

MINUTES OF MEETING  
SIX MILE CREEK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Six Mile Creek Community Development District was held on Wednesday, June 11, 2025 at 2:00 p.m. at Renaissance World Golf Village Resort, 500 South Legacy Trail, St. Augustine, Florida.

Present and constituting a quorum were:

Michelle Sutton	Chairperson
Heather Brofford	Vice Chairperson
Wendy Hartley	Supervisor
Jacob Dunn <i>by phone</i>	Supervisor
Mindy Gellman	Supervisor

Also, present were:

Daniel Laughlin	District Manager
Wes Haber <i>by phone</i>	District Counsel
Scott Wild <i>by phone</i>	District Engineer
Steve McAvoy	Brightview
Kevin Andersen	DreamFinders
Megan Maldonado <i>by phone</i>	Greenpoint
Rich Gray	GMS
Alison Mossing	GMS
Elena Barron	GMS
Matt Reid	GMS
Sarah Sweeting	GMS
Dan Wright	GMS
Cassie Passantino	

*The following is a summary of the actions taken at the June 11, 2025 Six Mile Creek Community Development District's regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 2:00 p.m. Four Supervisors were in attendance constituting a quorum. Mr. Dunn joined by phone.

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## **SECOND ORDER OF BUSINESS**

### **Audience Comments**

Mr. Laughlin opened the audience comment period regarding agenda items.

Resident (Harold Fein, 73 Skyline) spoke on the matter of cooperation with each other and continued squabbles regarding swim classes. He added comments about friendships broken, swim classes with times and days, accusations against his wife helping the CDD save money, he noted she does not favor individuals, does not have preferential treatment, statement must be retracted, asked for evidence of the statements or full public apologies, and commented on the personal attack on his wife's integrity.

Resident (Robin Freeman) seconded what Mr. Funn said. She added comments about mistreatment of herself and her husband, she's been screamed at, behavior of hating and made fun of desire to work out, and stated she is appalled at the behavior of the community.

Ms. Sutton clarified this topic was regarding the water aerobics.

Other comments were made on violations of policies, conduct, breach of contract, violation of the classes with loud music, storage issues, and aerobic related events with alcohol, and a need for enforcement.

## **THIRD ORDER OF BUSINESS**

### **Update Regarding Welcome Center Improvements**

Mr. Laughlin noted this topic is regarding the Welcome Center improvements. Ms. Megan Maldonado stated she has worked with Wendy and provided updates on opportunities for changes to the clubhouse, originally set up as a sales office, take out old furniture, referred to layout of the concept, and using space for staff. She discussed other changes to the center, events, loungers, ottomans, and replacing furniture.

Ms. Sutton asked a question on gaming tables, lamps, and adding tables with design using lamps to increase lighting. She responded currently there are no lamps or artwork, and they would like to purchase new ones.

Other comments were made on artwork, activities that are loud, using panels to help with autistics, timeframes, and details of the decorating services.

The TrailMark Clubhouse ideas were included in the agenda with pictures of the recommendations.

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On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, the Welcome Center Improvements, were approved.

#### **FOURTEENTH ORDER OF BUSINESS**

#### **Discussion/Consideration of Independent Contractor Agreements:**

##### **A. Chomic Combat Karate**

*\*This item was moved up and taken out of order.*

Mr. Laughlin presented the request to hold karate classes in the community. It was clarified there are not currently classes being held and the non-resident making the request would need to present his proposal to the Board for more information, times, license and other concerns. The Board made the decision to table this contract agreement.

##### **B. Professional Tennis Registry, Inc. (Pam Hatchet)**

Mr. Laughlin stated this request was for pickleball. Ms. Hatchet presented her credentials as a licensed pickleball instructor and requested to hold classes in the community. She explained her different classes, pricing, and size of groups. She noted she was as non-resident and her license was on file.

It was asked if there was a current vendor, and there was not. The proposal was made for one day a week and adding more times later. It was noted there needs to be a contract signed before classes begin. The proposal is attached to the agenda package.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, the Proposal for Professional Tennis Registry, Inc., was approved.

##### **C. Kyla Law for Water Aerobics**

Ms. Sutton noted the issue on complaints, time schedule in the contract, classes were well attended, complaints on loud music, and attempting to have classes outside of her contracted times.

It was confirmed by staff she did hold water aerobics an hour before her contracted schedule and was not upholding the contract. Mr. Haber commented on the two issues of being out of compliance and a breach with the agreement, and the Board could terminate the agreement. He added comments on the policies, use of the pool outside the agreement times, clarifying the policy, ability to enforce policy, suspension of classes, and Board option to amend the policy.

Other comments were made on the bullying that is occurring, this needs enforcement,

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emails can be sent on the documentation of the bullying that is occurring and the disruption in the community. The suspension was further discussed and Mr. Haber recommended sending a letter on the suspension. Mr. Dunn asked for a draft of the letter. It was noted the other contractors are performing in the same manner.

Ms. Sutton asked for termination of the contract immediately, and having counsel send a warning letter on violation of policies, procedures, and the possibility of suspension. Comments were made on harassment issues, events on serving alcohol, and liability issues. The contract is attached to the agenda package. The Board agreed on the termination of Ms. Law's contract.

On MOTION by Ms. Sutton, seconded by Ms. Hartley, with all in favor, the Termination of Kyla Law's Contract for Water Aerobics, was approved.

Another motion was made by Ms. Sutton to send the warning violation letter. She asked for staff involvement to gather evidence on the behavior. The process of the steps on this action was clarified.

On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, Directing Staff to Send a Warning Violation Letter to Ms. Law, was approved.

#### **D. DeRita Deli**

It was noted no one was in attendance to present the proposal.

#### **E. Dana Garrison – Paint Nights & Kids Paint Camps**

Ms. Garrison presented her proposal for paint nights and kids paint camps. She explained the process of the program, the advertisements, sign-ups, ages, group size, timeline for the room, pricing, specific art activities, supplies, and her past classes. It was noted this is held in the Camphouse. She added her sister assists her in the classes. The proposal is attached to the agenda package.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, the Agreement with Dana Garrison for Paint Nights and Kids Paint Camps, was approved.

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**F. Erica Wheeler – Stem Robotics Program**

Ms. Wheeler was not present, but Ms. Mossing explained her interaction with Ms. Wheeler and the schedule of her classes. Ms. Sutton stated Ms. Wheeler should come before the Board to present her services. The proposal is attached to the agenda package. This item was tabled for Ms. Wheeler to attend the July meeting.

**G. Mission City Church – Boo Bash in October**

The representative of Mission City Church explained the Boo Bash activities, inflatables, volunteers, event for this year, timelines, and the vendor's process. Board discussion ensued on this is a partnership and open to public, discussion of the event budget, other October events, partnership with the church, combining with the fall festival, the need for portable bathrooms, pricing, CDD specific events, and the church's desire to hold the event on CDD property.

Mission City stated they would pay for the portable bathrooms. The Board decided to host the event separate from the fall festival. Mission City requested the CDD to advertise the event. The proposal is attached to the agenda package.

On MOTION by Ms. Hartley, seconded by Ms. Gellman, with all in favor, the Mission City Church Boo Bash in October, was approved.

**FOURTH ORDER OF BUSINESS****Landscape Update****A. Brightview Communication Report**

Mr. McAvoy provided updates for the Board to include growing season, mowing weekly, edging, trimming, trash pick-ups, pond mowing, tagging pine trees with proposal to remove, other dead pine trees, resident emails on the buffer to preserve issues with trees, timing on removal proposal, moving flowers, plants with freeze damage and removal, annual proposal, and entryway issues.

**B. Brightview QSA**

The Brightview Quality Site Assessment was provided in the agenda. There was discussion on the volleyball court sand issues.

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

- 1. Requisition Nos. 313A – 318A (2016A Capital Improvement Bonds)**
- 2. Ratification of Requisition No. 96 (2021 Capital Improvement and Refunding Bonds (AA3, Phase 2))**
- 3. Ratification of Requisition Nos. 107 – 111 (2023 Bond Series (AA2 Phase 3C))**
- 4. Ratification of Requisition No. 94A – 95A (2023 Bond Series (AA3 Phase 3 – Phase 12))**
- 5. Ratification of Requisition No. 29 (2024 Bond Series (2024 Project Area))**

Mr. Wild reviewed the engineering requests that are presented for ratification. The summary of requisitions was provided in the agenda package.

**B. Ratification of Agreement with Ruppert Landscape Services for Reverie**

Mr. Laughlin reviewed the agreement with Ruppert Landscape Services for Reverie. This has been signed and work has started. Ms. Gellman expressed concerns with being unhappy with landscaping in the Reverie area and the scope of services needs to include pricing. Ms. Sutton noted the scope had remained the same as it was previously. She noted if the Board wanted to change, they could discuss that.

Ms. Sutton requested Ruppert attend the meeting in the future. She added she will meet with Kyle regarding the issues. She noted the scope didn't need to be changed, but maybe adding treatment services.

Other topics included Dreamfinders cost, contract, and scope of services, Mr. Anderson commented on the grass, weeds, increase in treatments, the need for the increase of the scope and the changes needed in the contract.

**C. Ratification of First Amendment to Brightview Agreement for Area 13 Enhancements**

Mr. Laughlin stated this item is for ratification to the first amendment of Area 13 enhancements, and the water truck. Ms. Sutton stated this was coming out of the bond money that developers already had planned.

**D. Ratification of Second Amendment to Brightview Agreement for Area 13 Enhancements**

Mr. Laughlin stated this item is for ratification to the second amendment in Area 13 is for

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fuel to run generator to run the well.

**E. Ratification of Agreement with FPL for Phase 13 Streetlights**

Mr. Laughlin stated this item is the agreement with FPL or Phase 13 streetlights.

**F. Approval of Minutes of the March 21, 2025 Special Meeting and April 25, 2025 Meeting**

Mr. Laughlin asked for approval of the minutes from the March 21, 2025 and the special meeting on April 25, 2025.

**G. Balance Sheet as of April 30, 2025 and Statement of Revenues and Expenses for the Period Ending April 30, 2025**

Mr. Laughlin presented the balance sheet as of April 30<sup>th</sup>, the revenues and expenditures.

**H. Assessment Receipt Schedule – 97% collected.**

Mr. Laughlin noted the receipt schedule reflects 98.75% collected.

**I. Check Register - \$2,458,496.11**

Mr. Laughlin noted the check register totaling \$1,086,013.17.

On MOTION by Ms. Sutton, seconded by Ms. Hartley, with all in favor, the Consent Agenda, was approved.
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**SIXTH ORDER OF BUSINESS**

**Ratification of Amenity Policy Updates  
(Reverie)**

Mr. Laughlin stated this was from a previous meeting for policies at Reverie to match the language. Changes to the lap pool were mentioned.

On MOTION by Ms. Brofford, seconded by Ms. Gellman, with all in favor, the Policy Updates for Reverie, was ratified.
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**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2025-08,  
Resetting the Public Hearing Adopting  
Rates Related to Guest Passes**

Mr. Laughlin noted this will reset the public hearing on rates related to the guest passes. It was scheduled for the last meeting, and this will be re-noticed. This was explained on ordering guest booklets for additional guest passes. Each household would receive a guest booklet initially for free and an additional fee for an additional booklet. This hearing was to set the charge at \$50.

It was noted since the new amenity staff has taken over, they have some suggestions on how to improve the guest passes and keep track of them. After discussion the Board agreed to move the public hearing to the August meeting.

On MOTION by Ms. Brofford, seconded by Ms. Sutton, with all in favor, Resolution 2025-08, Resetting the Public Hearing Adopting Rates Related to Guest Passes for the August Meeting, was approved.

**NINETH ORDER OF BUSINESS****Consideration of Resolution 2025-09,  
Authorizing the Use of District Credit  
Cards and Authorized Spending Limits**

Mr. Laughlin noted this item will authorize the use of District credit cards and authorized spending limits. He added this is common in the Districts and a spending threshold is set. He noted the credit limit is not high and this will be for a single purchase to be made in a timely fashion.

Ms. Sutton asked what type of purchases were made on a District credit card. It was noted purchases were typically for supplies for maintenance, the amenity center, or special events. She asked for input on a single purchase and monthly limit. She added her thoughts were a single purchase for \$1,000 and monthly at \$5,000.

Discussion was held on needing a higher amount to make repairs in a timely manner. Mr. Dunn commented a higher amount was needed. Mr. Gray commented on credit card purchases and types of purchases that they need to make without waiting for Board approval. Mr. Dunn stated he would raise the amount to \$1,500. A question was asked on the process of who approves the charges. It was noted receipts must be provided. The monthly limit was typically \$5,000.



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On MOTION by Ms. Hartley, seconded by Ms. Brofford, with all in favor, Resolution 2025-09 Authorizing the Use of the District Credit Card and Authorized Limits to Single Purchase of \$1500 and Monthly Limit at \$5000, was approved.

**TENTH ORDER OF BUSINESS****Discussion Items:****A. Software Services Agreement with Alosant**

Mr. Laughlin stated this agreement is up in August and 30 days prior is needed to terminate. Comments were made on the new website, email blasts, transition to the new process, welcome announcement for GMS, functionality of this current software services, reservations, room rentals, newsletters, QR codes, community input, and adding the website as an application,

The Board made the decision to terminate the contract with Alosant for the software agreement.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, to Terminate the Contract with Alosant for Software Services, was approved.

**B. Unauthorized Use of District Facilities**

Ms. Sutton described a situation of observing a football association having practice on the District's field, use of parking lot, coaches at practice, and parents attending. She asked if they had permission to use the field, and the coach assumed since he was a resident he had use of the field. She added Mr. Haber created a letter that was sent to the resident regarding improper use of the field, potential amenity privileges suspended, and a letter sent to president of the association and option for enforcement.

Discussion ensued on unauthorized use of facilities and how to enforce these policies, the pool area, the new pond area, biking, non-resident use of facilities, concerns with multiple organizations using facilities, creating no parking areas, potential trespassing, residents having up to 5 guest, people taking advantage of the District facilities, guest passes, security, protection of assets, and hiring security officer at random times to deter those violating the policies.

Other topics included using cameras, facial recognition, organizations using the property without paying, liability, residents not being able to enjoy the amenities, and natural signs to display the rules.

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**ELEVENTH ORDER OF BUSINESS****Consideration of Agreement with GMS for  
Amenity Management, Field Operations  
and Maintenance Services (TrailMark)**

Ms. Sutton stated she had reviewed the contract with GMS and didn't have any issues or concerns. It was noted it has not been signed at this point. The Board members were comfortable with the agreement and glad to have janitorial services added.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, the GMS Agreement for Amenity Management, Field Operations, and Maintenance Services (TrailMark), was approved.

**TWELVETH ORDER OF BUSINESS****Consideration of Proposals:****A. Preventative Maintenance Plan for Reverie Gate – Sunbelt Access Systems**

Mr. Laughlin presented the proposal for the preventative maintenance plan for Reverie gate with Sunbelt Access Systems. Discussion ensued on not having preventative maintenance at this time, cost of about \$1,200 per year, cost of repairs spent in a 1-year period, gates are new, currently paid for repairs, a request for a list of maintenance issues, bronze versus silver plans, and the need for more information.

After discussion the Board agreed to table this item until they have further information.

**B. Brightview for Summer Annuals**

Mr. McAvoy presented the proposal for summer annuals install for \$2175. It was clarified the location of these annuals and it was noted they had this in the budget.

On MOTION by Ms. Brofford, seconded by Ms. Sutton, with all in favor, the Brightview Proposal for Summer Annuals, was approved.

**C. Brightview for Shelmore/Bloom Field Area & Ferndale**

Mr. McAvoy stated presented 3 options. One was to install sod, second option is for installing some corner shrubs on the end of the fence line, and the third option was to add hedges. Board discussion included the maintenance of weeds, trash getting stuck in bushes, cost difference, budget concerns, and the contingency budget. Ms. Sutton stated due to budget issues they should not do this project and build into the next fiscal year. The Board discussed the option of just removal of the bushes and requested a proposal.

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Other issues discussed were liability, volleyball sand refresh, rains affecting sand, budget expenditures, and oak trees blocking the view of athletic field, and a request for a proposal. It was noted the budget amount will be removed from the contingency line item to landscaping.

**D. Prime Sports for Youth Programs**

Mr. Dunn spoke on the Prime Sports for youth programs, the outlets for families, and stated it was good for the community. The executive director for Prime Sports provided information on the program history, work with schools, other communities, staff overview, certifications, background checks, equipment provided, and advertisements.

Clarifications were made on the sports that would be available, rotations of sports, foundation of the program, schedule, and timelines. Mr. Dunn suggested starting with soccer and offering other options for the programs, outlet for youth, building in the community, and the desire to grow in the community.

Discussion ensued on residents, non-residents' participation, price difference, suggestion to start with resident's only, revenues, use of facilities, wear on the CDD field, and starting with younger kids. The proposal is attached to the agenda package.

The Board decided to have Mr. Dunn's final approval and have soccer and basketball.

On MOTION by Mr. Dunn, seconded by Ms. Brofford, with all in favor, the Proposal for Prime Sports for Youth Programs, was approved, with Mr. Dunn's final approval.

**E. OnSight Industries – Street Signage Replacement**

Ms. Sutton noted Mr. Gray felt this was a huge cost, but included the post and all signage, crosswalks, 20 miles per hours signs, and dual combination stop signs. Discussion included hurricane repair, budget concerns, what line item to use, capital amounts, these signs need repair, and the cost of the pool. Other topics included the pool repairs and budget.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, the Proposal from OnSite Industries for Street Signage Replacement, was approved.

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**F. Replacement of AC Compressor in Amenity Office**

Mr. Gray reviewed the issue with the air conditioner compressor in the amenity office. He noted the warranty was checked but had expired. He presented the two proposals for the repairs with Duck Duck Air Conditioning at \$3,050.48 and Thigpen at \$2,984.08. He explained all items covered, labor, extended warranty, unit replacement in gym was at \$8,000, and the total number of air conditioners in the amenity center.

After discussion the Board made the decision to go with Thigpen for \$2,984.08.

On MOTION by Ms. Brofford, seconded by Ms. Sutton, with all in favor, the Proposal from Thigpen for the AC Compressor for \$2,984.08, was approved.

**G. Waste Management for Reverie & TrailMark**

Mr. Laughlin noted this item is for consideration for Reverie and TrailMark. He noted there have been very high increases in waste management by 20% to 30%, and they are getting overfill charges for the overfill trash at \$200-\$350 per pick up.

GMS reached out to negotiate. He added they offered a 5-year term and would reduce the annual contract, with the current fee at \$848 with the 5-year term it would be \$7699 . Reverie's current is \$402 and the proposed would be around \$355. He added by locking into the 5-year term there would not be an increase over 10%.

He added they could look at Republic Services, but he's seeing the same thing. He discussed increases pick up days to avoid the overfill charges. It was recommended for the size of the community to move to 2 day each week for pick up services and to put a lock on the garbage area due to outsiders dumping.

Discussion was held on Reverie and TrailMark costs, options, proposals from Republic to see the cost, termination cost, and getting proposals from Republic for both TrailMark for 2 days each week, and 1 day each week for Reverie.

After discussion the Board agreed to move to 2 days a week for TrailMark, place a lock on the gate, and to have staff bring other proposals from Republic for both communities.

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**TWELFTH ORDER OF BUSINESS****Discussion of Landscaping****A. TrailMark RFP Process**

It was stated at the April meeting the Board authorized staff to go back out for an RFP for TrailMark. It was noted with the new staff they would like to discuss the timelines and have this finalized prior to the new budget.

Mr. Laughlin stated they would need to approve the budget today by the 15<sup>th</sup> to set the highwater mark. After that date some changes can be made but must be done prior to the mailed notices 30 days prior to the August meeting. He described the process for the public hearing, input from residents, and moving line items, but not changing the total amount of the budget.

The landscape discussion needs to happen before budget timeline or have a special meeting for discussion and approval of the scope of services. The RFP would be developed, and the review and ranking would occur.

The Board discussed all areas that needed to be included for the landscape proposal, included pond banks, pricing, Phase 13, suggestion to increase the scope to what we need, and send to Board for input, special meeting, date of proposals, budget, BrightView increase in pricing, scoring process, RFP schedule of dates, and the possible HOA beautification committee.

**B. Reverie Common Area Issues**

Mr. Laughlin noted this item had been discussed previously in the agenda.

**THIRTEENTH ORDER OF BUSINESS****Consideration of Resolution 2025-10, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption**

Mr. Laughlin stated this item is for approving the proposed budget for Fiscal Year 2026 and setting a public hearing for adoption at the August 13<sup>th</sup> meeting. He explained the process of approving the budget today to set the highwater mark for the expenditures. He added they were able to make changes 30 days before the August meeting, the notice sent to all residents if there is an increase, the public hearing allows for public input, after this date of notice the Board can move line items around but cannot increase the overall budget. However, it can be decreased.

Discussion was held on how much time will be for the budget to be sent to the community to have the opportunity to view prior to the meeting. It was noted it is required to post the approved budget on the District's website after today. Board member asked for a presentation to the

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community after today to give them time to review and give feedback. It was explained how the notices work, the 30 days, and community is welcome to contact GMS for any questions or concerns.

Mr. Laughlin reviewed the TrailMark budget to include there was no proposed increase in assessments, the cost for residents is for \$970.25 for the year, administrative change increase in 3% for GMS, meeting room new cost at \$400 per meeting totally \$4,800, extra meetings additional cost for total of \$5,600, overall administrative increase by \$4,000.

The operations and maintenance section with increases due to streetlighting, utility increases, landscape maintenance increase, RFP process released to public after this meeting, increase the contingency budget with some of the landscape amounts, increase amount due to adding Phases, it was noted the Board is unhappy with the prices for Brightview's charges for landscaping, and other areas of landscaping costs. Other topics included mulching areas, pine straw areas, annuals areas, and cost saving measures. He noted the overall increase of operations and maintenance was \$20,000.

The amenity center discussion included an increase for the trash removal of \$4,000, water & irrigation, cost of adding Phase 3, capital line items discussed, new GMS contract, guest services added, reduction to pool attendants amount, janitorial services added, increase in pest control, carry forward process, contingency item, additional carp if needed, \$142,000 capital reserve deposit, basic spending for communities, and vendor costs.

Mr. Laughlin reviewed Reverie budget to include Dreamfinders subsidizing at a rate, the annual assessment at \$1260, changes only affect the developer contributions, staffing changes lowered the developer contributions, working to reduce cost of vendors, expense concerns, Ms. Sutton's suggestion on landscaping go back to 2025 budget number of \$113,000, Ms. Gellman noted she had concerns with this.

Other topics were held on amounts for financials of Dreamfinders major contributions, mulching for pool changed out, rocks that Mr. Anderson installed should have come out of Dreamfinders, not the O&M budget, Dreamfinders contributions should be reflected in the District's budget, some blurred lines, and anything coming out of O& M budget needs to come before this Board for approval. The budget should be clear.

Ms. Sutton ask that moving forward anything that is above and beyond what we have that is coming out of this O&M budget must come before this Board. Some concerns were voiced on

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contingency amounts left at \$15,000, the \$1,260 landscaping costs, amounts of \$86,000, lake maintenance, other line item moves, Mr. Anderson discussed issues with landscaping, amenity center, access cards, guest passes, seasonal landscape, contingency proposed at \$23,000, salaries, facilities, staffing, janitorial services increase in days, special events, currently no capital in this budget, and other cost for Reverie budgeting. A request was made for Mr. Anderson to send an email regarding events. This results in a \$207 increase for the year totaling \$904,616.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, Resolution 2025-10, Approving the Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption at the August 13, 2025 Meeting, was approved.

#### **FOURTEENTH ORDER OF BUSINESS**

#### **Other Business**

There being no comments, the next item followed.

#### **FIFTHTEENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Mr. Haber had nothing to report but offered to take questions.

##### **B. Engineer – Update Regarding TrailMark & Pacetti Road Traffic Signal Improvements**

Mr. Wild was not on the phone. Mr. Dunn stated he had spoken to Mr. Wild and recapped the updates in the road traffic signal improvements. He noted the intersection improvement has on-going work on installation of the new improvement, timeline for ordering and receiving is one month, 9-12 months process for fabricating, county comments on the design and final is being revised by a structural engineer, final design will be done in a month and the process of fabricating will begin, installation, and property owner's cooperation impact on the project.

##### **C. Manager – Annual Form 1 Filing (July 1<sup>st</sup>) & Annual Ethics Training**

##### **D. TrailMark Reports**

##### **1. Operations & Amenities**

##### **a. Report**

Ms. Mossing/Barron provided updates on the amenity center report noting landscaping concerns directed to Mr. Laughlin and contact information will be on website, hosting of events

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that were inherited, Trail Marketing, 2 events Father's Day events, golf ball activity, pool party with DJ and food trucks, GMS started June 1<sup>st</sup>, pool monitors started Memorial day weekend, implementation of no floats, GMS welcome mini bags, and introduction of GMS staff.

Other topics were held on pool sign-ins, and email blast to include Reverie.

*\*Mr. Dunn left the meeting at this time.*

Mr. Gray provided updates on the operations report to include maintenance updates, progress in gym, rowing machine replacement, treadmills, pool checklist will be worked on, landscaping to work on, focus on correcting at amenity center, kayak launch ready, downed tree blocking kayakers, clarification on beach issues, signage for courts, gym and around the amenity center posting rules, increase dumpster to 2 days, provided lock, bring proposals for Christmas lighting for tree removals, Board comment on benches that were never installed, investigate with developer on benches and installation on concrete.

Other topics for Operations were discussed. These reports and Action Item List is attached to the agenda package. The Board noted they appreciate Mr. Gray and the work he has done and will be doing.

#### **b. Lake Maintenance Report**

There being no comments, the next item followed.

### **E. Reverie Reports (First Service)**

#### **1. DFH Updates**

Update was provided.

#### **2. Operations (*First Service*) – Report**

Representative provided updates on sprinkler inspection, spa repair, storage units, and the turn lane repainted.

#### **3. Lifestyles (*OnPlace*) – Report**

OnPlace provided an update on recent and upcoming events at Reverie. Comments were made on a resident band in to provided entertainment in the community, waivers for future events, volunteers, bingo event volunteers, bingo laws around gambling, prizes, cannot charge to play



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bingo, residents in tavern playing games such as bunko and others playing for money, and other upcoming events. It was noted tables and chairs are needed.

## SIXTEENTH ORDER OF BUSINESS

## Audience Comments

- Christopher Conway (263 Weathered Edge) commented on the \$35,000 for the street signs and if they have insurance for the hurricane. Deductibles were discussed and cost is cheaper to replace. He made comments on budget and new things are coming up and issues in the community and items need to be replaced. He added the security guard is an excellent idea. Comments were made on ticketing issues. He spoke about blame placed is unfair, topic on sidewalk has bracing that is still there and there has been no follow up, and a sidewalk framing still not replaced.
- Steve Pasiuk (85 Red Twig Way) stated he is representing the TrailMark Beyond the Earth group and noted an email was sent regarding an issue with picking up trash, need more than 1 time per month to clean up, and requested a line item to address this issue. Ms. Sutton commented on the issue, and they were addressing. Trash issue was addressed.

## SEVENTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 9, 2025 at  
2:00 p.m. @ Renaissance World Golf  
Village Resort**

The next scheduled meeting is July 9, 2025, at 2:00 p.m. at Renaissance World Golf Village Resort.

## EIGHTEENTH ORDER OF BUSINESS

## Adjournment

Mr. Laughlin asked for a motion to adjourn.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, the meeting adjourned.

Signed by:

  
9A989FE97A6A46D...  
Secretary/Assistant Secretary

Signed by:

  
EEAF51DA3F10477...  
Chairman/Vice Chairman