

MINUTES OF MEETING
SIX MILE CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Six Mile Creek Community Development District was held on Wednesday, May 8, 2024 at 2:00 p.m. at the Renaissance World Golf Village Resort, 500 South Legacy Trail, St. Augustine, Florida.

Present and constituting a quorum were:

Gregg Kern	Chairman
Wendy Hartley	Vice Chairperson
Darren Glynn	Supervisor
Michelle Sutton <i>by phone</i>	Supervisor
Barbara Bland	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Zach Brecht <i>by phone</i>	District Engineer
Alex Boyer	Operations Manager
Stephanie Douglas	OnPlace
Colleen Specht	First Service Residential
Nick McKenna	Greenpointe
Sarah Sweeting	Governmental Management Services
Kevin Anderson	Dream Finders Homes
Megan Maldonado	

The following is a summary of the actions taken at the May 8, 2024 Six Mile Creek Community Development District's regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 2:05 p.m. Four Supervisors were in attendance in person with one attending via phone constituting a quorum.

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SECOND ORDER OF BUSINESS

Audience Comments

- Supervisor Bland commented that she is resigning and this will be her last meeting. Mr. Oliver noted the Board appreciates her service to the community. Mr. Haber explained the process to fill a vacancy.
- Resident commented this would be an opportunity for her to get on the Board. A CPA in finance for 25 years, retired, was Treasurer on HOA Board at last community. Mr. Kern noted the Board will discuss how it intends to fill the vacancy after this meeting.
- Resident – Commented on landscape issues with weeds and pathetic flowers at entrance of TrailMark and is this BrightView’s responsibility.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Engineer Items

- 1. Ratification of Assignment of Construction Agreement Trailmark Phase 13**
- 2. Ratification of Trailmark East Parcel 3 Change Order 5**
- 3. Requisitions 82 – 84 Capital Improvement Revenue Bonds – Series 2021 (AA3, Phase 2 – Phase 10)**
- 4. Requisition 74 Capital Improvement Revenue Bonds – Series 2023 (2023 Project Area) (AA2 Phase 3C)**
- 5. Requisitions 64A – 65A Capital Improvement Revenue Bonds – Series 2023 (2023 Project Area) (AA3 Phase 3/Phase 12)**

B. Ratification of Agreements

- 1. Tree Amigos for Landscape & Irrigation Installation (Mail Kiosk)**
- 2. Tree Amigos for Landscape Buffer Installation between Unit 10 and Reverie in TrailMark**

C. Approval of Minutes of the April 16, 2024 Meeting

D. Balance Sheet as of April 30, 2024 and Statement of Revenues and Expenses for the Period Ending April 30, 2024

E. Assessment Receipt Schedule

F. Check Register

Mr. Oliver asked for any comments regarding the consent agenda. Hearing no comments or changes, he asked for a motion to approve the consent agenda.

On MOTION by Mr. Kern, seconded by Ms. Hartley, with all in favor, the Consent Agenda, was approved 5-0.

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FOURTH ORDER OF BUSINESS**Discussion Regarding Play Academy Schedule**

Mr. Ryan noted the hiring manager anticipates having coaches placed by the end of next week then will talk about when to launch the activities in the community. The schedule is very flexible. The proposal has yoga Monday 7-8 a.m., Wednesday 9:30-10:30 a.m., Friday 6-7 p.m. Pickleball is Monday 6-7 p.m., Wednesday 4-5 p.m., and Saturday 9-10 a.m., Zumba Tuesday 5:30-6:30 p.m., Thursday 5:30-6:30 p.m., and Saturday 8:30-9:30 p.m. Ms. Hartley asked if they could use part of the pickleball courts. Ryan noted yes. They are open to any other things that can be offered to the community.

Mr. Oliver noted minutes show the Board did approve this proposal at the previous meeting.

FIFTH ORDER OF BUSINESS**Discussion of Series 2024 Bonds**

Mr. Oliver noted these are the bonds to help fund the infrastructure construction for the next phase of TrailMark. Mr. Haber reminded the debt assessments for this bond issue would not go against any homeowner properties; it is for property that is not yet subject to debt assessments. It is the last phase so this will be the last bond issue for the CDD for new infrastructure. There will be a delegation resolution at the next meeting which delegates authority to the Chair to work with an underwriter to put together documents necessary for issuing the bonds. Mr. Kern added that ETM is working on the Supplemental Engineers Report.

SIXTH ORDER OF BUSINESS**Consideration of Policy Regarding Removal or Trimming of Trees and Brush in Preserve Areas Adjacent to Private Property**

Mr. Oliver stated this policy points out if property owners notice there is a dead or dying tree near on CDD property that is endangering their property, they should report that to the CDD (to operations manager or district manager). The CDD would be obligated to inspect that tree to determine if it is dead or dying and poses a threat to the adjacent property. If the hazard is confirmed, the District contacts St. Johns River Water Management District (SJRWMD) to provide photos and request to have the tree removed. The CDD coordinates action as directed by the Water Management District. The policy also clarifies that property owners have the right to trim back growth from preserve areas to keep brush and tree branches from encroaching onto their

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yards and maintain their property line. For property insurance reasons, it is important to report dead/dying trees before they fall. If not reported prior to falling and causing damage, the cost for repairs is typically covered by the homeowner's property insurance policy.

- Resident asked if Preserve and wetland terms are used interchangeably. Mr. Oliver noted a preserve or protected area does not have to be designated as a wetland. I'll ask the engineer to provide a more detailed answer.

On MOTION by Ms. Hartley, seconded by Ms. Bland, with all in favor, the Policy Regarding Removal or Trimming of Trees and Brush in Preserve Areas Adjacent to Private Property, was approved 5-0.

SEVENTH ORDER OF BUSINESS

Consideration of Updated Reverie Policies

Ms. Specht noted a change to the definition of a guest and used the same definition that is used at TrailMark currently to stay consistent. Other changes included switching from ID badges to access fobs, changing from guest badges to a pin, added amenity center hours of operation, and resident vendors allowed to sale items in the facility. Mr. Kern asked if that is a resident becoming a vendor or just allowing the resident to act as a vendor. He asked what the requirements are and what the risks are. Mr. Haber noted an indemnification provision and insurance provision. Mr. Kern suggested getting more information from Wes and adding to the next agenda for discussion.

On MOTION by Mr. Kern, seconded by Ms. Hartley, with all in favor, the Updated Reverie Policies, was approved 5-0.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Wellbeats Digital Group Fitness Streaming (Reverie)

Ms. Specht presented the Wellbeats Program where residents come in and can pull up a step or walking class. Three groups use the program every day. She received an invoice for \$4,000 a year for the program. There are 1500 memberships that go with it so residents can use it at their home instead of just at the facility. It is an add on to the commercial fitness Matrix for the gym equipment. It will come out of the Lifestyle budget.

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On MOTION by Mr. Kern, seconded by Ms. Bland, with all in favor, the Proposal for Wellbeats Digital Group Fitness Streaming (Reverie), was approved 5-0.

NINTH ORDER OF BUSINESS

Discussion Items:

A. Wild Life Warning Signs

Ms. Specht asked to install signs that state this is a conservation friendly community, alligators, snakes, and other wildlife may be present with the alligator hotline number. These would be placed at the entrance and one at every area where there is a large common area that could be assumed to be an entrance to the ponds. Mr. Haber reviewed the law in Florida regarding wildlife. DreamFinders will pay for the signs.

On MOTION by Ms. Bland, seconded by Ms. Hartley, with Ms. Bland, Ms. Hartley, and Mr. Glynn in favor and Mr. Kern and Ms. Sutton opposed, the Wild Life Warning Signs, was approved 3-2.

B. Landscape Responsibilities

Mr. Haber stated this was added due to comments about various areas of the District have plants that are unhealthy and question was raised before the developer leaves the community, will there be a once over by the developer. He does not believe that is the case. It is the Districts responsibility to maintain the landscaping. If there is a recently installed area that is fundamentally flawed, the District does not need to accept landscaping that is problematic and that is the developer's responsibility after installed. Ms. Hartley noted pine straw along the canal that used to be perfectly edged that is now lacking as well as issues in other areas. Mr. Oliver noted the landscape company will be invited to start coming back to the meetings to address the issues with them.

C. Onsite Services at TrailMark

Mr. Oliver noted this item is about staffing within Reverie and throughout the entire CDD.

Ms. Hartley reviewed all contracts and wrote down a job description for a pool monitor which is very important. She expressed concern about the janitorial crew. On Saturday and Sunday, there is nobody picking up the trash and wondered if a pool monitor could empty the trash on Sunday before leaving for the day.

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Mr. Kern suggested Wendy provide her proposed scope of services and circulate to the Board between meetings for feedback and review independently then provide it back and solicit proposals to provide that service and evaluate from a financial perspective whether it is something they want to adjust.

TENTH ORDER OF BUSINESS

Other Business

Mr. Oliver asked for any business the Board would like to talk about. Hearing no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber updated on the repairs needed at the Reverie fitness center and remediation that needed to take place. The issue was resolved with the contractor. It's still possible that there is some recovery but not a lump sum of \$50,000.

B. Engineer

Mr. Brecht noted they are continuing to monitor the water and drainage onsite.

C. Manager – Report on the Number of Registered Voters (2,330)

Mr. Oliver reminded the residents that three seats will be filled by the general election process this year. If interested in running, the qualification is to be a registered voter living in TrailMark and if you meet those qualifications, you would coordinate with the Supervisor of Elections. The qualification period is from June 10-14 but you can prequalify with them. There is a \$25 qualifying fee or fill out a petition in lieu of having a qualifying fee. There are 2,330 registered voters in the District.

D. TrailMark Reports

1. Operations (Evergreen) Report

Mr. Boyer presented the operations report consisting of preventive maintenance stuff getting ready for summer. There was a warranty claim for the new pool vac. Tile work at the pool is scheduled for next week.

2. Lifestyles (OnPlace)

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a. Report

Ms. Douglas presented the Lifestyles report.

b. Discussion Regarding Proposed Rates for Social Events and Setting a Public Hearing Date to Adopt, Resolution 2024-02

Ms. Douglas discussed proposed rates for special events. The amount is \$5 to \$35. Mr. Haber noted these are rates that the District is going to charge for these events. The CDD’s fee for any events would not exceed \$35 and that would be advertised for the public hearing.

On MOTION by Ms. Bland, seconded by Ms. Hartley, with all in favor, the Temporary Rate for Special Events \$5 - \$35, was approved 5-0.

On MOTION by Ms. Hartley, seconded by Mr. Kern, with all in favor, Resolution 2024-02 Regarding Proposed Rate for Social Events and Set a Public Hearing Date July 26, 2024 to Adopt at this Location, was approved 5-0.

c. Discussion of General Swimming Pool Rules

Ms. Douglas noted a resident would like to have a swim instructor come in and teach their child swim lessons so brought it for Board discussion for approval. Mr. Haber noted it probably happens all the time because of the ability to bring in a guest. It is fine if it’s just one child and an instructor and meets the guest policies. Ms. Douglas asked if she needs to get their COI. She brought to the Boards attention complaints regarding pool attire and residents feel the policy should be changed to more specific rules on attire.

E. Reverie Reports (First Service)

1. Operations

Ms. Specht noted they are holding off on bringing in a pool monitor and assess it in the next few months to see how it goes. Paula will keep check on the pool area. The fitness/group exercise room is back open. The fob readers are on. Dog park fence has been pressure washed. More rocks are going in to fill bare spots. Duck deterrents seem to be working.

1. Lifestyles

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Ms. Specht noted Mothers Day Tea this Sunday, sunset cinema series, which is outside by the pool, flowy Fridays, knitting/crochet event, and cookout planned with entertainment. New things going on include yard of the month and furry friend of the month.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

Barbara Bland submitted her resignation effective now. Mr. Oliver asked for a motion to accept that resignation. Mr. Oliver noted their office can send out an announcement, post on the website and eblast to the community to make residents aware. At the next meeting, the Board can deal with filling that vacancy. Mr. Kern suggested soliciting interest from residents over the next month before meeting again. The deadline would be about a week before the next meeting.

On MOTION by Mr. Kern, seconded by Ms. Hartley, with all in favor, the Acceptance of Barbara Bland's Resignation from the Board, was approved 5-0.

Mr. Oliver talked with Charlie Sheppard of Community Advisors. Mr. Sheppard is going to move Six Mile Creek CDD up in the line to have the reserve study completed before the end of the budget process. In the proposed budget at the next meeting to start the budget process, he will put a placeholder in for \$100,000.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

- Christopher Conway (263 Weathered Edge) – commented on responsibility of landscaping between the developer and CDD. The section between the new pool and pickleball court. The sidewalk and landscaping flooded and died so drainage was installed to fix it and the dead shrubs were replanted. Does that fall under the developer or CDD? Mr. Kern noted it's the CDDs responsibility to go back to the contractor and workout the issue. The obligation to manage that agreement is with the CDD and this Board. The obligation of funding and completion of those projects is to the developer. The new playground has a clod of bark that has never been spread out and 2 clods of dirt near the multiuse playground. Mr. Kern noted he would look into it. The dead plants are on a punch list for the contractor to address. There has never been a final walk through on the sports field or playground. One of the overpasses at the canals, there is a trellis and one had a bench in it but the other one is missing a bench and the spikes are sticking out of the ground. Mr. Boyer noted it

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was broken so removed. Looking to replace with something that matches the other one. Last year when the trucks left, they broke up the sidewalks which are still broken, can we make sure when they drive the trucks this time that they don't drive on the sidewalks? Ms. Douglas noted they will do their best and have a ramp in place to try to make sure there isn't as many issues this year.

- Resident Robyn Freedman – Wanted to confirm amenity facility hours. 7 days a week the lounge, game room, pools 8 a.m. to 9 p.m. Ms. Douglas noted its 9 to get in with the fob but can stay until 10. Fitness Center 5 a.m. to 10 p.m. Pickleball courts dawn until 10 p.m. Is the amenity center available for rent for private resident functions? Ms. Douglas noted with the amount of use now, they don't rent out for private functions.
- Resident Susan Newman (64 Clarys Run) – Lives in Cottage Homes where the potholes are back in alleyways and breaking up the drains/needs to be fixed. Mr. Kern noted CDD owns those alleys. It is already in the works to have those milled/ground down then resurfaced.
- Resident Stephen Ashup – commented on detour signs up for road construction were left behind and killed the grass. The county said they aren't their signs. Three signs laying in the grass will be picked up.
- Resident Ed Tuma (292 Golden Rod) – asked for an update on the kayak launch. Mr. Kern noted they were exploring the app option and locker system but may be cost prohibitive. They will explore change to the policies and procedures. Reservations through the app including kayaks. Suspension of privileges for rule breakers. Look into updated equipment.

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 12, 2024 at 2:00 p.m.

The next regular meeting date will be June 12, 2024, at 2:00 p.m. at their current location.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Mr. Oliver asked for a motion to adjourn.

On MOTION by Mr. Kern, seconded by Ms. Hartley, with all in favor, the meeting adjourned.

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DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

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Chairman/Vice Chairman