP, INC.

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JACKSONVILLE, FLORIDA 32256
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LN: AR0016514 • LA6666906

DRAWN BY	MRF
CHECKED BY	MTL
DATE	01-19-2024
JOB NO.	19-25C

A2.2

REVIEW SET

SIXTH ORDER OF BUSINESS

A.

**LICENSE AGREEMENT BETWEEN SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT AND DAPA VENDING ENTERPRISES, INC.
REGARDING THE USE OF CERTAIN DISTRICT PROPERTY**

THIS LICENSE AGREEMENT (“License Agreement”) is made and entered into this 1st day of January, 2024, by and between:

SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida, and with offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”), and

DAPA VENDING ENTERPRISES, INC., a Florida corporation, with offices at 2151-B Dobbs Road, St. Augustine, Florida 32086 (the “Licensee”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District owns, operates, and maintains an amenity facility, (the “Recreation Facility”), which Recreation Facility is within the boundaries of the District; and

WHEREAS, the Licensee owns and operates a business involved in the sale of soft drinks and snacks through a vending machine (the “Business”) and desires to operate the Business at the Recreation Facility; and

WHEREAS, the District is willing to allow the Licensee to operate the Business at the Recreation Facility; and

WHEREAS, the District and the Licensee warrant and agree that they have all right, power, and authority to enter into and be bound by this License Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

2. GRANT OF LICENSE. The District hereby grants to the Licensee an non-exclusive license to place vending machines at the Recreation Facility (“License”) to be located outside on the rear side of the welcome center under the welcome center’s overhang, near the pool, as more particularly shown in the location designated on **Exhibit A** (the “License Property”), attached hereto and incorporated herein by reference, for the sole purpose of selling snacks and drinks in full compliance with this Agreement, and other laws, regulations and codes.

3. CONDITIONS ON THE LICENSE. The License granted in Paragraph 2, above, is subject to the following terms and conditions:

A. Licensee's access to District property is limited to the License Property and reasonable ingress and egress thereto.

B. Licensee shall be fully responsible for any damage, incidentals, etc, associated with the conduct of the Business.

4. SHARING OF REVENUES. In any month in which Licensee's gross revenues reach or exceed \$500.00, Licensee shall be obligated to remit 10% of that month's gross revenues to the District. Such remittance shall take place every three months for as long as the License Agreement is in effect, with the first three-month period beginning on the first of the month in which the vending machine(s) is delivered to the License Property. Licensee shall provide the District with written notice of each month's gross revenues.

5. EFFECTIVE DATE; TERM. This License Agreement shall become effective on the date first written above and shall continue in full force and effect for a period of eighteen (18) months from such date, unless revoked or terminated earlier in accordance with Paragraph 6, below. The License Agreement shall thereafter automatically review for additional eighteen (18) month periods unless terminated by either party to the License Agreement.

6. REVOCATION, SUSPENSION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District.

A. In the event the District exercises its right to suspend or revoke the License, with cause, the District shall provide Licensee written notice of the suspension or revocation, which shall be effective immediately upon receipt by Licensee of the notice. Licensee shall remove the vending machine, at its sole cost, within fifteen (15) days of its receipt of a notice of termination.

B. In the event the District exercises its right to suspend or revoke the License, without cause, the District must provide Licensee written notice of the suspension or revocation, not less than thirty (30) days prior to the effective termination date. Licensee shall remove the vending machine, at its sole cost, within fifteen (15) days of its receipt of a notice of termination.

C. Licensee may terminate this License Agreement upon written notice to the District. Licensee shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement. The provisions of Paragraphs 8 and 9, below, shall survive any revocation, suspension or termination of this License Agreement.

7. COMPLIANCE WITH LAWS, RULES AND POLICIES. Licensee shall comply at all times with relevant statutes and regulations governing the operation of the Business and shall, upon request of the District, provide proof of such compliance. Licensee shall comply in all

material respects with the District's Rules and Policies and acknowledges that it has received a copy of such Rules and Policies.

8. CARE OF PROPERTY. Licensee agrees to use all due care to protect the property of the District, its Patrons (as that term is defined in the Policies Regarding District Amenity Facilities) and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the Licensee's use of the License Property under this License Agreement, including any damage caused by either the installation or removal of the vending machine. Licensee shall repair any damage resulting from its operations on the License Property within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District. The provisions of this Paragraph 8 shall survive termination of this License Agreement.

9. INDEMNIFICATION.

A. Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. Licensee will defend, indemnify, save and hold the District, and its supervisors, officers, staff, and assigns ("District Indemnitees") harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations resulting from the acts or omissions of Licensee, its members, managers, agents, assigns or employees.

C. For purposes of this section, "acts or omissions" on the part of Licensee and its members, managers, agents, assigns or employees, includes, but is not limited to, the operation and management of the Business in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the Business, unless such permit, license, certification, consent, or other approval is first obtained.

D. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Paragraph 9 shall survive the termination or expiration of this Agreement.

10. INSURANCE. Licensee shall maintain, throughout the terms of this License Agreement, Commercial General Liability Insurance covering the Licensee's legal liability for bodily injuries with a limit of not less than One Million Dollars (\$1,000,000) with a general aggregate of not less than Two Million Dollars (\$2,000,000).

The District, its staff, consultants, officers and supervisors, shall be named as certificate holders and additional insured parties. Licensee shall furnish the District with the certificate of insurance

evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective without at least ten (10) days written notice to the District. Insurance coverage shall be from an insurance carrier licensed to conduct business in the state of Florida.

11. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this License Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

12. DEFAULT. A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

13. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement.

14. AMENDMENT. Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

15. ASSIGNMENT. Neither the District nor the Licensee may assign their rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

16. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, Licensee shall act as an independent contractor. Neither Licensee nor any individual employed by Licensee in connection with the use of the License Property are employees of the District under the meaning or application of any federal or state laws. Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees in the use of the License Property. Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

17. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District:

Six Mile Creek
Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: Wesley S. Haber

B. If to the Licensee:

Dapa Vending Enterprises, Inc.
2151 Dobbs Street, #B
St. Augustine, Florida 32086
Attn: _____

Except as otherwise provided in this License Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this License Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

18. INTERFERENCE BY THIRD PARTY. The District shall be solely responsible for enforcing its rights under this License Agreement against any interfering party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this License Agreement.

19. PUBLIC RECORDS. Licensee acknowledges and agrees that all documents of any kind relating to this License Agreement may be public records and shall be treated as such in accordance with Florida law.

20. CONTROLLING LAW AND VENUE. This License Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

21. ARM'S LENGTH NEGOTIATION. This License Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

22. THIRD PARTY BENEFICIARIES. This License Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of any third party not a formal party to this License Agreement. Nothing in this Agreement

expressed or implied is intended nor shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this License Agreement or any of the provisions or conditions of this License Agreement; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

23. AUTHORIZATION. The execution of this License Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this License Agreement.

24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

25. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this License Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this License Agreement.

26. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties execute this License Agreement the day and year first written above.

Attest:

**SIX MILE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Witness

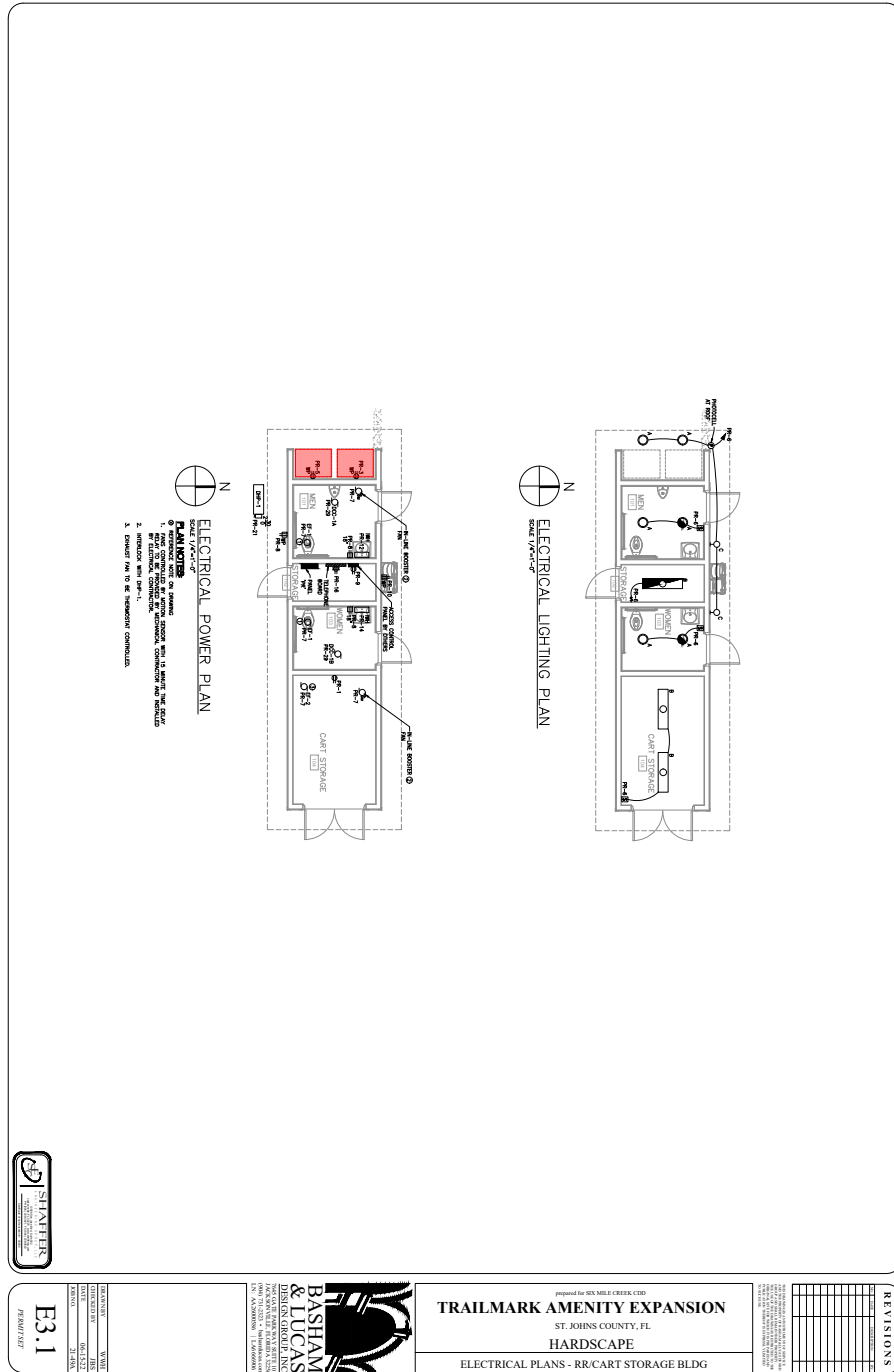
DAPA VENDING ENTERPRISES, INC., a
Florida corporation

Print Name of Witness

Sign: _____
Print: _____
Title: _____

Exhibit A: License Property

Exhibit A: License Property (See Red Dot)



B.

**THIRD AMENDMENT TO THE AGREEMENT BETWEEN SIX MILE CREEK
COMMUNITY DEVELOPMENT DISTRICT AND EVERGREEN LIFESTYLES
MANAGEMENT LLC FOR FACILITY MANAGEMENT, CONTRACT
ADMINISTRATION, AND CERTAIN JANITORIAL SERVICES**

This Third Amendment ("Third Amendment") is made and entered into this 11th day of ~~August, 2023~~, by and between:

January 2024

Six Mile Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the St. Johns County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

Evergreen Lifestyles Management, LLC, a Florida limited liability company having offices at 10401 Deerwood Park Boulevard, Suite 2130, Jacksonville, Florida 32256 ("Contractor").

RECITALS

WHEREAS, on November 8, 2016, the District and the Contractor entered into an agreement for operation and management of the District's amenity complex, which was subsequently amended on April 19, 2017 (the "First Amendment") and June 23, 2021 (the "Second Amendment") (collectively the "Services Agreement"), attached hereto as **Composite Exhibit A**; and

WHEREAS, the First Amendment expanded the Services provided under the Services Agreement by adding a Lifestyle Director and Administrative Assistant in accordance with Exhibit B to the First Amendment (the "First Amendment Services"); and

WHEREAS, the Second Amendment expanded the Services provided under the Services Agreement by adding services for field operations management for the Reverie portion of the District in accordance with Exhibit B to the Second Amendment (the "Second Amendment Services"); and

WHEREAS, pursuant to Section 14 of the Services Agreement, and as specified in more detail herein, the parties desire to amend the Services Agreement for the purpose of removing the First Amendment Services and the Second Amendment Services beginning September 1, 2023; and

WHEREAS, each of the parties hereto has the authority to execute this Third Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Third Amendment so that this Third Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Services Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this Third Amendment, nothing herein shall modify the rights and obligations of the parties under the Services Agreement. All of the remaining provisions remain in full effect and fully enforceable.

SECTION 2. The Services Agreement is hereby amended as follows:

Contractor shall cease providing and billing for the First Amendment Services and the Second Amendment Services on September 1, 2023; provided, however, that Contractor shall continue to be responsible for the distribution of mailbox keys and amenity access cards to homeowners.

SECTION 3. All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the parties hereto have signed this Third Amendment to the Services Agreement on the day and year first written above.

ATTEST:

**SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman

ATTEST:

**EVERGREEN LIFESTYLES MANAGEMENT,
LLC**

By: _____

Print: _____

Its: _____



Tim Giannicola

MANAGER V.P.

Composite Exhibit A: Services Agreement, First Amendment, and Second Amendment

**AGREEMENT BETWEEN SIX MILE CREEK COMMUNITY DEVELOPMENT
DISTRICT AND EVERGREEN LIFESTYLES MANAGEMENT, LLC, FOR FACILITY
MANAGEMENT, CONTRACT ADMINISTRATION, AND CERTAIN JANITORIAL
SERVICES**

This Agreement is made and entered into this 8th day of November, 2016,
by and between:

Six Mile Creek Community Development District, a local unit of special purpose government established pursuant to chapter 190, Florida Statutes, located in Nassau County, Florida, ("District"); and

Evergreen Lifestyles Management, LLC, a Florida limited liability company with offices located at 10401 Deerwood Park Boulevard, Suite 2130, Jacksonville, Florida 32256 (hereinafter "Contractor").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by chapter 190, Florida Statutes; and

WHEREAS, the District owns and maintains community wide public facilities that include a swimming pool, welcome center, fitness center, basketball court, volleyball court, pickleball court, entry monuments, greenspaces, and other facilities (hereinafter the "District Facilities"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide facility management, contract administration and certain janitorial services for the District Facilities; and

WHEREAS, Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **CONTRACTOR'S OBLIGATION.**

A. General Requirements. Contractor shall provide facility management, contract administration and certain janitorial services in accordance with the specifications and schedule set forth in Exhibit A, attached hereto and incorporated herein by this reference, and shall:

1) Provide all facility management, contract administration and certain

janitorial services by experienced and highly trained persons with the appropriate certifications. Provide uniforms for such persons to wear while providing facility management, contract administration and certain janitorial services at no additional cost to the District.

2) Use approved and effective chemicals in strict compliance with state and federal environmental guidelines.

3) Furnish to the District all equipment and cleaning chemicals necessary to perform the janitorial services contemplated by this Agreement.

4) Promptly respond to maintenance emergencies or problems related to the District Facilities.

5) Except in the case of emergency, Contractor shall perform certain janitorial services in the morning or evening.

B. Date of Services. The Contractor's services shall commence on the date first written above, and shall end September 30, 2017, in accordance with the terms set forth herein. Decisions regarding the commencement of services are solely in the District's discretion and the Contractor shall only charge the District for services actually provided during the term of the Agreement.

C. Schedule. Contractor shall provide services to the District in accordance with the schedule set forth in Exhibit A.

D. Consultation. Contractor shall assist the District in establishing specifications, policies, and procedures related to facility management, contract administration and certain janitorial services.

E. Investigation and Report of Accidents/Claims. Contractor shall promptly and in no event later than seventy-two (72) hours provide a full written report as to all accidents or claims for damage relating to the District Facilities including any property damage or destruction and shall cooperate and make any and all reports required by any insurance company or the District in connection therewith.

F. Compliance with Government Rules, Regulations, Requirements, and Orders. Contractor shall take such action is necessary to comply promptly with any and all orders or requirements affecting the District Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event later than seventy-two (72) hours notify the District in writing of all such orders or requirements.

3. **BILLING AND PAYMENT.** Facility management, contract administration and janitorial service shall be provided at the District Facilities in accordance with the specifications and schedule outlined in Exhibit A. District shall pay to Contractor: Twenty-Eight Dollars (\$28.00) per hour for part-time (30 hours per week) services and Thirty-Three Dollars (\$33.00) per hour for full-time (40 hours per week) service. Contractor shall provide monthly, detailed time slips and invoices. Payments

shall be made on a monthly basis.

- (i) The cost of paper products and soap for the restrooms are not included in the charges set forth above.
- (ii) Materials and Supplies for minor repairs and maintenance, except those set forth in Sections 3(i) above, shall be purchased as needed and invoiced separately with accompanying receipts and documentation by the Contractor, utilizing the district's tax-exempt status with such purchases.
- (iii) Contractor shall invoice a flat amount monthly for its facility management, contract administration and janitorial services. Copies of all employee time cards documenting total hours worked shall be available upon the District's request. The District shall pay invoices within thirty (30) days upon receipt.
- (iv) Additional general maintenance services including, but not limited to, large scale cleaning, graffiti removal, painting, and repairs to Common Area or District Property requested by the District on an as needed basis and performed by Contractor shall be billed out at a rate of Thirty Dollars (\$30.00) per hour.

4. **CARE OF THE PROPERTY.** Contractor shall use all due care to protect the property of the District, its residents, landowners, paid users, and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

5. **INSURANCE.** Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

- (i) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (ii) Commercial General Liability Insurance with limits of \$1,000,000 (one million dollars) applicable to bodily injury, sickness, or death in any one occurrence and \$1,000,000 (one million dollars) for loss or damage to property in any one occurrence.
- (iii) Employer's Liability Coverage with limits of \$250,000 (two hundred fifty thousand dollars).

The Six Mile Creek Community Development District and its staff, consultants, and supervisors shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

6. **INDEMNIFICATION.** Contractor agrees to indemnify, defend and hold harmless the District and its officers, agents, and employees from any and all liability, claims, actions, suits or demands by any person, corporation, or other entity for injuries, death, and property damage of any nature, arising out of, or in connection with, any negligent act or omission or willful misconduct of the Contractor or its employees or agents.

7. **RECOVERY OF COSTS AND FEES.** In the event either party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to, reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

8. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

9. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

11. **TERMINATION.** The District shall have the right to terminate this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or upon thirty (30) days written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date. Upon termination, the parties shall account to each other with respect to all matters outstanding as of the date of termination.

12. **INDEPENDENT CONTRACTOR.** Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an agent or employee of the District. Contractor shall be responsible for the payment of all compensation, taxes, and employee benefits and other charges payable with respect to individuals retained to perform the facility management, contract administration and janitorial services contemplated by this Agreement, including, but not limited to, all applicable federal income tax withholding, FICA, FUTA tax, unemployment compensation, and any other taxes or charges imposed by law with respect to such individuals.

13. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

14. **AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

15. **AUTHORITY TO CONTRACT.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

16. **NOTICES.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

1. If to Contractor: Evergreen Lifestyles Management, LLC.

10401 Deerwood Park Blvd, Suite 2130
Jacksonville, Florida 32256
Attn: Kraig Carmickle

2. If to District: Six Mile Creek Community Development District
475 West Town Place, Suite 114
Jacksonville, Florida 32092
Attn: Jim Oliver

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street Suite 300
Tallahassee, Florida 32301
Attn: Wes Haber

17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any provision or condition hereof; and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors, and assigns.

18. ASSIGNMENT. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignments attempted to be made by Contractor without the prior written approval of the District are void.

19. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties hereto agree that venue shall be in St. Johns County, Florida.

20. EFFECTIVE DATE AND TERM. This agreement shall become effective on the date first written above and shall be effective for a term of twelve (12) months, unless terminated earlier in accordance with the terms of this Agreement. This Agreement may be renewed for additional twelve (12) month terms on provisions mutually agreeable to both parties.

21. EXECUTION IN COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this Agreement to physically form one document.

22. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

23. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

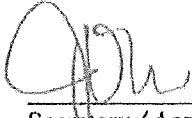
24. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

25. CONFLICT. To the extent that the terms described in Exhibit A conflict with the terms of this Agreement, the terms herein shall control.

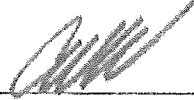
IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Attest:

**SIX MILE CREEK COMMUNITY DEVELOPMENT
DISTRICT**



Secretary / Assistant Secretary,
Board of Supervisors



Chair/Vice Chair, Board of Supervisors

EVERGREEN LIFESTYLES MANAGEMENT, LLC

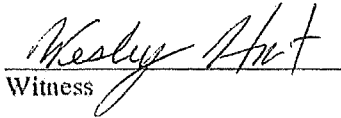
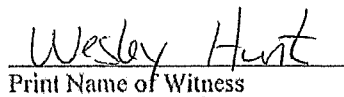
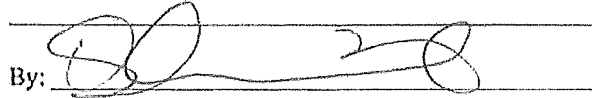
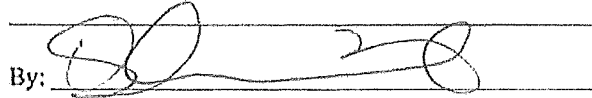

Witness
Print Name of Witness
By: 
Its: President & CEO

EXHIBIT "A"

Facility Management

- Check resident access cards.
- Understand and enforce the District's Facility Policies.
- Test pool chemical levels when on-site and record results in logbook. Report unsafe conditions to the appropriate party.
- Straighten pool deck furniture, wipe tables, and change trashcan liners as time permits.
- Inspect and clean trash from restrooms and change trash can liners as time permits.
- Police the facility and amenity areas for trash and debris.

Contract Administration

- Perform regular inspections of the District's common areas and facilities to monitor their condition and maintenance needs.
- Assist the District in locating and contracting with maintenance providers.
- Assist in securing competitive bids/proposals on services and products for the District.
- Coordinate and monitor the activity and performance of maintenance providers.
- Confirm that maintenance providers are insured.
- Provide assistance in reporting and filing of insurance claims on behalf of the District.
- Preparation of monthly Management Reports for the Board summarizing significant events and actions for the period.
- Attend Amelia Walk Community Development District Board of Supervisors meetings at request of Board.
- Advise District Manager of items that may be appropriate for meeting agenda.

Janitorial Services

- Two (2) visits per week opposite of the District's Janitorial contract with an outside vendor
- Services to be completed during the week Monday - Friday 8:00 a.m. - 5:00 p.m.
- Holidays are excluded: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas Day.
- District to provide janitorial equipment.
- District to supply all paper products, soaps, trash liners, supplies, etc.

Maintenance Services

- Contractor to provide maintenance services on an "as needed" basis only at the proposed hourly rate.

All Services are expected to be performed during the District allotted 30 hours per week until such time as the District determines that full-time (40 hours) Services are needed.

**FIRST AMENDMENT TO THE AGREEMENT BETWEEN SIX MILE CREEK
COMMUNITY DEVELOPMENT DISTRICT AND EVERGREEN LIFESTYLES
MANAGEMENT LLC FOR FACILITY MANAGEMENT, CONTRACT
ADMINISTRATION, AND CERTAIN JANITORIAL SERVICES**

This First Amendment ("First Amendment") is made and entered into this 19th day of April, 2017, by and between:

Six Mile Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the St. Johns County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

Evergreen Lifestyles Management, LLC, a Florida limited liability company having offices at 10401 Deerwood Park Boulevard, Suite 2130, Jacksonville, Florida 32256 ("Contractor").

RECITALS

WHEREAS, on November 8, 2016, the District and the Contractor entered into an agreement for operation and management of the District's amenity complex (the "Services Agreement"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Section 14 of the Services Agreement, the parties desire to amend the Services Agreement to provide for additional services and compensation; and

WHEREAS, each of the parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Services Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Services Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2. The Services Agreement is hereby amended as follows:

- A. Section 2(A) of the Services Agreement is hereby amended to add Contractor's proposal for a Lifestyle Director and Administrative Assistant in accordance with


the specifications and schedule set forth in **Exhibit B**, attached hereto and incorporated herein.

- B. Section 3 of the Services Agreement is hereby amended to include compensation for the Lifestyles Director and Administrative Assistant for a flat fee of Four Thousand Nine Hundred Twenty Five Dollars and Forty Seven Cents (\$4,925.34) per month. Such payment shall be due and payable in accordance with the terms of the Services Agreement. Section 3 shall be further amended to acknowledge and agree that Contractor shall be paid for the Lifestyles Director and Administrative Assistant services it has provided to the District from December 2016 through April 2017 for which it has not been paid (the "Prior Services"). The total amount due Contractor for the Prior Services is \$24,626.70, which shall be paid within 30 days of the date of this First Amendment.

SECTION 3. All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the parties hereto have signed this First Amendment to the Services Agreement on the day and year first written above.

ATTEST:



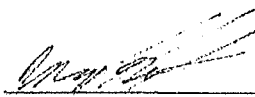
Secretary/Assistant Secretary

**SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT**



Chairman

ATTEST:



Wesley Hunt

**EVERGREEN LIFESTYLES MANAGEMENT,
LLC**


By: 
Print: Craig Carmichael
Its: CEO / President

Exhibit A: Services Agreement

Exhibit B: Scope of Services -- Lifestyles Manager and Administrative Assistant

Exhibit A

AGREEMENT BETWEEN SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT AND EVERGREEN LIFESTYLES MANAGEMENT, LLC, FOR FACILITY MANAGEMENT, CONTRACT ADMINISTRATION, AND CERTAIN JANITORIAL SERVICES

This Agreement is made and entered into this 8th day of November, 2016, by and between:

Six Mile Creek Community Development District, a local unit of special purpose government established pursuant to chapter 190, Florida Statutes, located in Nassau County, Florida, ("District"); and

Evergreen Lifestyles Management, LLC, a Florida limited liability company with offices located at 10401 Deerwood Park Boulevard, Suite 2130, Jacksonville, Florida 32256 (hereinafter "Contractor").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by chapter 190, Florida Statutes; and

WHEREAS, the District owns and maintains community wide public facilities that include a swimming pool, welcome center, fitness center, basketball court, volleyball court, pickleball court, entry monuments, green spaces, and other facilities (hereinafter the "District Facilities"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide facility management, contract administration and certain janitorial services for the District Facilities; and

WHEREAS, Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **CONTRACTOR'S OBLIGATION.**

A. **General Requirements.** Contractor shall provide facility management, contract administration and certain janitorial services in accordance with the specifications and schedule set forth in Exhibit A, attached hereto and incorporated herein by this reference, and shall:

1) Provide all facility management, contract administration and certain

janitorial services by experienced and highly trained persons with the appropriate certifications. Provide uniforms for such persons to wear while providing facility management, contract administration and certain janitorial services at no additional cost to the District.

2) Use approved and effective chemicals in strict compliance with state and federal environmental guidelines.

3) Furnish to the District all equipment and cleaning chemicals necessary to perform the janitorial services contemplated by this Agreement.

4) Promptly respond to maintenance emergencies or problems related to the District Facilities.

5) Except in the case of emergency, Contractor shall perform certain janitorial services in the morning or evening.

B. Date of Services. The Contractor's services shall commence on the date first written above, and shall end September 30, 2017, in accordance with the terms set forth herein. Decisions regarding the commencement of services are solely in the District's discretion and the Contractor shall only charge the District for services actually provided during the term of the Agreement.

C. Schedule. Contractor shall provide services to the District in accordance with the schedule set forth in Exhibit A.

D. Consultation. Contractor shall assist the District in establishing specifications, policies, and procedures related to facility management, contract administration and certain janitorial services.

E. Investigation and Report of Accidents/Claims. Contractor shall promptly and in no event later than seventy-two (72) hours provide a full written report as to all accidents or claims for damage relating to the District Facilities including any property damage or destruction and shall cooperate and make any and all reports required by any insurance company or the District in connection therewith.

F. Compliance with Government Rules, Regulations, Requirements, and Orders. Contractor shall take such action as is necessary to comply promptly with any and all orders or requirements affecting the District Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event later than seventy-two (72) hours notify the District in writing of all such orders or requirements.

3. **BILLING AND PAYMENT.** Facility management, contract administration and janitorial service shall be provided at the District Facilities in accordance with the specifications and schedule outlined in Exhibit A. District shall pay to Contractor: Twenty-Eight Dollars (\$28.00) per hour for part-time (30 hours per week) services and Thirty-Three Dollars (\$33.00) per hour for full-time (40 hours per week) service. Contractor shall provide monthly, detailed time slips and invoices. Payments

shall be made on a monthly basis:

- (i) The cost of paper products and soap for the restrooms are not included in the charges set forth above.
- (ii) Materials and Supplies for minor repairs and maintenance, except those set forth in Sections 3(i) above, shall be purchased as needed and invoiced separately with accompanying receipts and documentation by the Contractor, utilizing the district's tax-exempt status with such purchases.
- (iii) Contractor shall invoice a flat amount monthly for its facility management, contract administration and janitorial services. Copies of all employee time cards documenting total hours worked shall be available upon the District's request. The District shall pay invoices within thirty (30) days upon receipt.
- (iv) Additional general maintenance services including, but not limited to, large scale cleaning, graffiti removal, painting, and repairs to Common Area or District Property requested by the District on an as needed basis and performed by Contractor shall be billed out at a rate of Thirty Dollars (\$30.00) per hour.

4. **CARE OF THE PROPERTY.** Contractor shall use all due care to protect the property of the District, its residents, landowners, paid users, and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

5. **INSURANCE.** Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

- (i) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (ii) Commercial General Liability Insurance with limits of \$1,000,000 (one million dollars) applicable to bodily injury, sickness, or death in any one occurrence and \$1,000,000 (one million dollars) for loss or damage to property in any one occurrence.
- (iii) Employer's Liability Coverage with limits of \$250,000 (two hundred fifty thousand dollars).

The Six Mile Creek Community Development District and its staff, consultants, and supervisors shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

6. **INDEMNIFICATION.** Contractor agrees to indemnify, defend and hold harmless the District and its officers, agents, and employees from any and all liability, claims, actions, suits or demands by any person, corporation, or other entity for injuries, death, and property damage of any nature, arising out of, or in connection with, any negligent act or omission or willful misconduct of the Contractor or its employees or agents.

7. **RECOVERY OF COSTS AND FEES.** In the event either party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to, reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

8. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

9. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

11. **TERMINATION.** The District shall have the right to terminate this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or upon thirty (30) days written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date. Upon termination, the parties shall account to each other with respect to all matters outstanding as of the date of termination.

12. **INDEPENDENT CONTRACTOR.** Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an agent or employee of the District. Contractor shall be responsible for the payment of all compensation, taxes, and employee benefits and other charges payable with respect to individuals retained to perform the facility management, contract administration and janitorial services contemplated by this Agreement, including, but not limited to, all applicable federal income tax withholding, FICA, FUTA tax, unemployment compensation, and any other taxes or charges imposed by law with respect to such individuals.

13. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

14. **AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

15. **AUTHORITY TO CONTRACT.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

16. **NOTICES.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

1. If to Contractor: Evergreen Lifestyles Management, LLC.

10401 Deerwood Park Blvd, Suite 2130
Jacksonville, Florida 32256
Attn: Craig Carmickle

2. If to District: Six Mile Creek Community Development District
475 West Town Place, Suite 114
Jacksonville, Florida 32092
Attn: Jim Oliver

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street Suite 300
Tallahassee, Florida 32301
Attn: Wes Haber

17. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any provision or condition hereof; and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors, and assigns.

18. **ASSIGNMENT.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignments attempted to be made by Contractor without the prior written approval of the District are void.

19. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties hereto agree that venue shall be in St. Johns County, Florida.

20. **EFFECTIVE DATE AND TERM.** This agreement shall become effective on the date first written above and shall be effective for a term of twelve (12) months, unless terminated earlier in accordance with the terms of this Agreement. This Agreement may be renewed for additional twelve (12) month terms on provisions mutually agreeable to both parties.

21. **EXECUTION IN COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this Agreement to physically form one document.

22. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

23. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

24. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

25. **CONFLICT.** To the extent that the terms described in Exhibit A conflict with the terms of this Agreement, the terms herein shall control.

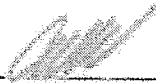
IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Attest:

SIX MILE CREEK COMMUNITY DEVELOPMENT
DISTRICT



Secretary / Assistant Secretary,
Board of Supervisors

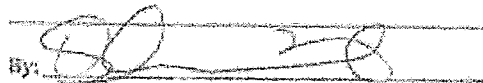


Chair/Vice Chair, Board of Supervisors

EVERGREEN LIFESTYLES MANAGEMENT, LLC



Witness



By:

Is: President & CEO

Wesley Hunt
Print Name of Witness

EXHIBIT "A"

Facility Management

- Check resident access cards.
- Understand and enforce the District's Facility Policies.
- Test pool chemical levels when on-site and record results in logbook. Report unsafe conditions to the appropriate party.
- Straighten pool deck furniture, wipe tables, and change trashcan liners as time permits.
- Inspect and clean trash from restrooms and change trash can liners as time permits.
- Police the facility and amenity areas for trash and debris.

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- Perform regular inspections of the District's common areas and facilities to monitor their condition and maintenance needs.
- Assist the District in locating and contracting with maintenance providers.
- Assist in securing competitive bids/proposals on services and products for the District.
- Coordinate and monitor the activity and performance of maintenance providers.
- Confirm that maintenance providers are insured.
- Provide assistance in reporting and filing of insurance claims on behalf of the District.
- Preparation of monthly Management Reports for the Board summarizing significant events and actions for the period.
- Attend Amelia Walk Community Development District Board of Supervisors meetings at request of Board.
- Advise District Manager of items that may be appropriate for meeting agenda.

Janitorial Services

- Two (2) visits per week opposite of the District's Janitorial contract with an outside vendor
- Services to be completed during the week Monday - Friday 8:00 a.m. - 5:00 p.m.
- Holidays are excluded: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas Day.
- District to provide janitorial equipment.
- District to supply all paper products, soaps, trash liners, supplies, etc.

Maintenance Services

- Contractor to provide maintenance services on an "as needed" basis only at the proposed hourly rate.

All Services are expected to be performed during the District allotted 30 hours per week until such time as the District determines that full-time (40 hours) Services are needed.

Exhibit B

LIFESTYLE DIRECTOR & ADMINISTRATIVE ASSISTANT

- 1 Lifestyle Director (20 hours per week)
- 1 Administrative Assistant / Assistant Lifestyle Director (16-20 hours per week)
- Combined 36 – 40 hours per week
- Evergreen will bill a flat fee of \$4,925.47 per month for their services

LIFESTYLE DIRECTOR SCOPE OF SERVICES

o Lifestyle Programs

- Evergreen will create and implement certain lifestyle programs for the residents of the District based on the community events budget
- Evergreen Proposed Events
 - o Yoga on the law
 - o Spring Egg Hunt
 - o End of School Year Pool Party
 - o Luau
 - o Dive-In Movie "*(ELM will obtain a license and rent or purchase the equipment. The cost of the movie license is determined by the Motion Picture Licensing Corporation.)*
 - o Back to School Bash
 - o Fall Festival
 - o Truck-or-Treat
 - o Cookies and Story Time with Santa
 - o Food & Wine Pairing
 - o Canoe & Kayak trips
 - o Community Basketball tournaments
 - o Community Volleyball tournaments
 - o Community Pickle ball tournaments
 - o Paddle Boarding classes on the lake
- Solicit donations and sponsors for community events.
- Collecting money for events that have a cost Lifestyle Director will provide a spreadsheet to keep track of the necessary details.
- Evergreen will promote the Lifestyle Programs through a monthly calendar and/or an interactive community intranet website.
- Information on fitness, pickle ball, basketball, volleyball, swimming, socials, and other events and programs will be communicated through mailers, flyers or bulletins, or through the Community's interactive intranet website. Evergreen may, in the sole discretion of Evergreen, utilize its name and likeness in conjunction with the Community on any marketing and promotional information or materials. All costs associated with the creation and distribution of said materials, including without limitation, postage costs, shall be solely at the expense of the District
- Evergreen will distribute community update e-mail blasts
- Evergreen will design and distribute a monthly e-newsletter
- Evergreen will approve and deny Facility Rental Applications
- Evergreen will supply staff for the planning, setting up, and hosting of events

- Upon request by the District, Evergreen shall submit written reports to the Developer summarizing the Lifestyle Programs, and any problems or pertinent issues related to the Lifestyle Programs.
- Evergreen shall assist with the development of promotional and informational materials, including without limitation, flyers and bulletins, to promote the Community and the Lifestyle Programs to residents and potential residents of the District.

ADMINISTRATIVE ASSISTANT SCOPE OF WORK

- o Assist the Lifestyles Director and Facility Manager with the following:
 - Code and send invoices for payment
 - Organize and file documents related to the District's operations on site
 - Ensure District vendors are properly insured
 - Ensure vendors have the correct billing and payment information on file
 - Manage spare resident mailbox kiosk keys
 - Manage access control forms and software
 - Manage access control cards and devices
 - Maintain records of Facility Rental Applications
 - Maintain the community website
 - Maintain records of the Lifestyle Programs interest level and attendance by the residents of the Community;
 - Review and respond to suggestions or concerns of the residents of the Community;
 - Prepare and deliver reports to the District on any accident that occurs during a Lifestyle Program.
 - Assist in the organization and set up of all District Events

**SECOND AMENDMENT TO THE AGREEMENT BETWEEN SIX MILE CREEK
COMMUNITY DEVELOPMENT DISTRICT AND EVERGREEN LIFESTYLES
MANAGEMENT LLC FOR FACILITY MANAGEMENT, CONTRACT
ADMINISTRATION, AND CERTAIN JANITORIAL SERVICES**

This Second Amendment ("Second Amendment") is made and entered into this 23rd day of June, 2021, by and between:

Six Mile Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the St. Johns County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

Evergreen Lifestyles Management, LLC, a Florida limited liability company having offices at 10401 Deerwood Park Boulevard, Suite 2130, Jacksonville, Florida 32256 ("Contractor").

RECITALS

WHEREAS, on November 8, 2016, the District and the Contractor entered into an agreement for operation and management of the District's amenity complex, which was subsequently amended on April 19, 2017 (collectively the "Services Agreement"), attached hereto as **Composite Exhibit A**; and

WHEREAS, pursuant to Section 14 of the Services Agreement, the parties desire to amend the Services Agreement to provide for additional terms, services, and compensation; and

WHEREAS, each of the parties hereto has the authority to execute this Second Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Second Amendment so that this Second Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Services Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this Second Amendment, nothing herein shall modify the rights and obligations of the parties under the Services Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2. The Services Agreement is hereby amended as follows:

- A. Section 2(A) of the Services Agreement is hereby amended to add Contractor's proposal for Field Operations Management in accordance with the specifications and schedule set forth in **Exhibit B**, attached hereto and incorporated herein.
- B. Section 3 of the Services Agreement is hereby amended to include compensation for the Field Operations Management services described in **Exhibit B** for a flat fee of Eight Hundred Dollars (\$800.00) per month. Such payment shall be due and payable in accordance with the terms of the Services Agreement.
- C. Notwithstanding the date on which this Amendment is executed, the Services Agreement shall be effective as of November 8, 2016, as amended on April 29, 2017, such that the complete term of the Services Agreement shall be a single, continuous, term, and the provisions of the Services Agreement shall remain in force during the full term of the Services Agreement. The Services Agreement shall automatically renew for additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement or unless terminated earlier by either party in accordance with Section 11 of the Services Agreement.
- D. The Services Agreement shall be amended to include the following new Section 26:

26. E-Verify. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly

violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 3. All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the parties hereto have signed this Second Amendment to the Services Agreement on the day and year first written above.

ATTEST:

**SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

James Oliver

Secretary/Assistant Secretary

DocuSigned by:

Greg Kern

Chairman

ATTEST:

**EVERGREEN LIFESTYLES MANAGEMENT,
LLC**

By: 

Print: Craig Cornwell

Its: CEO

Composite Exhibit A: Services Agreement and First Amendment
Exhibit B: Scope of Services – Field Operations Management

Composite Exhibit A to Second Amendment

**AGREEMENT BETWEEN SIX MILE CREEK COMMUNITY DEVELOPMENT
DISTRICT AND EVERGREEN LIFESTYLES MANAGEMENT, LLC, FOR FACILITY
MANAGEMENT, CONTRACT ADMINISTRATION, AND CERTAIN JANITORIAL
SERVICES**

This Agreement is made and entered into this 8th day of November, 2016,
by and between:

Six Mile Creek Community Development District, a local unit of special purpose government established pursuant to chapter 190, Florida Statutes, located in Nassau County, Florida, ("District"); and

Evergreen Lifestyles Management, LLC, a Florida limited liability company with offices located at 10401 Deerwood Park Boulevard, Suite 2130, Jacksonville, Florida 32256 (hereinafter "Contractor").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by chapter 190, Florida Statutes; and

WHEREAS, the District owns and maintains community wide public facilities that include a swimming pool, welcome center, fitness center, basketball court, volleyball court, pickleball court, entry monuments, greenspaces, and other facilities (hereinafter the "District Facilities"); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide facility management, contract administration and certain janitorial services for the District Facilities; and

WHEREAS, Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **CONTRACTOR'S OBLIGATION.**

A. **General Requirements.** Contractor shall provide facility management, contract administration and certain janitorial services in accordance with the specifications and schedule set forth in Exhibit A, attached hereto and incorporated herein by this reference, and shall:

1) Provide all facility management, contract administration and certain

janitorial services by experienced and highly trained persons with the appropriate certifications. Provide uniforms for such persons to wear while providing facility management, contract administration and certain janitorial services at no additional cost to the District.

- 2) Use approved and effective chemicals in strict compliance with state and federal environmental guidelines.
- 3) Furnish to the District all equipment and cleaning chemicals necessary to perform the janitorial services contemplated by this Agreement.
- 4) Promptly respond to maintenance emergencies or problems related to the District Facilities.
- 5) Except in the case of emergency, Contractor shall perform certain janitorial services in the morning or evening.

B. Date of Services. The Contractor's services shall commence on the date first written above, and shall end September 30, 2017, in accordance with the terms set forth herein. Decisions regarding the commencement of services are solely in the District's discretion and the Contractor shall only charge the District for services actually provided during the term of the Agreement.

C. Schedule. Contractor shall provide services to the District in accordance with the schedule set forth in Exhibit A.

D. Consultation. Contractor shall assist the District in establishing specifications, policies, and procedures related to facility management, contract administration and certain janitorial services.

E. Investigation and Report of Accidents/Claims. Contractor shall promptly and in no event later than seventy-two (72) hours provide a full written report as to all accidents or claims for damage relating to the District Facilities including any property damage or destruction and shall cooperate and make any and all reports required by any insurance company or the District in connection therewith.

F. Compliance with Government Rules, Regulations, Requirements, and Orders. Contractor shall take such action is necessary to comply promptly with any and all orders or requirements affecting the District Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event later than seventy-two (72) hours notify the District in writing of all such orders or requirements.

3. **BILLING AND PAYMENT.** Facility management, contract administration and janitorial service shall be provided at the District Facilities in accordance with the specifications and schedule outlined in Exhibit A. District shall pay to Contractor: Twenty-Eight Dollars (\$28.00) per hour for part-time (30 hours per week) services and Thirty-Three Dollars (\$33.00) per hour for full-time (40 hours per week) service. Contractor shall provide monthly, detailed time slips and invoices. Payments

shall be made on a monthly basis.

- (i) The cost of paper products and soap for the restrooms are not included in the charges set forth above.
- (ii) Materials and Supplies for minor repairs and maintenance, except those set forth in Sections 3(i) above, shall be purchased as needed and invoiced separately with accompanying receipts and documentation by the Contractor, utilizing the district's tax-exempt status with such purchases.
- (iii) Contractor shall invoice a flat amount monthly for its facility management, contract administration and janitorial services. Copies of all employee time cards documenting total hours worked shall be available upon the District's request. The District shall pay invoices within thirty (30) days upon receipt.
- (iv) Additional general maintenance services including, but not limited to, large scale cleaning, graffiti removal, painting, and repairs to Common Area or District Property requested by the District on an as needed basis and performed by Contractor shall be billed out at a rate of Thirty Dollars (\$30.00) per hour.

4. **CARE OF THE PROPERTY.** Contractor shall use all due care to protect the property of the District, its residents, landowners, paid users, and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

5. **INSURANCE.** Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

- (i) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (ii) Commercial General Liability Insurance with limits of \$1,000,000 (one million dollars) applicable to bodily injury, sickness, or death in any one occurrence and \$1,000,000 (one million dollars) for loss or damage to property in any one occurrence.
- (iii) Employer's Liability Coverage with limits of \$250,000 (two hundred fifty thousand dollars).

The Six Mile Creek Community Development District and its staff, consultants, and supervisors shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

6. **INDEMNIFICATION.** Contractor agrees to indemnify, defend and hold harmless the District and its officers, agents, and employees from any and all liability, claims, actions, suits or demands by any person, corporation, or other entity for injuries, death, and property damage of any nature, arising out of, or in connection with, any negligent act or omission or willful misconduct of the Contractor or its employees or agents.

7. **RECOVERY OF COSTS AND FEES.** In the event either party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to, reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

9. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance.

11. TERMINATION. The District shall have the right to terminate this Agreement at any time due to Contractor's failure to perform in accordance with the terms of this Agreement or upon thirty (30) days written notice without cause. Contractor shall have the right to terminate this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date. Upon termination, the parties shall account to each other with respect to all matters outstanding as of the date of termination.

12. INDEPENDENT CONTRACTOR. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an agent or employee of the District. Contractor shall be responsible for the payment of all compensation, taxes, and employee benefits and other charges payable with respect to individuals retained to perform the facility management, contract administration and janitorial services contemplated by this Agreement, including, but not limited to, all applicable federal income tax withholding, FICA, FUTA tax, unemployment compensation, and any other taxes or charges imposed by law with respect to such individuals.

13. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

14. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

15. AUTHORITY TO CONTRACT. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

16. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

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Attn: Kraig Carmickle

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With a copy to: Hopping Green & Sams, P.A.
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Attn: Wes Haber

17. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any provision or condition hereof; and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors, and assigns.

18. **ASSIGNMENT.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignments attempted to be made by Contractor without the prior written approval of the District are void.

19. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties hereto agree that venue shall be in St. Johns County, Florida.

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DISTRICT



Secretary / Assistant Secretary,
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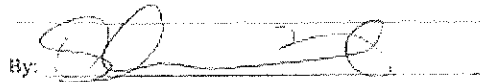


Chair/Vice Chair, Board of Supervisors

EVERGREEN LIFESTYLES MANAGEMENT, LLC


Witness

Wesley Hunt
Print Name of Witness


By:

Its: President & CEO

EXHIBIT "A"

Facility Management

- Check resident access cards.
- Understand and enforce the District's Facility Policies.
- Test pool chemical levels when on-site and record results in logbook. Report unsafe conditions to the appropriate party.
- Straighten pool deck furniture, wipe tables, and change trashcan liners as time permits.
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- Services to be completed during the week Monday - Friday 8:00 a.m. - 5:00 p.m.
- Holidays are excluded: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas Day.
- District to provide janitorial equipment.
- District to supply all paper products, soaps, trash liners, supplies, etc.

Maintenance Services

- Contractor to provide maintenance services on an "as needed" basis only at the proposed hourly rate.

All Services are expected to be performed during the District allotted 30 hours per week until such time as the District determines that full-time (40 hours) Services are needed.

**FIRST AMENDMENT TO THE AGREEMENT BETWEEN SIX MILE CREEK
COMMUNITY DEVELOPMENT DISTRICT AND EVERGREEN LIFESTYLES
MANAGEMENT LLC FOR FACILITY MANAGEMENT, CONTRACT
ADMINISTRATION, AND CERTAIN JANITORIAL SERVICES**

This First Amendment ("First Amendment") is made and entered into this 19th day of April, 2017, by and between:

Six Mile Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the St. Johns County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

Evergreen Lifestyles Management, LLC, a Florida limited liability company having offices at 10401 Deerwood Park Boulevard, Suite 2130, Jacksonville, Florida 32256 ("Contractor").

RECITALS

WHEREAS, on November 8, 2016, the District and the Contractor entered into an agreement for operation and management of the District's amenity complex (the "Services Agreement"), attached hereto as Exhibit A; and

WHEREAS, pursuant to Section 14 of the Services Agreement, the parties desire to amend the Services Agreement to provide for additional services and compensation; and

WHEREAS, each of the parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto,

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Services Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Services Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2. The Services Agreement is hereby amended as follows:

- A. Section 2(A) of the Services Agreement is hereby amended to add Contractor's proposal for a Lifestyle Director and Administrative Assistant in accordance with

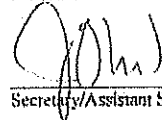
the specifications and schedule set forth in Exhibit B, attached hereto and incorporated herein.

- B. Section 3 of the Services Agreement is hereby amended to include compensation for the Lifestyles Director and Administrative Assistant for a flat fee of Four Thousand Nine Hundred Twenty Five Dollars and Forty Seven Cents (\$4,925.34) per month. Such payment shall be due and payable in accordance with the terms of the Services Agreement. Section 3 shall be further amended to acknowledge and agree that Contractor shall be paid for the Lifestyles Director and Administrative Assistant services it has provided to the District from December 2016 through April 2017 for which it has not been paid (the "Prior Services"). The total amount due Contractor for the Prior Services is \$24,626.70, which shall be paid within 30 days of the date of this First Amendment.


SECTION 3. All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the parties hereto have signed this First Amendment to the Services Agreement on the day and year first written above.

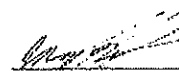
ATTEST:


Secretary/Assistant Secretary

SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT


Chairman

ATTEST:


Wesley Hunt

EVERGREEN LIFESTYLES MANAGEMENT,
LLC


By: 
Print: Kevin Garmon
Its: CEO & President

Exhibit A: Services Agreement
Exhibit B: Scope of Services - Lifestyles Manager and Administrative Assistant

Exhibit B

LIFESTYLE DIRECTOR & ADMINISTRATIVE ASSISTANT

- 1 Lifestyle Director (20 hours per week)
- 1 Administrative Assistant / Assistant Lifestyle Director (16-20 hours per week)
- Combined 36 – 40 hours per week
- Evergreen will bill a flat fee of \$4,925.47 per month for their services

LIFESTYLE DIRECTOR SCOPE OF SERVICES

- o **Lifestyle Programs**
 - Evergreen will create and implement certain lifestyle programs for the residents of the District based on the community events budget
 - Evergreen Proposed Events
 - o Yoga on the law
 - o Spring Egg Hunt
 - o End of School Year Pool Party
 - o Luau
 - o Dive-In Movie "*(ELM will obtain a license and rent or purchase the equipment. The cost of the movie license is determined by the Motion Picture Licensing Corporation.)*
 - o Back to School Bash
 - o Fall Festival
 - o Truck-or-Treat
 - o Cookies and Story Time with Santa
 - o Food & Wine Pairing
 - o Canoe & Kayak trips
 - o Community Basketball tournaments
 - o Community Volleyball tournaments
 - o Community Pickle ball tournaments
 - o Paddle Boarding classes on the lake
 - Solicit donations and sponsors for community events.
 - Collecting money for events that have a cost Lifestyle Director will provide a spreadsheet to keep track of the necessary details.
 - Evergreen will promote the Lifestyle Programs through a monthly calendar and/or an interactive community intranet website.
 - Information on fitness, pickle ball, basketball, volleyball, swimming, socials, and other events and programs will be communicated through mailers, flyers or bulletins, or through the Community's interactive intranet website. Evergreen may, in the sole discretion of Evergreen, utilize its name and likeness in conjunction with the Community on any marketing and promotional information or materials. All costs associated with the creation and distribution of said materials, including without limitation, postage costs, shall be solely at the expense of the District
 - Evergreen will distribute community update e-mail blasts
 - Evergreen will design and distribute a monthly e-newsletter
 - Evergreen will approve and deny Facility Rental Applications
 - Evergreen will supply staff for the planning, setting up, and hosting of events

- Upon request by the District, Evergreen shall submit written reports to the Developer summarizing the Lifestyle Programs, and any problems or pertinent issues related to the Lifestyle Programs.
- Evergreen shall assist with the development of promotional and informational materials, including without limitation, flyers and bulletins, to promote the Community and the Lifestyle Programs to residents and potential residents of the District.

ADMINISTRATIVE ASSISTANT SCOPE OF WORK

- o Assist the Lifestyles Director and Facility Manager with the following:
 - Code and send invoices for payment
 - Organize and file documents related to the District's operations on site
 - Ensure District vendors are properly insured
 - Ensure vendors have the correct billing and payment information on file
 - Manage spare resident mailbox kiosk keys
 - Manage access control forms and software
 - Manage access control cards and devices
 - Maintain records of Facility Rental Applications
 - Maintain the community website
 - Maintain records of the Lifestyle Programs interest level and attendance by the residents of the Community;
 - Review and respond to suggestions or concerns of the residents of the Community;
 - Prepare and deliver reports to the District on any accident that occurs during a Lifestyle Program.
 - Assist in the organization and set up of all District Events

Exhibit B to Second Amendment

FIELD OPERATIONS MANAGEMENT

Reverie at Trailmark CDD

MAY 12TH, 2021



YOUR COMMUNITY.
YOUR HOME.
YOUR EVERGREEN.



EVERGREEN
LIFESTYLES MANAGEMENT

PROPOSAL

FIELD OPERATIONS MANAGEMENT

ATTN: CDD District Managers

Thank you for inviting Evergreen Lifestyles Management to provide a professional management proposal. We are excited about the prospect of serving this community. Our proposal has been prepared to demonstrate Evergreen Lifestyles Management's commitment to providing the highest degree of customer service, field operations management, vendor management, administrative efficiency, and a community that homeowners are proud to call home.

With a thorough evaluation of Reverie parcel and its monthly needs, we propose the following for your review:

Field Operations Management \$800 per month flat fee

SCOPE OF SERVICES

While evaluating the scope of work related to the Reverie parcel, we identified specific items we would like to include in our standard scope of services. We feel these items will greatly benefit the community and will attend to the parcels' unique set of needs and demands.

Our Field Operation Manager will designate between 12 hours per month to the following:

- Weekly Landscape and Irrigation Inspections
- Bi-weekly Landscape Walk Through with Landscape & Irrigation Maintenance Supervisor
- Manager will review and sign off on CDD operational invoices.
- Assist the District in developing its annual operations & maintenance budget.
- Weekly Pond/Lake Inspections
- Monthly Meetings with Fountain Maintenance Vendor
- Weekly Fountain & Entrance Lighting Checks
- Monthly Street & Street Sign Inspections
- Attendance at Monthly CDD meetings
- Attendance at all Developer Meetings (When Attendance is Requested)
- Monthly Reporting of District Needs Related to Landscaping, Lighting, Fountain, and Monument Repairs
- Facilitating and Assisting in Requests for Proposals for Maintenance Related Projects
- Assisting in the Preparation & Formulation of the District's Budget
- Responding & Addressing all Homeowner & Client Requests, Concerns & Questions via our 24-7 Customer Care Team
- Documenting, Reporting, & Working with Local Law Enforcement and First Responders on all Accidents and/or Vandalism to Occur on CDD Property

Once Reverie amenities open for operations, we will submit a proposal for amenity management.**

C.

EMMA® Filing Assistance Software as a Service License Agreement

This EMMA Filing Assistance Software as a Service License Agreement (this "**Agreement**") is entered into by and between the Palm Coast Park Community Development District (the "**District**") on behalf of itself, its Dissemination Agent and all other Obligated Persons as defined in the District's outstanding Continuing Disclosure Agreements (collectively, the "**Licensee**"), and Disclosure Technology Services, LLC, a Delaware limited liability company ("**DTS**" or the "**Licensor**"). This Agreement shall be effective as of last day executed below ("**Effective Date**").

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, the parties have agreed as follows:

The District is, or may in the future be, a party to one or more Continuing Disclosure Agreements (the "**CDAs**") in connection with the issuance of bonds or other debt obligations. Pursuant to the CDAs, the District and the other Obligated Persons named therein are, or will be, obligated to file certain Annual Reports, Quarterly Reports and Listed Event filings (as such terms are defined in the CDAs) electronically through the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("**EMMA**") system website within the time periods specified in the CDAs.

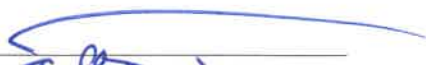
Subject to the payment of the fees provided for in "Exhibit A: Fee Schedule" attached hereto and the terms and conditions provided for in the "EMMA® Filing Assistance Software End User License Agreement" located at , both of which are hereby incorporated by reference into this Agreement, the Licensor hereby (i) grants to Licensee a non-exclusive, non-transferable, non-sublicensable, limited license and right to access and use the DTS Portal ("**Portal**") for the purposes provided for herein. The Portal is configured to provide annual and quarterly notices of reporting deadlines prior to the applicable Annual Filing Date(s) and Quarterly Filing Date(s) set forth in the CDAs (the "**Services**").

As part of the notices provided by the Portal, links to access to the Portal will be made delivered to the District and other Obligated Persons annually and quarterly, as applicable, via email, which will allow for the District and other Obligated Persons to input the information required for the Annual Reports (excluding the Audited Financial Statements) and the Quarterly Reports under the CDAs, respectively, into a reportable format (collectively, the "**Formatted Information**"). Notwithstanding this provision or failure to provide such Formatted Information or any Services, the District, and its Dissemination Agent, if any, will remain responsible for filing the Formatted Information with EMMA on or before the deadlines provided for in the CDAs. The Portal shall not include any links for Listed Events as defined in the CDAs and all EMMA reporting obligations shall remain the sole obligations of the District and the Obligated Persons as set forth in the CDAs if and when a Listed Events report needs to be filed.

This Agreement shall commence on the Effective Date and continue through September 30 of the year in which this Agreement is executed, and thereafter, shall renew for additional one year terms (based on the District's fiscal year, which ends September 30) so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable and the Licensor may adjust the fees hereunder upon thirty days prior written notice to Licensee. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement. This Agreement is also subject to the terms set forth in **Exhibit B**.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

Palm Coast Park Community Development District

By: 
Print: Jeff D. Jones
Title: Vice President
Date: 1-19-24

Disclosure Technology Services, LLC


By: 
Print: Michael Klurman
Title: Vice President
Date: 01-02-2024

Exhibit A – Fee Schedule

Annual License Fee:

1. \$1000 per annum for all bond issuances to be issued by the District.

Exhibit B – CDD Addendum

~~The following terms apply notwithstanding any other provision of the Agreement (including but not limited to any of the terms incorporated therein from other documents):~~

PUBLIC RECORDS. DTS understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, DTS agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. DTS acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, DTS shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if DTS does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in DTS's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by DTS, DTS shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DTS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, Government Management Services Central Florida, LLC, 219 E. Livingston St., Orlando, FL 32801

LIMITATIONS ON LIABILITY. Nothing in the Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SCRUTINIZED COMPANIES. DTS certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If DTS is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-VERIFY. DTS shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, DTS shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all

newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the DTS has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the DTS represents that no public employer has terminated a contract with the DTS under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

D.

FIRST AMENDMENT TO THE BETWEEN THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT AND ELITE AMENITIES NE FLORIDA, LLC FOR AMENITY STAFFING SERVICES

This First Amendment ("First Amendment") is made and entered into this ____ day of February, 2024, by and between:

Six Mile Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in the St. Johns County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

Elite Amenities NE Florida, LLC, a Florida limited liability company with offices located at 4116 Running Bear Lane, St. Johns, Florida 32259 ("Contractor").

RECITALS

WHEREAS, on April 23, 2021, the District and the Contractor entered into an agreement to provide amenity staffing to the District's recreation facilities (the "Services Agreement"); and

WHEREAS, pursuant to Section 14 of the Services Agreement, the parties desire to amend the Services Agreement as set forth in more detail in Section 2 below; and

WHEREAS, each of the parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Services Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Services Agreement. All of the remaining provisions remain in full effect and fully enforceable.

SECTION 2. The Services Agreement is hereby amended as follows:

Pursuant to Contractor's proposal dated January 26, 2024, attached hereto as **Exhibit A**, compensation for the services as set forth in Section 3 of the Services Agreement shall be amended to Twenty-Seven Dollars and Fifty-Five Cents (\$27.55) per hour. Such payment shall be due and payable in accordance with the terms of the Services Agreement. To the extent that any terms or conditions in

this First Amendment conflict with the terms of the Services Agreement, the Services Agreement controls and shall prevail.

SECTION 3. All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the parties hereto have signed this First Amendment to the Services Agreement on the day and year first written above.

ATTEST:

**SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman

ATTEST:

ELITE AMENITIES OF NE FLORIDA, LLC

By: _____
Print: _____
Its: _____

Exhibit A: Proposal

Exhibit A



The logo for Elite Amenities features the word "ELITE" in a blue, serif, all-caps font. Below it is a stylized graphic of three wavy lines in blue and yellow, representing water or a landscape. Below the graphic is the word "AMENITIES" in a smaller, blue, serif, all-caps font. Below this is the title "Six Mile Creek CDD" in a large, bold, black, sans-serif font.

Elite Amenities

Six Mile Creek CDD

Elite Amenities Contract for Staffing 2024 Season

January 26, 2024

This agreement is entered into by and between Six Mile Creek CDD and Elite Amenities NE Florida LLC. In consideration of the mutual promises made in this agreement and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Six Mile Creek CDD hereby accepts the Proposal submitted by Elite Amenities. Both agree that a copy of said proposal is below and hereby becomes part of this contract agreement.

General Description:

Elite Amenities Attendants will perform duties as outlined by the property management team/BOD. All staff will be properly certified, trained, background checked, and supervised by an Elite Amenities Management team member. All staff members will be official employees of Elite Amenities who will be responsible for payment of staff salaries, federal & state taxes, to include unemployment and Worker's Compensation as required by the state of Florida. Copies of all relative documents and insurance will be provided to Management upon contract signing.

2024 Proposed Schedule

DATES: As needed with 14 days' notice

TIME: As needed

STAFF: 1 Attendant with Supervisor visiting bi-weekly to oversee staff and do evaluations for performance level and safety checks, as well as monthly in-service training.

FEE: \$27.55/hour

Fees for services will be invoiced in advance of service on the 1st and 15th of the month. A late fee 1.5% will be assessed if payment has not been received within 30 days.



EIGHTH ORDER OF BUSINESS



community
advisors, LLC

Reserve Study Professionals





®

February 21, 2024

Mr. Mac McGaffney
District Manager
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Re: Level I Reserve Study for Six Mile Creek CDD - TrailMark

Dear Mr. McGaffney:

Thank you for the opportunity to submit a New Reserve Study with Site Visit proposal for this District. We have worked with many Districts providing accurate funding plans for future component replacement. Principle Charles Sheppard served as a District Supervisor therefore has valuable experience with both finances and operating procedures that are specific to Community Development Districts.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard *RS PRA CCI*
President & Reserve Analyst

APRA



Scope of Work for District
Entry Features, Pools, Club House & Parking Lot, Sport Courts, Playground, Dog Park, Trail System, Kayak
Launch & Parking Lot, Stormwater System,
with components evaluated that include:

- Roof and exterior walls
- Interior finishes
- Mechanical, Electrical, Plumbing
- Fencing/Mailboxes/Sidewalks
- Fitness equipment
- Sport courts components
- Play equipment, misc. items
- Landscaping and irrigation systems
- Pools and equipment
- Other components identified at site visit.

Terms of Service

Physical Analysis

- ❖ The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed stair access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- ❖ Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical cost and previous replacement time for any components.

Financial Analysis

- ❖ A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal with the understanding we included inflation of replacement cost and interest earned on reserve funds.

Your Reserve Study Includes

- ❖ Executive summary with current funding status, fund balances and assumptions.
- ❖ Cash Flow or Component Funding Plan and 30-Year cash flow projection.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- ❖ Various charts and photographs of major components.
- ❖ Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

Payment Agreement & Terms

- ❖ To maintain excellent customer service and requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of site visit depending on the size of the project. Remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after invoice date are assessed a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable cost incurred by Community Advisors, LLC. We are available to meet with you and discuss your Reserve Study subject to availability and travel expenses. We are always available by phone at no cost. We will modify your Reserve Study one time at no additional cost if requested within 90 days of issue and all fees have been paid. Modification requested after report is issued may require additional cost.

This agreement for consulting services is accepted this date:

Professional Fee: \$4,000.00

Deposit Required: -0-

Authorized Signature: _____ Title: _____

Printed Name: _____ Date: _____

Partial Client List

Community Development Districts

Tolomato, (Nocatee)
Amelia Concourse
Tisons Landing
Amelia Walk
South Village
Sampson Creek
Middle Village
Ridgewood Trails
Glen St. Johns
Bartram Springs
Rivers Edge
Aberdeen
Durbin Crossing
St. Johns Forrest
Dunes Utility
Double Branch
Pine Ridge
Brandy Creek
Turnbull Creek
Arlington Ridge
Magnolia West
Trails
Southaven
Madeira
Beach
Armstrong

Communities

Hammock Dunes Communities
Queens Harbour - Jacksonville, FL
The Georgia Club - Statham, GA
Corolla Light POA - Corolla, NC
The Landings - Skidaway Island, GA
Beresford Hall Assembly - North Charleston, SC
Cumberland Harbour - St. Mary's, GA
Villas of Nocatee - Jacksonville, FL
Vizcaya HOA - Jacksonville, FL
Cimarrone POA - St. Johns, FL
Deercreek Country Club Owners Association - Jacksonville, FL
Deerwood Country Club - Jacksonville, FL
Coastal Oaks - Ponte Vedra, FL
Preserve at Summer Beach - Fernandina Beach, FL
Amelia Park Neighborhood - Fernandina Beach, FL
Amelia Oaks - Fernandina Beach, FL
Coastal Oaks Amelia - Fernandina Beach, FL
Oyster Bay POA - Fernandina, FL
Oyster Bay Yacht Club - Fernandina, FL
Ocean Breeze HOA - Fernandina Beach, FL
The Enclave at Summer Beach - Fernandina Beach, FL
RiverPlace at Summer Beach - Fernandina Beach, FL
Amelia National - Fernandina, FL

Condominiums

Carlton Dunes - Amelia Island, FL
Spyglass Villas - Amelia Island, FL
Ocean Club Villas - Amelia Island, FL
Sand Dollar Condominium - Amelia Island, FL
Captain's Court - Amelia Island, FL
Dunes Club Villas - Amelia Island, FL
Villas at Summer Beach - Amelia Island, FL
Beachwood Villas - Amelia Island, FL
Coastal Cottages - Amelia Island, FL
Harrison Cove - Amelia Island, FL
Marina San Pablo - Jacksonville, FL
Latterra at World Golf - St. Augustine, FL
Cumberland On Church - Nashville, TN
Surf Club III - Palm Coast, FL
The Peninsula - Jacksonville, FL
The Plaza at Berkman Plaza - Jacksonville, FL
1661 Riverside - Jacksonville, FL
Seascape - Jacksonville Beach, FL
Southshore Condominium - Jacksonville Beach, FL
Ocean Villas at Serenata Beach - St. Augustine, FL
Watermark - Jacksonville Beach, FL
Oceanic Condominium - Jacksonville Beach, FL
Ocean 14 Condominium - Jacksonville Beach, FL
Serena Point Condominium - Jacksonville Beach, FL
Oceania Condominium - Jacksonville Beach, FL

Active Adult Communities

Del Webb Ponte Vedra - Ponte Vedra, FL
Stone Creek by Del Webb - Ocala, FL
Villages of Seloy - St. Augustine, FL
Cascades at World Golf Village - St. Augustine, FL
The Haven at New Riverside – Bluffton, SC
Artisan Lakes – Jacksonville, FL

Religious/Schools

St. Mark's Episcopal Church - Brunswick, GA
Memorial Presbyterian - St. Augustine, FL
Grace Mem. Presbyterian - St. Augustine, FL
Trinity Episcopal Church - St. Augustine, FL
St. Mark's Towers - Brunswick, GA
Isle of Faith Methodist - Jacksonville, FL
Deermeadows Baptist - Jacksonville, FL
Frederica Academy - St. Simons Island, GA
Fishburne Military School - Waynesboro, VA
The Greenwood School - Jacksonville, FL

Reserve Analyst & Inspector's Credentials

Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

Charlie is a regular speaker at CAI events, teaches continuing education classes and enjoys attending Board of Director meetings to share the benefits of Reserve Planning. He has also published articles on Capital Reserve Analysis and Construction Management.

Education - Virginia Polytechnic Institute & State University - BS

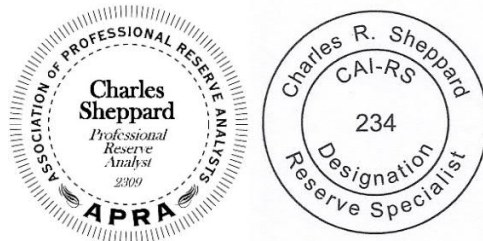
License - Certified General Contractor, Certified Home Inspector - Florida

Professional Designations & Memberships

Certified Construction Inspector, (CCI) Association of Construction Inspectors

Professional Reserve Analyst, (PRA) Association of Professional Reserve Analyst APRA

Reserve Specialist, (RS) Community Associations Institute CAI





community
advisors, LLC

Reserve Study Professionals





®

February 21, 2024

Mr. Mac McGaffney
District Manager
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Re: Level I Reserve Study for Six Mile Creek CDD - Reverie

Dear Mr. McGaffney:

Thank you for the opportunity to submit a New Reserve Study with Site Visit proposal for this District. We have worked with many Districts providing accurate funding plans for future component replacement. Principle Charles Sheppard served as a District Supervisor therefore has valuable experience with both finances and operating procedures that are specific to Community Development Districts.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard *RS PRA CCI*
President & Reserve Analyst

APRA



Scope of Work for District
Entry Features/Gates, Pools, Club House & Parking Lot, Sport Courts, Bier Garten, Dog Park
with components evaluated that include:

- Roof and exterior walls
- Interior finishes
- Mechanical, Electrical, Plumbing
- Fencing/Mailboxes/Sidewalks
- Fitness equipment
- Sport courts components
- Play equipment, misc. items
- Landscaping and irrigation systems
- Pools and equipment
- Other components identified at site visit.

Terms of Service

Physical Analysis

- ❖ The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed stair access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- ❖ Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical cost and previous replacement time for any components.

Financial Analysis

- ❖ A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal with the understanding we included inflation of replacement cost and interest earned on reserve funds.

Your Reserve Study Includes

- ❖ Executive summary with current funding status, fund balances and assumptions.
- ❖ Cash Flow or Component Funding Plan and 30-Year cash flow projection.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- ❖ Various charts and photographs of major components.
- ❖ Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

Payment Agreement & Terms

- ❖ To maintain excellent customer service and requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of site visit depending on the size of the project. Remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after invoice date are assessed a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable cost incurred by Community Advisors, LLC. We are available to meet with you and discuss your Reserve Study subject to availability and travel expenses. We are always available by phone at no cost. We will modify your Reserve Study one time at no additional cost if requested within 90 days of issue and all fees have been paid. Modification requested after report is issued may require additional cost.

This agreement for consulting services is accepted this date:

Professional Fee: \$2,900.00 Deposit Required: -0-

Authorized Signature: _____ Title: _____

Printed Name: _____ Date: _____

Partial Client List

Community Development Districts

Tolomato, (Nocatee)
Amelia Concourse
Tisons Landing
Amelia Walk
South Village
Sampson Creek
Middle Village
Ridgewood Trails
Glen St. Johns
Bartram Springs
Rivers Edge
Aberdeen
Durbin Crossing
St. Johns Forrest
Dunes Utility
Double Branch
Pine Ridge
Brandy Creek
Turnbull Creek
Arlington Ridge
Magnolia West
Trails
Southaven
Madeira
Beach
Armstrong

Communities

Hammock Dunes Communities
Queens Harbour - Jacksonville, FL
The Georgia Club - Statham, GA
Corolla Light POA - Corolla, NC
The Landings - Skidaway Island, GA
Beresford Hall Assembly - North Charleston, SC
Cumberland Harbour - St. Mary's, GA
Villas of Nocatee - Jacksonville, FL
Vizcaya HOA - Jacksonville, FL
Cimarrone POA - St. Johns, FL
Deercreek Country Club Owners Association - Jacksonville, FL
Deerwood Country Club - Jacksonville, FL
Coastal Oaks - Ponte Vedra, FL
Preserve at Summer Beach - Fernandina Beach, FL
Amelia Park Neighborhood - Fernandina Beach, FL
Amelia Oaks - Fernandina Beach, FL
Coastal Oaks Amelia - Fernandina Beach, FL
Oyster Bay POA - Fernandina, FL
Oyster Bay Yacht Club - Fernandina, FL
Ocean Breeze HOA - Fernandina Beach, FL
The Enclave at Summer Beach - Fernandina Beach, FL
RiverPlace at Summer Beach - Fernandina Beach, FL
Amelia National - Fernandina, FL

Condominiums

Carlton Dunes - Amelia Island, FL
Spyglass Villas - Amelia Island, FL
Ocean Club Villas - Amelia Island, FL
Sand Dollar Condominium - Amelia Island, FL
Captain's Court - Amelia Island, FL
Dunes Club Villas - Amelia Island, FL
Villas at Summer Beach - Amelia Island, FL
Beachwood Villas - Amelia Island, FL
Coastal Cottages - Amelia Island, FL
Harrison Cove - Amelia Island, FL
Marina San Pablo - Jacksonville, FL
Latterra at World Golf - St. Augustine, FL
Cumberland On Church - Nashville, TN
Surf Club III - Palm Coast, FL
The Peninsula - Jacksonville, FL
The Plaza at Berkman Plaza - Jacksonville, FL
1661 Riverside - Jacksonville, FL
Seascape - Jacksonville Beach, FL
Southshore Condominium - Jacksonville Beach, FL
Ocean Villas at Serenata Beach - St. Augustine, FL
Watermark - Jacksonville Beach, FL
Oceanic Condominium - Jacksonville Beach, FL
Ocean 14 Condominium - Jacksonville Beach, FL
Serena Point Condominium - Jacksonville Beach, FL
Oceania Condominium - Jacksonville Beach, FL

Active Adult Communities

Del Webb Ponte Vedra - Ponte Vedra, FL
Stone Creek by Del Webb - Ocala, FL
Villages of Seloy - St. Augustine, FL
Cascades at World Golf Village - St. Augustine, FL
The Haven at New Riverside – Bluffton, SC
Artisan Lakes – Jacksonville, FL

Religious/Schools

St. Mark's Episcopal Church - Brunswick, GA
Memorial Presbyterian - St. Augustine, FL
Grace Mem. Presbyterian - St. Augustine, FL
Trinity Episcopal Church - St. Augustine, FL
St. Mark's Towers - Brunswick, GA
Isle of Faith Methodist - Jacksonville, FL
Deermeadows Baptist - Jacksonville, FL
Frederica Academy - St. Simons Island, GA
Fishburne Military School - Waynesboro, VA
The Greenwood School - Jacksonville, FL

Reserve Analyst & Inspector's Credentials

Charles R. Sheppard RS PRA CCI

Charlie Sheppard is the owner and President of Community Advisors which provides capital reserve analysis, consulting services, commercial inspections and project management for community associations, private clubs, churches, schools and other entities.

He has over 30 years of experience in real estate development, property operation, commercial property inspections and construction management. He has participated on the development team for large planned unit developments and mid-rise office building parks. He has also worked for many years as commercial construction manager for a wide range of structures including medical facilities, office buildings, churches, restaurants, clubhouses, infrastructure installation and remodeling and repositioning of properties to match market conditions.

Areas of expertise include mechanical and electrical systems, energy management systems, life safety systems, plumbing systems, building envelope and roof components. Horizontal improvement experience include marine structures, street and site concrete construction, utilities, site work and landscaping improvements.

Inspection projects include: High rise office and residential buildings, restaurants, industrial properties, churches, private schools, private clubs, marinas, medical facilities, warehouse and industrial properties, water treatment facilities and residential properties.

Charlie is a regular speaker at CAI events, teaches continuing education classes and enjoys attending Board of Director meetings to share the benefits of Reserve Planning. He has also published articles on Capital Reserve Analysis and Construction Management.

Education - Virginia Polytechnic Institute & State University - BS

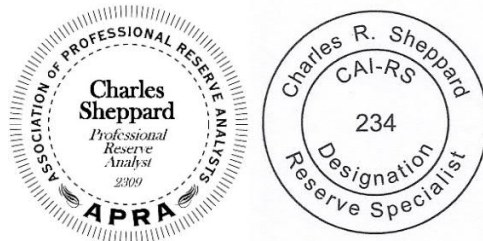
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NINTH ORDER OF BUSINESS

A.



Keen On Klean Solutions
Commercial Services



PROPOSAL FOR CLEANING SERVICES

Presented To:

Alex Boyer

Regional Facility Director, North Florida
805 Trailmark Drive, Saint Augustine, FL

Keen On Klean Solutions
5783 Mining Terrace #7 - Jacksonville, FL 32257
Phone (904) 748-9060 - FAX (904) 758-0560



GENERAL OVERVIEW – ALL AREAS

Each visit we will:

- Empty all trash receptacles including recycling containers, replace liners as needed and return trash and recycling receptacles to their proper positions.
- Clean entry glass including directories on front and side entrances.
- Vacuum all carpeting.
- Clean/polish drinking fountains.
- Sweep and mop hard surface floors.
- Clean partition glass.
- Sweep entryways and pick up any trash.
- Organize janitorial closet.

Weekly Services

- Dust desks, tables, cabinets, credenzas, and window sills, etc. (Paper items will not be moved unless prior arrangement is made.)
- Clean any cobwebs from ceilings.
- Wipe and sanitize telephones including receivers and cradles.

Monthly Services

- Dust chair rungs, moldings, baseboards, wood paneling, door jambs, etc.
- Dust all door frames, ceiling vents and grills, partitions tops, picture frames, venetian blinds, high shelves, cabinet tops, light fixtures, etc.
- Vacuum upholstered furniture.

RESTROOMS:

Each visit we will:

- Clean and disinfect toilet seats, toilets and urinals inside and out and polish fixtures.
- Clean and disinfect all sinks and polish fixtures.
- Sweep and mop and disinfect restroom floor.
- Clean and polish mirrors.
- Empty trash, replace liners, spot clean and disinfect trash receptacles as needed.
- Stock towels, tissues, hand soap, seat covers, and other disposable restroom items from janitorial supplies provided by client (may be purchased through Keen on Klean).

Monthly Services

- Irrigate drains in restrooms to prevent odors.
- Clean and disinfect all partitions, walls, kick plates and thresholds.

ENTRANCE AND RECEPTION AREAS:

Each visit we will:

- Sweep and mop floors and vacuum carpeting.
- Clean lobby area, front doors and polish reception glass.
- Dust lobby furniture and wipe or polish as necessary.
- Polish glass tables.
- Wipe down reception counters, spot clean exterior face of reception area.



Monthly Services

- Dust blinds.
- Vacuum all upholstered lobby furniture.

OFFICES, WORK SPACES, AND CONFERENCE ROOMS:

Each visit we will:

- Dust furniture and other surfaces.
- Clean and polish conference tables.
- Empty trash nightly and replace liners as needed.
- Vacuum carpeting and spot clean any stains as needed.
- Arrange chairs back to proper positions.
- Clean and sanitize telephones.

KITCHENS / BREAK ROOMS:

Each visit we will:

- Wipe down all tables and counter tops.
- Sweep and mop floors with germicidal disinfectant. Vacuum carpeted areas.
- Clean and disinfect counters and sinks.
- Wipe down and sanitize all appliances.
- Cleanse inside and outside of microwave.
- Dispose of all trash and replace liners.

JANITORIAL CLOSETS:

Each visit we will:

- Stock items and organize janitorial equipment.
- Properly label cleanser containers.
- Empty and rinse buckets.
- Lock designated facility doors upon completion of cleaning duties.



SPECIAL SERVICES OVERVIEW

The following services can be arranged upon request at an additional charge.

HARD SURFACE FLOORS

Hard surface finished floors can be maintained through a scheduled maintenance program incorporating the following elements:

Strip and Refinishing: removal of all old floor finish (stripping), thorough cleaning and rinsing of the bare floor surface, and reapplication of several coats of new floor finish to protect the floor from damage and optimize appearance.

Scrub and Recoat: Periodic interim maintenance involving removal of top layer of floor finish, thorough cleaning of the floor, and reapplication of finish. Performance of Scrub and Recoat jobs extends the useful life of the floor finish, saving money by reducing the frequency of more costly Strip and Refinish jobs. Also, Scrubbing and Recoating is the environmentally responsible alternative to Stripping and Refinishing, as it minimizes the need for harmful stripping chemicals.

Spray Buffing or High Speed Burnishing: Restores shine to finished floors to keep them looking their best. Depending on the traffic and requirements of the facility, Buffing or Burnishing may be performed anywhere from quarterly (low traffic areas) to monthly (typical office building lobbies and hallways) or more frequently (hospitals, supermarkets and other retail environments).

CARPET CLEANING

Periodically carpet cleaning is advisable to extend the carpet life and keep it looking great. Keen on Klean can provide your facility with several carpet cleaning options.

Extraction: Hot water with cleaning solution is sprayed onto the carpets, agitated into the carpet fibers, and vacuumed out.

Shampoo: In buildings where it is not possible to avoid walking on the carpets for 5-6 hours, shampooing allows for quicker drying of the carpet than extraction. .

Bonnet cleaning: This is an interim maintenance method that is often utilized for high traffic areas to keep the appearance clean in between more intensive cleanings.

Dry methods: May be best for carpets that are more prone to moisture damage or that have round-the-clock foot traffic.



✓	ENTRANCE AREAS
✓	RECEPTION AREAS
✓	WORK SPACES
✓	PRIVATE OFFICES/EXAM ROOMS
✓	CONFERENCE ROOMS
✓	KITCHENS / BREAK ROOMS
✓	HALLWAYS/CORRIDORS



PRICING AND SPECIFICATIONS

805 TRAILMARK DRIVE <u>NEW POOL AREA</u>	SPECIFICATIONS	MONTHLY PRICE	INITIALS
Alex Boyer Regional Facility Director, North Florida 805 Trailmark Drive, Saint Augustine, FL 32092	Janitorial Services 4 Times Per Week (M-W-F-SAT) including paper products, soaps, trash liners, cleaning supplies, others.	\$195.00	

ORDER YOUR CLEANING AND PAPER SUPPLIES THROUGH
KEEN ON KLEAN – SAVE TIME AND MONEY!

**OUR CLIENTS CAN ORDER ALL SUPPLIES
THROUGH US AT A COMPETITIVE PRICE!**

We can arrange for these products to be shipped directly to you.
Our prices are competitive, and our service provider can stock these items in
your facility.

Accepted:

Name

Signature

Date

B.

TrailMark Kayak Rental Process Proposal

For Six Mile Creek CDD
Board of Supervisors

Ed Thumith
292 Goldenrod Dr.
February 28, 2024




Current State

- Welcome Center open 10:00 – 4:00.
 - 10:00 – 5:00 on weekends
 - Closed on holidays
- Paddles, life jackets, etc. are signed out at Welcome Center after 10:00 and returned by 3:30.
- Equipment can be borrowed for 3 hours.
- Assumptions:
 - Welcome Center arrival → kayak is launched = 30 min.
 - Kayak lands → Welcome Center return = 30 min.
- Problems:
 - Maximum time in water = 2 hours.
 - 90-min launch window = 10:30 – 12:00.



Proposal Scope

- This is a high-level, proof-of-concept proposal.
 - One potential smart system is used as an example. There are many alternatives, leveraging apps, key fobs, etc.
 - The term 'kayak' is used for both kayaks and canoes.
- 

Outbuilding

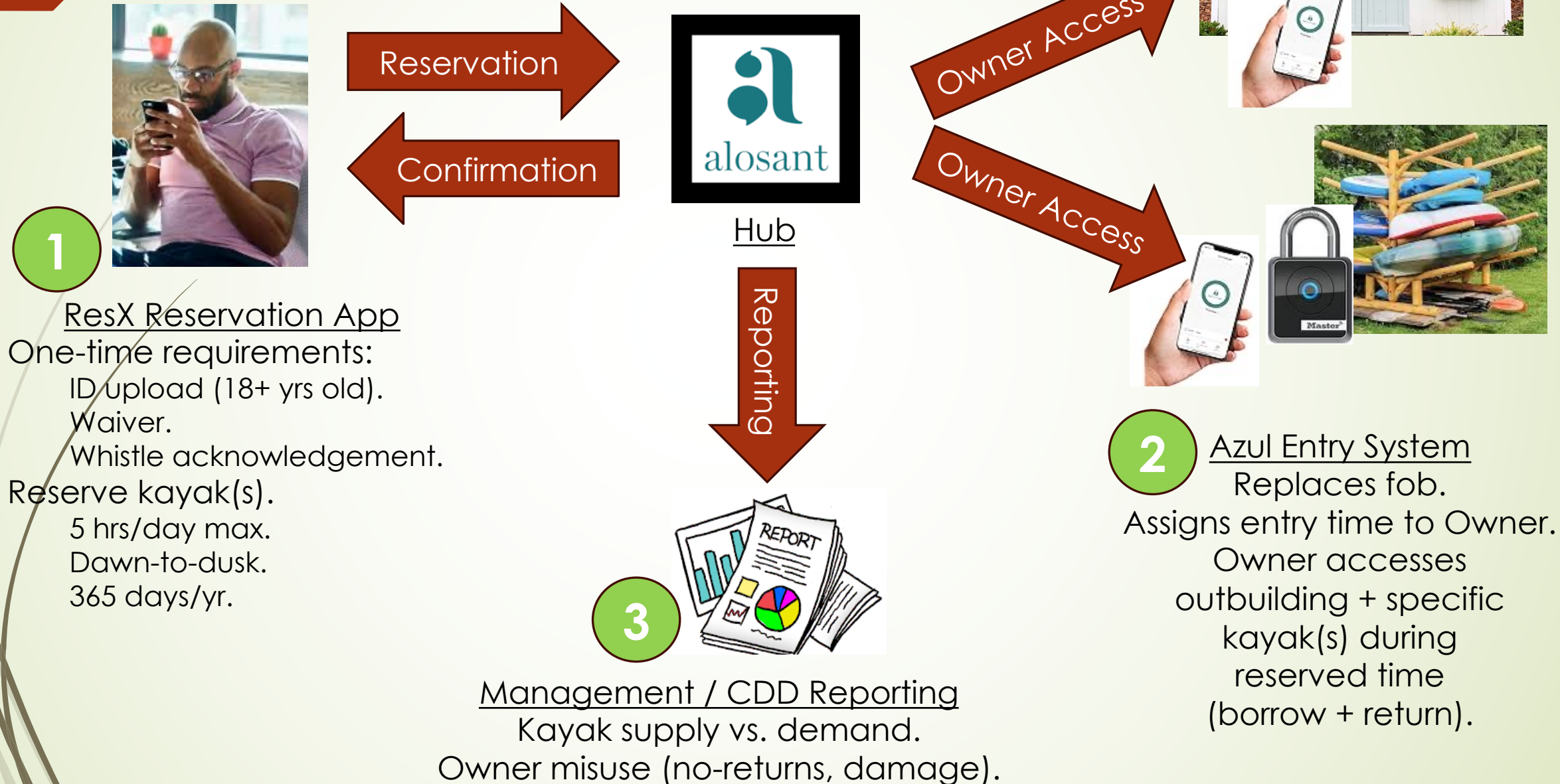
- Stores paddles, life jackets, new whistles, etc.
- Ideally, large enough to store bikes during kayak use, and kayaks during storms.
- Spring-loaded door.
- Smart lock for controlled access.



Smart padlocks



Smart system





Summary



- ▶ Leveraging a Smart entry system for kayak use would yield:
 - ▶ Owner benefits:
 - ▶ More time in water (4½ hours in a 5-hour rental window)
 - ▶ Flexibility (dawn-to-dusk, 365 days/yr.)
 - ▶ Last-minute decision-making and immediate access.
 - ▶ Improved access for 9 – 5 workers, fishermen, groups, etc.
 - ▶ CDD benefits:
 - ▶ Labor reduction
 - ▶ Efficient reporting

TENTH ORDER OF BUSINESS

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Six Mile Creek Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Johns County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Gregg Kern, Seat 3, currently held by Wendy Hartley, and Seat 5, currently held by Darren Glynn, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 28th day of February, 2024.

ATTEST:

**SIX MILE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Form of Notice

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SIX MILE CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Six Mile Creek Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at _____, Phone (____) _____. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Six Mile Creek Community Development District has three (3) seats up for election, specifically seats 1, 3 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

Publish on or before May 27, 2024.

TWELFTH ORDER OF BUSINESS

D.

1.

a.

Six Mile Creek CDD



EVERGREEN
LIFESTYLES MANAGEMENT

Alex Boyer
Feb 2024
Facility Manager Report



To: Six Mile Creek CDD
Howard McGaffney
Wes Haber

Board of Directors
District Manager
District Attorney

Via E-mail
Via E-mail
Via E-mail

Facility Usage

Administrative Projects

Proposals

Preventive Maintenance agreements with VakPak on the pool pak.

Maintenance Projects Completed

- Fireplace replacement
- Front Entrance Landscape enhancements
- Landscape project on Shelmore crosswalk
- New Pool furniture
- Playground spin top fixed

Maintenance Projects in Process

- Monthly Cleaning of the Camp house cobwebs.
- Pondbanks will get mowed on Saturdays
- Amenity landscape light audits. (Amenity entrance enhancements)

Board Discussion Items

- Landscape project ranking.
- Reserve Study