

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, December 10, 2025 at 1:00 p.m. at the Good News Church, 573 West Twincourt Trail, St. Augustine, Florida. 32095

Present and constituting a quorum were:

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

Also, present were:

Daniel Laughlin	District Manager, GMS
Sarah Sweeting	District Manager, GMS
Tucker Mackie <i>by phone</i>	District Counsel, Kutak Rock
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 December 10, 2025 Six Mile Creek Community Development District's regular Board of Supervisor's Meeting.

December 10, 2025

Six Mile Creek CDD

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 1:00 p.m. Four Supervisors were in attendance constituting a quorum and one Supervisor joined by phone.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Laughlin opened the audience comment period regarding agenda items. Hearing no audience comments, the next item followed.

THIRD ORDER OF BUSINESS

Landscape & Lake Maintenance Update

A. Brightview (TrailMark)

1. Communication Report

Mr. McAvoy reviewed the Brightview TrailMark report. His report noted that this week, while on site, the flowers were installed and they are looking good, the drainage was installed along the volleyball court, they mowed as needed throughout the property, they shaved back Muhly Grasses away from fence at the end of Split Oak, they continue to cut back Spartinas around the volleyball court and TrailMark drive up to Clary Run, sprayed for weeds on TrailMark starting at the entrance up to the dog park, they removed trash and debris, and they mowed lakes #13, #18, #32 and #35.

Mr. McAvoy pointed out that next week, they will be mowing as needed around the fields, they will continue to cut back Spartinas along TrailMark Driven and they will continue to spray for weeds along TrailMark Drive and mow the lakes as needed. There was a question on why some of the pine trees are dying. Mr. McAvoy’s response was that some are dying because they are diseased, beetles, etc. It was requested for Mr. McAvoy to provide a proposal to remove the dying trees.

2. Brightview QSA

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

B. United Landscape (Reverie)

1. Report

Ms. Stroker provided the United Landscape report to the Board for Reverie. She thanked the Board for having them to be a part of Reverie and bringing the landscaping back up to the

December 10, 2025

Six Mile Creek CDD

standards that their community desires and deserves. She explained that over the last month they have been working on diving into detail on items such as the declining plant life around the amenity center. She noted they have went through and trimmed back what they could and only removing things that they had to remove. She added that the irrigation is just about up and running. She explained that Mr. Phillipi will provide more detail on that section of the irrigation. She pointed out that they are starting to see the plants green up a little bit around the amenity center. She stated they have been detailing the entryway as well as the second entrance. She noted that every other week, they are mowing the parks, the entryway as well as clearing other areas throughout the community including the greenways. She also noted they have accomplished all the ponds to start the month with them all at an even level. She discussed the dog park landscaping noting they have had an arborist come in to look at the trees for trimming and they will continue to work on this as they move forward. She stated they have cleaned up debris and are making sure everything is clear trash and other debris. She explained that they have been doing the detail on hedges throughout all of the community. She discussed their annual flowers stating they will be getting in their winter flowers soon. Ms. Stroker will provide more information on when the old flowers will be available for the community to pick up, but as of right now she has December 17, 2025.

Mr. Phillipi introduced himself as the Irrigation Manager for United Landscape. He noted it was great to be there and he thanked the Board for having them be a part of serving this community. He explained that the irrigation they took over in TrailMark and Reverie revealed several issues, which he discussed. He also discussed the plan of action to address the noted issues so they can get it all back up and functioning correctly.

C. Florida Waterways

1. TrailMark Report

Mr. Schwartz thanked the Board for providing them the engineer map with all the outfalls. He provided and reviewed the Florida Waterways TrailMark report. Discussion ensued on cleaning the outfalls. Mr. Schwartz will come back with a priority list as well as a proposal to clean outfalls.

2. Reverie Report

Mr. Schwartz provided and reviewed the Florida Waterways Reverie report.

December 10, 2025

Six Mile Creek CDD

3. Carp Barriers for Reverie

Mr. Schwartz presented proposals for carp barriers for Reverie for Board consideration. The total amount for the welded aluminum construction is \$3,150. After discussion, the Board decided to table the proposal for \$450 to clear two outfalls north side of TrailMark Drive until Mr. Schwartz has the spreadsheet of all 35 outfalls and approve the proposal for the welded aluminum construction for \$3,150.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, the Proposal for the Welded Aluminum Construction Totaling \$3,150, was approved 5-0.

4. Carp Barriers for TrailMark

Mr. Schwartz presented a proposal for a carp barrier located at outfall of Pond #20 for TrailMark for Board consideration. The total amount for this proposal is \$472.50.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, the Proposal for Carp Barriers for TrailMark Totaling \$472.50, was approved 5-0.

FOURTH ORDER OF BUSINESS

Discussion Items:

A. Vending Machine Services

Ms. Sutton stated the current vendor they have for the two machines complained that the machines were being vandalized and also that their product was being affected by the sun, which she explained they paid to put doors on. Now, she stated the vendor is making threats to remove the machines because of sun damage and the business being slow. Ms. Sutton explained that they as a Board have gone above and beyond to attempt to make the vending machine services successful and in return, the vendor is threatening to remove the machines. She suggested finding another vendor to replace the current vendor. The Board and staff discussed buying their own machines and managing it themselves. There was a request to get a vending machine at Reverie as well. After discussion, it was decided to table this item.

B. Donation of Gym Equipment

Mr. Laughlin explained that they were contacted by a resident who was initially offering to donate a heavy bag to the gym. He further explained that since discussing the commercial grade

December 10, 2025

Six Mile Creek CDD

needed, the resident is now looking for the District to purchase it. Ms. Barron presented a layout that she put together. This item was tabled until the Board can go and find a place for this gym equipment to go.

C. Soccer Goals

A proposal was presented for two soccer goals from Walmart to add to the field for practice. The total is \$2,200. Organized sports were discussed. There was discussion on the Board setting the precedent with the girls flag football team, who is paying the CDD to use the fields. There was also discussion on having a program come in to manage a youth program. It was noted that they need to be able to get the money circulating back through and account for it to come back in to the fields to keep it running.

On MOTION by Ms. Brofford, seconded by Mr. Dunn, with all in favor, the Proposal for Two Soccer Goals from Walmart Totaling \$2,200, was approved 5-0.

FIFTH ORDER OF BUSINESS

Discussion Regarding Resident Suspension for Vandalism at Camp House

Mr. Laughlin noted they had an incident take place last month and they sent letters out. Ms. Barron explained that minors broke into and vandalized at the Camp House. It was noted that they also skateboarded inside the camp house as well. Resident Evan apologized to the TrailMark community for damaging the door at the Camp House and he is going to take responsibility for his actions and pay for it all. Discussion ensued on lifting the suspension for Evan. Supervisor Hartley opposed the motion. The suspension will stay in place for the other minor residents involved until they decide to come forward.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with Ms. Sutton, Ms. Brofford, Mr. Dunn, Ms. Gellman in favor and Ms. Hartley opposed, Lifting Suspension for Resident Evan Subject to the Payment of \$150, was approved 4-1.

SIXTH ORDER OF BUSINESS

Update Regarding Landscape RFPs

Mr. Laughlin stated they are targeting the January meeting for the RFPs. He noted it is the formal RFP with scoring for the TrailMark side as they have done previously, and Reverie is not

December 10, 2025

Six Mile Creek CDD

over the formal threshold. He pointed out that when they solicited it, they requested discounts, if they get both contracts. A Supervisor asked for Mr. Laughlin to send the RFP and the methodology as soon as possible.

SEVENTH ORDER OF BUSINESS

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

A. Consideration of Proposal from Jax Utilities Management for Pond Bank Repairs

Mr. Laughlin stated after speaking with Kevin and Greenpoint, they decided to split the cost fifty-fifty, so it's no cost to the District. He explained that the final step now is to bring the actual proposal to the Board for consideration. He noted that after the work is done, they would have the District engineer inspect the work and complete a certificate of completion. Ms. Mackie stated if the Board is amendable to approving the proposal, they would do so subject to the preparation of the Cost Share Agreement with Dream Finders and Greenpoint that would provide for continuing obligation for payment of additional costs until such time that the District engineer signs off. The pond bank repairs were discussed. A Supervisor asked who is responsible in Reverie for ensuring that these ponds are maintained. Ms. Sutton responded that it was her understanding that Phase Two has had problems with washouts from the start and Dream Finders has been the one to get them repaired and now they are having issues again. After discussion, the Board also authorized Supervisor Brofford to review and approve documents moving forward including any warranty verbiage. A Supervisor requested a separate Board approval for the agreement after they receive the engineer's certificate of completion. Ms. Brofford explained her concerns stating they need the Geo-Matt and if they continue to fix the problem with the same result, they will have the washout again. She kindly requested if they could look at Geo-Matt this time instead of doing sod and regrading only. She noted her appreciation for the yard inlet grate that will be put in. She pointed out that there were several spots along Phase Two that probably needs some type of yard inlet grate and/or French drain. She added that she doesn't know if five is enough, but she hopes so.

<p>On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, the Proposal from Jax Utilities Management for Pond Bank Repairs Subject to Preparation of Cost Share Agreement and Authorizing Supervisor Brofford to Review and Approve Documents</p>

December 10, 2025

Six Mile Creek CDD

Moving Forward Including any Warranty Verbiage, was approved 5-0.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals:

A. Envera for Service Plan (Reverie)

Mr. Laughlin suggested tabling the Envera proposal at this time as they are waiting for more information.

B. Water Odyssey for Pool Bucket Repair/Replacement

Mr. Wright explained that they met with a different company, Splashtacular, on Monday, and they confirmed that it was the same issue with the water getting in through the cracks of the fiberglass and the only way to fix the issue is to get replacement buckets. They suggested stainless steel, which will help prevent that issue moving forward. Some proposals from Water Odyssey as well as Splashtacular will be prepared and brought back to the Board at the January meeting for Board consideration. He clarified that it would be five buckets, not three, because they are all having the issue.

C. Pressure Washing for the Topiary Island

Proposals were presented to the Board for pressure washing the Topiary Island. After discussion, the Board decided to approve My Clean Roof’s proposal for \$750. There was a request to remove the trash can before they pressure wash.

On MOTION by Ms. Brofford, seconded by Ms. Gellman, with all in favor, the Proposal from My Clean Roof for Pressure Washing for the Topiary Island Totaling \$750, was approved 5-0.

D. Parking Lot Light Replacements

It was clarified that there are a total of seven light poles in that parking lot that are not working. He added that six of those seven light poles are under warranty. He presented proposals to purchase the one light that is not under warranty and the work to install the other six lights. After discussion, the Board approved the proposal from Albert Grover for parking lot light replacements totaling \$1,600.

December 10, 2025

Six Mile Creek CDD

On MOTION by Ms. Brofford, seconded by Ms. Sutton, with all in favor, the Proposal from Albert Grover for Parking Lot Light Replacements Totaling \$1,600, was approved 5-0.

E. Landscape Lighting in the Grove

It was explained that there are 16 lights total with 10 that are not working and at least two that would need to be entirely replaced. The proposal is to replace the two lights that are broken, change out the bulbs, and do any wiring work that would need to be done to get them all back up and running. After discussion, the Board requested an additional proposal from Albert Grover. This item was tabled to request another quote.

F. Gate Extension (Reverie)

A proposal was presented for the gate extension at Reverie totaling \$15,600.

On MOTION by Ms. Brofford, seconded by Ms. Gellman, with all in favor, the Proposal for the Gate Extension at Reverie Totaling \$15,600, was approved 5-0.

G. Music Licensing (Reverie)

Proposals were presented and discussed for music licensing.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with Ms. Sutton, Ms. Brofford, Ms. Hartley, and Mr. Dunn in favor and Ms. Gellman opposed, Three Proposals for Music Licensing, were approved 4-1.

ELEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Engineer Items

- 1. Approval of Requisition Nos. 326-332**
- 2. Ratification of Change Order Number 11 TrailMark Phase 13**

B. Approval of Minutes of the November 12, 2025 Meetings

C. Ratification of Agreement with Prime Sports Management

D. Ratification of Agreement with United Land Services for Landscape & Irrigation Maintenance Services (Reverie)

E. Ratification of Funding Agreement with Dream Finders Homes, LLC for Fiscal Year 2025/2026 for Reverie

December 10, 2025

Six Mile Creek CDD

F. Ratification of Agreement with Reverie Homeowner’s Association, Inc. for Facility Amenity, Common Areas, and Lifestyle Management Services

G. Balance Sheet as of October 31, 2025 and Statement of Revenues and Expenses for the Period Ending October 31, 2025

H. Assessment Receipt Schedule

I. Check Register

Mr. Laughlin reviewed the consent agenda items for the Board.

On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, the Consent Agenda, was approved 5-0.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH 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. He noted the contractor stated the mast arms are schedule to be sent in late January. Ms. Brofford requested a light project plan understanding the traffic light mast arms will be delivered the end of January. She asked what the other requirements were after that happens and an estimated timeline. Mr. Brecht responded that he would circle up with Scott and work on getting a schedule from the contractor.

C. Manager

Mr. Laughlin reminded the Board to complete the ethics training that needs to be completed by the end of this month for Fiscal Year 2025.

December 10, 2025

Six Mile Creek CDD

D. TrailMark Reports**1. Operations & Amenities****a. Report**

Ms. Barron and Mr. Wright reviewed the operations and amenities report. She discussed the “Groove in the Grove” stating it was an amazing turnout. She noted she has received great feedback from those who went as well as the vendors expressing gratitude for being invited to participate. She also noted they had no issues with parking. She stated next year’s event is scheduled for November 14, 2026, from 1:00 p.m. to 4:00 p.m. again. She added that she is aiming for the theme to be “Battle of the Bands.” She also discussed the “Deck the Halls” event, which she hosted on Wednesday evening December 3, 2025, from 6:00 p.m. to 8:00 p.m. She explained that she only had one person there with her, which was Supervisor Wendy Hartley. She also discussed the Winter TrailMarket event on December 6, 2025, that was from 10:00 a.m. to 2:00 p.m. as well as the Sleigh the Photo with Santa. It was requested and discussed to plan for two Santa days next year. She noted the free Candyland Pickleball event as well as the final Star Night outreach both got canceled due to rain. She noted they have the last community clean-up for the year on December 13, 2025, from 10:00 a.m. to 12:00 p.m. as well as the golf cart parade around the amenity center that evening at 5:30 p.m. She stated they also have the Holiday Kid’s Shop with the Buy Nothing group on December 14, 2025, from 1:00 p.m. to 4:00 p.m. at the Camp House. She added that later that same evening is the December Paint Night at 6:00 p.m., which Mr. and Mrs. Claus will be in attendance, and they will have hot chocolate plus cookies for their participants.

Ms. Barron noted there was a request for a Crocheting Knit/Macrame group wanting to use the welcome center twice a month on Wednesdays. This will be free to children ages nine years to sixteen years.

Mr. Wright stated the paver resealing is scheduled for the first week of January, the new pool motor has been installed, the holiday lighting has been installed, the screens that were vandalized were all replaced, the signs for the FPL power pole line were installed today, and the lights next to the stairs at the amenity center have been repaired.

December 10, 2025

Six Mile Creek CDD

E. Reverie Reports

1. DFH Updates – Music License

Mr. Anderson provided an update on DFH. It was explained that they got movement on the permit for the Phase Three mail kiosk. They think that as well as the mailboxes themselves and the shade structure should be ready for install mid-January. It was noted that they would send out an announcement accordingly for that. It was noted that they got some movement on a potential solution for the sound in the tavern. It was also noted that someone was at the amenity center today looking at what could be done for a gas fireplace. The lifestyle budget was also discussed.

2. Operations (*First Service*) – Report

Mr. Reid provided an update regarding general maintenance at Reverie.

3. Lifestyles (*OnPlace*) – Report

OnPlace provided an update on recent and upcoming events at Reverie. Ms. Passantino asked for clarification on if she can provide prizes for Bingo. The response was that she can have gift cards for prizes to win, but they cannot charge for it.

TWELFTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Laughlin asked for Supervisor’s requests.

Ms. Sutton noted she has been the Chair for a year now and she would like to pass along those responsibilities. She nominated Ms. Brofford to serve as Chair.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, Appointing Supervisor Brofford as Chair Resolution 2026-06, was approved 5-0.

Ms. Sutton was nominated to serve as Vice Chair.

On MOTION by Ms. Sutton, seconded by Ms. Hartley, with all in favor, Appointing Supervisor Sutton as Vice Chair, was approved 5-0.

Ms. Brofford thanked staff, Board members and everyone that has worked with them. She explained that they are truly in a great process, and she wants to continue this in 2026. She noted

December 10, 2025

Six Mile Creek CDD

as far as residents and everyone contacting the Board, they are part of their neighbors, and they are somebody that they can ask questions to. She added that new items need to go to GMS staff. She explained that they cannot respond with everyone on an email. She further explained that they can be aware of items or issues, but they cannot comment without it being in front of the Board.

Ms. Harley commented on the Welcome Center stating the four old heavy duty chairs will be replaced when the new chairs come in and the built ins that will go under the window in the corner are not complete yet but will go in when completed. She also noted they are a little bit light on lighting and they will probably have to look at getting a couple of lights. She noted she will have to wait to get an answer on the sound barrier for the ceiling. She noted that the floors are in terrible shape and the two walls that didn't get painted are going to need to be painted.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

Resident (Cindy Lee) commented that the October minutes are not on the website. She noted she would like more feedback from the community. She also commented that before they spend \$5,000 a year on the music licensing, she would like to see the Board do more research on this to see if there is a better option.

Resident (Karen) thanked Ms. Barron for adding the Feet on the Earth to meetings because they now have a lot more people coming out and they are getting a more variety of people in the community. She also commented on the signs and clean up.

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – January 14, 2026 at 1:00 p.m. @ Good News Church (WGV)

The next scheduled meeting is January 14, 2026, at 1:00 p.m. at the Good News Church (WGV).

FIFTEENTH ORDER OF BUSINESS

Adjournment

Mr. Laughlin asked for a motion to adjourn.

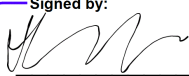
On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, the meeting was adjourned.

December 10, 2025

Six Mile Creek CDD

Signed by:

9A989FE97A6A46D
Secretary/Assistant Secretary

Signed by:

57B0FE9125F04E4
Chairman/Vice Chairman