

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, January 14, 2026 at 1:00 p.m. at the Good News Church, 573 West Twincourt Trail, St. Augustine, Florida. 32095

Present and constituting a quorum were:

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

Also, present were:

Daniel Laughlin	District Manager
Sarah Sweeting	District Manager
Wes Haber	District Counsel
Zach Brecht <i>by phone</i>	England, Thims & Miller
Elena Barron	GMS
Dan Wright	GMS
Matt Reid	First Service
Kevin Andersen	Reverie
Cassie Passantino	OnPlace
Steve McAvoy	Brightview
Derek Allen	United Landscape Services
Phoebe Stroker	United Landscape Services
Kevin Phillipi	United Landscape Services
Jim Schwartz	Florida Waterways

The following is a summary of the actions taken at the January 14, 2026 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 1:00 p.m. Three Supervisors were in attendance constituting a quorum and one Supervisor joined by phone.

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SECOND ORDER OF BUSINESS

Audience Comments

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

Resident (Mr. Carolla) addressed the Board regarding a request previously submitted on December 16, 2025 concerning the extension of viburnum landscaping along the fencing near the beer garden in Reverie. Mr. Carolla explained that increased usage of the beer garden due to later development phases has resulted in more foot traffic near his property, including pedestrians and dog walkers approaching residential fencing. He noted that existing viburnum plantings provide privacy in one section and requested extending the same plantings approximately 62 feet to enhance privacy and maintain consistency with the current design. Mr. Carolla stated that residents would be willing to fund the installation of the viburnum, including extending existing irrigation, and requested only that the District landscaping staff maintain the plantings as part of routine upkeep. He explained that placing the viburnum on the residential side of the fence would significantly reduce usable backyard space, making installation on District property preferable.

Board members asked clarifying questions regarding plant type, placement, cost responsibility, and consistency with existing landscaping. It was noted that the proposal would result in no cost to the District and would match the current beer garden landscaping design. The item was acknowledged and noted for further discussion later in the agenda.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2026-06,
Election of Officers**

Mr. Laughlin stated this item followed action taken at prior meeting appointing Supervisor Beaufort as Chair and Supervisor Sutton as Vice Chair. The resolution formalizes the officer positions as reflected in the agenda package.

On MOTION by Ms. Hartley, seconded by Ms. Sutton, with all in favor, Resolution 2026-06 Election of Officers, was approved.

FOURTH ORDER OF BUSINESS

Landscape & Lake Maintenance Update

A. Brightview (TrailMark)

1. Communication Report

Mr. McAvoy reported that winter maintenance tasks are ongoing and on schedule, with tree evaluation and cutbacks expected to be completed by mid-February. Oleanders affected by

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calico scale were treated, with a follow-up inspection planned. Winter annuals were reported to be performing well, with an additional fertilizer application anticipated later in the month.

A Board member raised concerns regarding the condition of tall grasses and surrounding vegetation along the path near the bale pond between Lennar and Dream Finders. The area was described as overgrown, unsightly, and contributing to litter and pet waste issues. Brightview confirmed the grasses are typically cut back annually and agreed to revisit the area, clean up excess vegetation, and address the issue within the coming week. Staff and the Brightview representative agreed to coordinate directly, including sharing photos and conducting a site review if necessary.

2. Brightview QSA

Mr. McAvoy provided the Brightview Quality Site Assessment Report, which is included in the agenda package for review.

3. Proposal for Irrigation Repairs

The Board discussed an irrigation repair proposal addressing issues in Sections 9 and 11, with clarification that the proposal excluded other areas. It was confirmed that this item pertained to TrailMark and had not been previously approved, as prior irrigation discussions related to Reverie.

<p>On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, the Proposal for Irrigation Repairs totaling \$2,600.18, was approved 5-0.</p>

4. Proposal for Pine Straw

The Board discussed a proposal for annual pine straw installation throughout the community, including the recreational pond area. It was clarified that the recreational pond has not yet been conveyed to the CDD and would be excluded from the scope, reducing the overall quantity.

Mr. Laughlin noted that the pine straw installation is a one-time annual expense and falls under the existing budget line item for mulch and plant installation, which includes seasonal annuals. It was further noted that the increase in pine straw quantity this year is due to newly installed planting beds.

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Given ongoing discussions regarding the landscaping RFP and current budget considerations, the Board agreed to postpone action on the pine straw proposal until a future meeting.

5. Discussion Regarding Pond Banks

The Board discussed resident concerns regarding pond bank areas that are not being adequately maintained. Staff explained that in certain locations, excessive overgrowth and erosion now prevent routine mowing. These conditions stem from prior growth that was not maintained to the water’s edge and has since become inaccessible to standard mowing equipment. A preliminary map was reviewed identifying affected areas., including erosion zones and overgrown sections.

Mr. McAvoy outlined a plan to continue assessing additional ponds, compile affected areas and involve the District Engineer as needed to develop a remediation approach, which may include bush hogging or erosion repair to allow ongoing maintenance.

During the discussion, staff also noted potential encroachment issues, including a homeowner fence located close to the pond’s edge. Staff agreed to review the matter separately and address it directly with the homeowner if necessary.

6. Proposal for Dead/Hazardous Pine Trees (Goldenrod)

Mr. McAvoy presented a proposal for the removal of approximately 25-30 dead pine trees near Pond 39 and adjacent fence lines, as well as several diseased trees throughout the community. The Board determined the tree removal constituted a safety and liability concern. The Board unanimously approved the tree removal proposal in the amount of approximately \$4,900.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, the Proposal for Dead/Hazardous Pine Tree Removal for \$4,900, was approved.

B. United Landscape (Reverie)

1. Report

Ms. Stroker provided a report on ongoing landscaping maintenance efforts throughout the Reverie community. She noted that crews are actively completing winter cutbacks, weed control, shrub maintenance, and sapling elevation, with winter cutbacks expected to be completed by the next scheduled visit.

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Ms. Stroker reported continued cleanup efforts in the beer garden, model areas, amenity center, and pool area, including removal of debris, trash, and declining or damaged plant material. As irrigation repairs near completion, United Landscape indicated confidence that plant health and appearance will significantly improve with the onset of warmer weather, allowing for successful replacement and growth of plants and flowers in the coming months.

Mr. Phillipi provided an update on the turf program, noting that a customized treatment plan and test area with soil sampling are in place. While results are not expected during winter months, improvements are anticipated as conditions warm

The Board also discussed a resident request to extend viburnum plantings along CDD property adjacent to the beer garden. Staff outlined basic maintenance requirements, irrigation considerations, and options regarding plant size and installation limits. The Board deferred decisions on scope and specifications for further discussion.

Mr. Laughlin noted that several landscape-related proposals totaling approximately \$36,000, including sod and plant replacement, magnolia tree treatments, and removal of hazardous trees, are within budget but require further review. These items will be compiled and distributed to the Board for consideration and ratification at the next meeting.

C. Florida Waterways

1. TrailMark Report

Mr. Schwartz reported that inspections were completed on all 34 outfalls in TrailMark. Of these, approximately 10 are in good condition, about 20 require routine maintenance such as brush cutting and weed removal, and roughly 10 will need more extensive work due to heavy overgrowth or cracked concrete structures.

A detailed spreadsheet is being finalized and will be provided to staff, including GPS pin locations for each outfall and identification of those requiring higher-level repairs. Once the heavily overgrown areas are cleared, further evaluation can be completed to determine the scope of carp barrier installation. The outfall structures are generally consistent in design, which should simplify future barrier construction.

Pond levels are currently low, allowing for better visibility and assessment. Staff identifies several areas with accumulated debris, which is scheduled for removal. Improvements were noted at previously treated ponds, including Pond 32, where vegetation control has been successful.

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2. Reverie Report

Mr. Schwartz presented the Florida Waterways Reverie report.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Landscape & Irrigation Maintenance Services

A. TrailMark

B. Reverie

Staff reported that two RFPs (TrailMark and Reverie) were issued the prior week. The Board's next step is to score proposals using the established evaluation criteria, but several members requested additional time to review due to the volume and importance of the contracts. Staff was directed to schedule a special public meeting (preferred over a workshop) focused solely on the RFPs so the Board can discuss and make a selection if a quorum is available; if a quorum cannot be met, the discussion would occur in a workshop and any vote would be deferred to a future regular meeting.

District Counsel noted that TrailMark is a formal procurement, so evaluation must be based strictly on the proposals and vendor communications must not introduce new information; any allowable follow-up would be limited to true clarifications and should be routed through staff or counsel. Reverie is informal and allows more flexibility, but the Board agreed to generally avoid Q&A to keep the process consistent given the intent to potentially align vendors across both communities.

Vendors present were allowed to briefly introduce their companies without supplementing proposal content. Presentations were given by BrightView, The Greenery, Ruppert Landscape, United, and Yellowstone (others were not present). The Board reiterated that any clarification questions should be submitted to staff or counsel in advance.

The Board discussed scheduling logistics, aiming for the end of the month if notice requirements and Board availability allow, and noted the meeting would include standard public comment. The chair closed by thanking vendors for attending and confirming staff will publish notice and coordinate the follow-up meeting.

The Board tabled consideration of proposals for landscape & irrigation maintenance to the January 30, 2026 meeting.

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SIXTH ORDER OF BUSINESS

Discussion Regarding Resident Suspensions

Mr. Laughlin stated the Board would proceed with discussion regarding resident suspensions. Two suspensions were before the Board: one related to the Camphouse incident discussed at the prior meeting, and a second, more recent suspension involving a resident from Reverie.

Camphouse Incident (TrailMark): Aiden Cummings and his father, Michael Cummings, appeared before the Board regarding a prior incident involving trespassing and property damage at the Clubhouse. Staff confirmed the damage to the screen door had been paid in full and that there were no outstanding legal or administrative fees associated with the incident.

Mr. Cummings apologized for his actions, acknowledged the seriousness of the incident, and stated he learned from the experience. Board members emphasized that trespassing and property damage are serious offenses and noted that law enforcement involvement could have occurred. The Board acknowledged the apology and the resident’s acceptance of responsibility. The Board voted unanimously to lift the suspension effective immediately.

Resident Suspension (Reverie): Mr. Laughlin addressed a separate suspension involving a Reverie resident, Barbara, stemming from an inappropriate verbal interaction with amenity staff. The resident appeared before the Board, acknowledged the incident, and offered an apology, explaining the disagreement related to the availability of bottled water at the amenity center. Board members reiterated that while residents may bring policy concerns to the Board, disrespectful or aggressive behavior toward staff is unacceptable and subject to zero tolerance. The Board clarified that bottled water is not provided at the amenity center and that residents may bring their own beverages in accordance with facility policy.

After discussion, the Board determined a standard period was appropriate. Upon motion and second, the Board approved maintain the suspension for a total of 30 days from the date of notice, with the suspension scheduled to be lifted on January 23, provided no further incidents occur.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, to lift suspension of minor who was involved in Camp House vandalism, and continue suspension until January 23,2026 for Reverie resident, was approved.

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SEVENTH ORDER OF BUSINESS

Discussion of Template for Agenda Item Submission and Review Process

Ms. Brofford introduced a standardized template for submitting requests to the CDD for Board consideration. The purpose of the template is to ensure requests include clear and complete information-who, what, where, why, estimated costs, funding source, and ongoing maintenance or insurance requirements-prior to being placed on the agenda. The process is intended to streamline meetings, reduce incomplete requests, and allow the Board to review proposals with sufficient background information.

Requests for new improvements or installations would be submitted to staff using the template, along with any supporting documentation, and then presented to the Board as a complete agenda item. The template does not apply to routine club or group activities that do not require Board approval.

Board members expressed support for the template and agreed it would improve efficiency and clarity. It was noted that the template may be revised in the future if additional information is deemed necessary.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, Template for Agenda Item Submission and Review Process, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals:

A. Pool Bucket Repair/Replacement

Staff presented two proposals regarding the malfunctioning pool dump buckets. One proposal from Water Odyssey addressed repair of the existing fiberglass buckets, while second proposal from Splashtacular proposed full replacement of the entire structure, including new stainless-steel buckets and support shaft.

Staff explained that repairing the existing buckets would require shipping a bucket to the original manufacturer in Texas to fabricate replacements, with an estimated additional shipping cost and a lengthy lead time of approximately 16-26 weeks. The fiberglass buckets have deteriorated over time due to cracking and water infiltration, making future failures likely. Full replacement would provide stainless steel buckets with a significantly longer lifespan but at a higher cost and would require extended pool area closure.

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Board discussion noted that the issue is primarily aesthetic and does not pose a safety or operational concern. The Board expressed concern about the cost, lack of available budget funds, and long-term sustainability of repairs. It was also noted that full replacement would more appropriately fall under the capital budget rather than operating costs.

The Board agreed to table both proposals at this time. As an interim solution, staff was directed to clean and repaint the existing buckets to improve appearance and functionality without significant cost. Replacement options may be revisited at a later date, potentially toward the end of summer season when pool usage is lower and budget considerations can be reassessed.

B. Landscape Lighting in the Grove

Mr. Laughlin presented two proposals for repairs to the landscape lighting in the grove. The scope of work for both proposals included replacing bulbs in 14 existing fixtures, installing two new fixtures, straightening bent fixtures, burying exposed wiring, and restoring full functionality to all lights in the area.

After confirming both proposals reflected the same scope of work, the Board discussed pricing. A motion was made to approve the proposal from All Star Electrical in the amount of \$1,690 for the landscaping lighting repairs in the grove.

On MOTION by Ms. Brofford, seconded by Ms. Sutton, with all in favor, proposal with All Star Electrical for landscape lighting in the grove, was approved.
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C. Fountain Installation by Richmond American Homes

Staff presented a request from Richmond American Homes to install a fountain in the Phase 13 pond. Richmond offered to cover the initial installation costs, including electrical service from the adjacent cul-de-sac, and estimated ongoing maintenance costs at approximately \$25 per month.

Board members expressed concern that the estimated maintenance cost was understated, noting that electricity alone would likely exceed that amount. Additional concerns were raised regarding long-term maintenance, frequent mechanical failures, warranty limitations, ongoing repair costs, and the precedent such as installation could set for requests in other ponds throughout the District. Given the long-term financial and operational impacts associated with fountains, the Board did not support the request.

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NINTH ORDER OF BUSINESS**Discussion Items:****A. Vending Machine Services**

Ms. Laughlin stated the Board would hear from two vending machine vendors, Purpose Vending and Chilly Water Vending, regarding potential vending services at the amenity center.

Both vendors provided a brief overview of their snack and beverage vending services, noting that there would be no cost to the District and that machines would operate on a user-pay basis. Vendors discussed concerns related to machine placement, sun exposure, vandalism, and sales volume, and each indicated they would need to inspect the proposed location before moving forward.

The Board discussed pricing, communication expectations, and the lack of revenue-sharing arrangements, with vendors explaining that revenue sharing would increase prices for residents.

Due to incomplete proposal information and the need for site inspections, the Board took no action on this item. The matter was tabled for consideration at a future meeting.

B. Reverie Entry Gates

The Board discussed the Reverie entry gate access control system, including service reliability, costs, and contractual options. It was noted that the District's original three-year contract has expired and the system is currently operating under a year-to-year agreement with reduced service and maintenance coverage.

Envera explained that renewing a multi-year agreement would reinstate full service and maintenance benefits and could include a reduction from 24-hour to 12-hour monitored operation, resulting in lower monthly costs. A prior one-time credit was acknowledged, and additional credit options were discussed.

The Board clarified ongoing concerns regarding system reliability, emphasizing the distinction between access control services and physical gate hardware, which is maintained by a separate vendor. Staff outlined improvements already made to the system reliability, including backup power, cellular failover, surge protection, lightning mitigation, and preventative maintenance.

Board members stated that no current written proposal had been provided and requested all options be clearly documented before further consideration.

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Envera was directed by the Board to submit a written proposal outlining contract term options, pricing, credits, service and maintenance coverage, system redundancy features, and optional barrier arm configurations (entry and exit).

C. Landscape Modification – Privacy Screening (Reverie – Biergarten Side)

The Board discussed a request for privacy landscaping adjacent to the beer garden. The homeowner confirmed the request was limited to addressing privacy along the patio area and would not extend beyond their lot line. The homeowner agreed to fully fund the installation.

The Board discussed implementation options and agreed it was preferable for the District's landscape contractor to perform the work to ensure consistency, approved materials, and proper irrigation modifications.

On MOTION by Ms. Brofford, seconded by Ms. Gellman, with all in favor, Request for Landscape Modification-Privacy Screening, was approved.
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D. Fearless Flag Football

Staff advised the Board of concerns regarding the Fearless Flag Football agreement, including increased field usage, expanded practice frequency, participant numbers exceeding initial expectations, and ambiguity in residency requirements.

The Board noted that practices were occurring up to four days per week, which exceeded the original intent of approval, and raised concerns regarding field wear during the non-growing season and reduced resident access. The Board also discussed inconsistencies in participant counts and residency ratios, noting the agreement language was too broad.

The Board directed staff to amend the agreement to include clear limitations. Approved revisions included limit field use to two days per week, limit practice duration to two hours per day, cap participations at forty total participants, and require a minimum of sixty percent TrailMark residents. The league representative was present, acknowledged the revisions, and agreed to comply.

On MOTION by Ms. Brofford, seconded by Ms. Sutton, with all in favor, Revisions to Agreement with Fearless Flag Football, was approved.

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TENTH ORDER OF BUSINESS

Update Regarding Phase 2 and Phase 3 Pond Banks (Reverie)

Mr. Laughlin provided an update regarding the Phase Two and Three pond bond bank agreement. Mr. Haber explained that discussions were ongoing and presented a technical provision requested by the developer, Greenpoint. The provision would allow Greenpoint, at its discretion, to fund its portion of the pond bank repairs either directly or through available construction bond proceeds, if eligible.

Mr. Haber clarified that the bond funds referenced are restricted to approved capital infrastructure items related to the development and are not discretionary funds available to the District. Any remaining bond funds are subject to the developer’s existing reimbursement rights and would ultimately be applied to eligible capital costs incurred by Greenpoint.

The Board discussed the request and confirmed that allowing this flexibility would not reduce District funds or impact the District’s ability to fund unrelated capital improvements. The Board indicated it was comfortable with including the proposed language in the agreement to allow Greenpoint discretion in the funding source for its portion of the repairs.

Consensus direction was given to proceed with the agreement as discussed. No formal motion was required.

ELEVENTH ORDER OF BUSINESS

Appointment of Audit Committee

Mr. Laughlin explained that the appointment of the Audit Committee is a procedural requirement associated with the expiration of the District’s current audit services agreement. The auditors are selected for multi-year terms, and upon expiration, the District must follow the statutory audit committee process.

Staff recommended appointing the Board of Supervisors to serve as Audit Committee. It was noted that at the next regular meeting, the Audit Committee would meet prior to the Board meeting to approve the evaluation criteria and authorize issuance of the RFP for audit services. Proposals would then be presented at a subsequent meeting for consideration.

On MOTION by Ms. Brofford, seconded by Ms. Sutton, with all in favor, Appointing the Board of Supervisors as the Audit Committee, was approved.

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TWELFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Engineer Items – Approval of Requisition 333 (2016A Capital Improvement Bonds)**
- B. Approval of Minutes of the December 10, 2025 Meetings**
- C. Ratification of Audit Engagement Letter for Fiscal Year 2025**
- D. Ratification of Agreement with Brightview for Recreation Pond Area Phase 2 Installation Services**
- E. Ratification of Agreement with Brightview for Recreation Pond Area Phase 2 Plant Material Installation Services**
- F. Balance Sheet as of November 30, 2025 and Statement of Revenues and Expenses for the Period Ending November 30, 2025**
- G. Assessment Receipt Schedule- 21% collections**
- H. Check Register- \$386,977.15**

Mr. Laughlin reviewed the consent agenda items for the Board. There were no questions or comments from the Board regarding the consent agenda.

On MOTION by Ms. Brofford, seconded by Ms. Sutton, with all in favor, the Consent Agenda, was approved.

Mr. Laughlin noted that the Board was entering into a workshop meeting at this time due to loss of a quorum.

THIRTEENTH ORDER OF BUSINESS

Other Business

A vendor inquired about offering CPR and certification classes for residents. The Chair asked whether the classes could be announced to the community and scheduled back-to-back during the same week. Staff confirmed that this would be permissible, provided the classes are offered as a third-party service and coordinated through normal scheduling procedures.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie had nothing additional to report.

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

Mr. Brecht provided an update regarding TrailMark and Pacetti Road traffic signal improvements. Mr. Brecht stated that construction is scheduled to begin in mid-February. Based

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on the original schedule, the traffic signal was anticipated to be operational by mid-June, with final completion occurring in July. However, the contractor provided a recent update indicating an accelerated timeline, with efforts underway to have the traffic signal fully operational by the end of April, if possible. The Board expressed appreciation for the update.

C. Manager – Update Regarding Holiday Decorations Theft

Mr. Laughlin provided an update regarding the recent theft of holiday decorations. He reported that four holiday snowflakes were stolen from the amenity center and community entrances—one from the amenity building entrance and three from the community entrance. Police reports were filed, but no suspects were identified due to poor video quality and limited camera coverage. A similar theft was reported by another resident during the same period.

The total value of the stolen items was \$1,254, which does not meet the insurance deductible threshold. As a result, no insurance claim will be filed. The vendor replaced three of the stolen decorations and indicated they may reduce future installation costs as a courtesy. Staff will continue to monitor the situation and provide updates as available.

D. TrailMark Reports

1. Operations & Amenities

a. Report

Mr. Wright reported that the new soccer goals were installed at the athletic field. Paver repairs, resealing, and resanding were completed at the camphouse and the amenity center entrance. Topiary Island, including sidewalks, curbs, and mailbox kiosks, was fully pressure washed. A vendor is scheduled to diagnose the non-functioning fireplace on January 22. The only ongoing project is the parking lot lighting, where a miscommunication between the electrician and manufacturer regarding warranty and fixture specifications has delayed resolution. Staff is working to resolve the issue and will provide updates.

Ms. Barron stated the previously postponed Candyland event has been rescheduled for this weekend. A community cleanup is scheduled for Sunday from 2:00 p.m. to 4:00 p.m. The January paint night was canceled due to low registration. Recent smaller events have experienced low attendance despite prior registration, while bingo and larger events continue to perform well. Discussion followed regarding focusing on higher- participation events such as bingo and music

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trivia during the school year and reserving smaller or specialty events for school breaks to better align with community availability and budget considerations.

E. Reverie Reports

1. DFH Updates – Music License

Mr. Anderson provided an update on DFH noting progress on several ongoing projects. Staff is currently obtaining plans and pricing in order to develop formal proposals. Several vendors are expected to schedule follow-up calls or on-site evaluations to review conditions and discuss potential solutions. Once firm bids are received, they will be shared with the Board and added to a future agenda for consideration.

2. Operations (*First Service*) – Report

Mr. Reid reported several completed and ongoing items. The Greenpoint final asphalt lift and concrete paver repairs were substantially completed by Castle Contracting, with generally positive feedback from residents. Staff will follow up on a smaller number of resident concerns over the coming weeks. The entrance fountain was recently unclogged and repaired by Florida Waterways; however, additional issues have since arisen. Staff is coordinating with the manufacturer under a limited warranty to determine replacement options and minimize labor costs. Issues were reported with the lap pool heater, which is currently operating intermittently. Staff has reset the unit multiple times and worked with Cbus Enterprises to diagnose the problem. The vendor believes the issue may involve the main control Board. Additional information and quotes are pending and will be brought to the Board for review at a future meeting to determine a permanent solution.

The irrigation main line near the pump was repaired, resolving the need for manual operation. Tavern restroom issues were addressed, including repairs to a leaking women's restroom fixture, replacement of a faulty urinal sensor, and lighting sensor repairs in the men's restrooms. Jan King completed a deep cleaning of the tavern, aerobics room, and fitness center. One elliptical machine in the fitness center remains out of service while a replacement belt is on order.

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3. Lifestyles (*OnPlace*) – Report

Ms. Passantino provided a recap of December events and an overview of upcoming January programming. December highlights included Yappy Howl Days, which brought together residents and their pets for an evening of socializing and community engagement; Cheers and Chillers: Ugly Sweater Dash, featuring a festive theme and gift card prizes; and the second annual Toast to the New Year event, which included a DJ, dessert bar, and New Year’s celebration through midnight. Upcoming January events include the Neighborhood Reads program hosted by St. Johns County Public Library, an educational presentation titled Vision Matters featuring an ophthalmologist from the Eye center of St. Augustine, and a group outing to Gators Dockside. Ms. Passantino noted that the January outing was intentionally kept local due to resident travel schedules and anticipates strong anticipation.

FIFTEENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Laughlin asked for Supervisor’s requests. There were no Supervisor requests to report.

SIXTEENTH ORDER OF BUSINESS

Audience Comments

Resident requested an update on the Panther Path project connecting the school area through or near Reverie, noting ongoing confusion regarding ownership, responsibility, and timing. It was discussed that the path appears as a platted feature on the St. Johns County Property Appraiser’s map and may connect the school to Goldenrod and Trailmark. Staff indicated there have been conflicting reports regarding whether the project is proceeding and agreed to follow up with the developer to confirm the status and timeline.

Resident also raised concerns regarding consistency in the District’s policies for organized use of District fields. Specifically, questions were raised regarding how Prime Sports verifies that participants are residents or guests of residents, whether residents must be present for guest use, and why Prime Sports is not charged a fee while Fearless Flag Football is assessed usage fees. Staff explained that no formal policy currently exists and that approvals have historically been handled on a case-by-case basis. It was noted that Prime Sports was approved by the Board in June 2025 and that its program structure has evolved, while Fearless Flag Football’s agreement is pending execution following recent revisions. Staff acknowledged the concerns and indicated that clearer, more consistent standards should be considered moving forward.

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SEVENTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – February 11, 2026 at 1:00 p.m. @ Good News Church (WGV)

The next scheduled meeting is February 11, 2026, at 1:00 p.m. at the Good News Church (WGV).

EIGHTEENTH ORDER OF BUSINESS

Adjournment

Mr. Laughlin adjourned the meeting at 3:40 p.m.

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

Signed by:
[Signature]
57B0FE9125E04E4...
Chairman/Vice Chairman