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 10, 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:

Michelle Sutton	Vice Chairperson
Wendy Hartley	Supervisor
Mindy Gellman *by phone*	Supervisor
Jacob Dunn	Supervisor

Also, present were:

Daniel Laughlin	District Manager
Sarah Sweeting	District Manager
Wes Haber *by phone*	District Counsel
Zach Brecht *by phone*	District Engineer
Elena Barron	GMS
Rich Gray	GMS
Kevin Andersen	Reverie
Jennifer Salazar	First Service
Nicole Janzen	First Service
Jasmyne Jackson	First Service
Vania DeMarco	OnVie
Steve McAvoy	Brightview

The following is a summary of the actions taken at the June 10, 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 present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Invocation by Pastor Clint**

Mr. Laughlin introduced Paster Clint, who delivered the invocation.

THIRD ORDER OF BUSINESS **The Pledge of Allegiance**

The Board recited the Pledge of Allegiance.

FOURTH ORDER OF BUSINESS **Audience Comments**

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

Resident (Robin Freedman, 917 Rustic Mill) addressed the Board regarding the community fitness facility. She expressed support for expanding fitness programming and activities available to residents, noting that additional classes and wellness-related opportunities would provide greater benefits to the community and encourage broader use of the facility. The Board thanked Ms. Freedman for her comments.

FIFTH ORDER OF BUSINESS **Organizational Matters**

A. Acceptance of Resignation from Supervisor Brofford

Mr. Laughlin reviewed the resignation of Supervisor Brofford, who submitted her resignation due to candidacy for the St. Johns County Commission, which required her to relinquish her Board seat. A motion was made and seconded to accept the resignation.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, Accepting the Resignation from Supervisor Brofford, was approved.

B. Discussion Regarding Appointment of New Supervisor to Fill Unexpired Vacancy

Mr. Laughlin discussed options for filling the unexpired term. Board members emphasized the importance of maintaining continuity as several Board seats will be subject to election later in the year. Supervisor Sutton expressed her willingness to serve the remainder of the vacant term and continue serving as Chair through the end of the year if requested by the Board.

Staff advised that the Board was not required to fill the vacancy immediately and outlined the statutory process for filling the position. Discussion included the possibility of appointing Supervisor Sutton to the vacant seat, contingent upon her resignation from her current seat at a future meeting, which would then create a separate vacancy that could be filled through an appointment process. Board members discussed the benefits of retaining experienced leadership and noted Supervisor Sutton's service and familiarity with District operations.

Staff further explained that, should a subsequent vacancy occur, the District could solicit interested residents through a public notice and appointment process. After discussion, a motion was made and seconded to appoint Supervisor Sutton to fill the unexpired term of the vacant seat, contingent upon the required resignation and transition process.

The Board directed staff to distribute a community notice seeking interested applicants for any resulting vacancy and to include qualified candidates for consideration at a future meeting. Board members also noted that no applications for the upcoming open seat election had been received as of the meeting date, although additional communication regarding the qualifying period were being prepared.

> On MOTION by Mr. Dunn, seconded by Ms. Hartley, with all in favor, to Appoint Supervisor Sutton to Fill Vacancy Subject to her Resignation, was approved.

SIXTH ORDER OF BUSINESS **Landscape & Lake Maintenance Update**

A. Brightview (TrailMark)

1. Communication Report

2. Brightview QSA

Mr. McAvoy reported that approximately half of the community ponds have been mowed during the previous week and that crews were continuing efforts to catch up following periods of heavy rainfall. During mowing operations, encountered areas where overwatering by residents had saturated pond banks, creating hazardous conditions that caused mowing equipment to slide toward the water. Mr. McAvoy requested that the District remind residents of irrigation restrictions and proper watering practices to help prevent safety hazards and operational delays. Board members discussed the possibility of sending community-wide communications and, where possible, contacting specific homeowners responsible for excessive watering.

Mr. McAvoy reported that remaining pond mowing was expected to be completed during the week. Additional maintenance activities included mowing the large recreation pond, performing supplemental landscape installations, trimming and edging throughout the community, and addressing isolated weed growth in select areas. Overall, landscape maintenance was reported to be current, with only a few areas requiring additional attention before upcoming weekend activities.

The Board also received an update on recent improvements at the community park. New flowers and landscape enhancements had been installed, including façade improvements and irrigation work. Board members expressed appreciation for the completed improvements, noting the area's enhanced appearance and discussing potential future additions such as benches. Staff indicated that the pocket park project had been completed successfully and that routine maintenance efforts would continue moving forward.

3. Proposal for Additional Pine Straw

The Board reviewed a proposal from Brightview for the installation of additional pine straw throughout common areas and landscape beds. Staff reported that previous pine straw applications had covered a significant portion of the community and recommended an additional installation to improve coverage in remaining areas, enhance community appearance, and help suppress weeds.

Board members discussed the proposed scope, costs, and benefits of the additional pine straw application. Staff explained that the proposed installation would add approximately 2,940 bales to priority common areas and landscape beds.

Following discussion, a motion was made and seconded to approve the proposal for the installation of approximately 2,940 bales of pine straw at a cost of $27,756.30.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, the Proposal for Additional Pine Straw in the Amount of $27,756.30, was approved.

B. Brightview (Reverie)

1. Proposal for Plant Replacement

Staff provided a proposal in the amount of approximately $47,000 for the replacement of landscaping and plant material damaged during recent freeze events. Staff noted that the proposal was significantly lower than a comparable estimate previously received and explained that the scope included replacement of damaged plant material as well as related landscape improvements. Board members discussed whether the proposed replacement quantities and plant sizes were necessary and explored opportunities to reduce costs through the use of smaller plant material, alternative species, and revised installation quantities.

During discussion, Board members expressed concern regarding the repeated loss of tropical freeze-sensitive plants and questioned whether more resilient, cold-tolerant landscaping options should be considered. Management and Board members discussed the importance of balancing aesthetics with long-term sustainability and maintenance costs. Several alternatives were suggested, including the use of hardier flowering plants, groundcovers, and landscape materials better suited to local conditions.

The discussion expanded to include irrigation system failures and the condition of the community's pump and well infrastructure. Board members questioned who had been responsible for selecting the irrigation equipment, establishing maintenance agreements, and overseeing ongoing maintenance during the developer-controlled period. Management explained that landscaping plant material is generally not covered by insurance and noted that while some irrigation equipment may be insurable, plant replacement costs are typically not eligible for coverage.

Staff further reported on concerns regarding irrigation wells and pumps serving other phases of the community and recommended proactive inspection and maintenance measures to avoid similar failure in the future. The Board discussed the importance of implementing appropriate service agreements and preventative maintenance procedures for irrigation infrastructure moving forward.

Additional discussion occurred regarding the potential impact of landscaping expenditures on contingency funds and other planned community improvement projects. Staff advised that expenditures from contingency reserves could reduce funds available for future enhancements, including amenity improvements currently under consideration. The Board clarified that the freeze-damaged landscaping replacement proposal was separate from other enhancement projects, including mailbox landscaping and memory park improvements, which could continue to be evaluated independently.

After discussion, staff proposed revising the landscaping replacement project by working with staff and the contractor to reduce costs, utilize more resilient and cost-effective plant material, and maintain the overall appearance of the community while limiting expenditures. The Board agreed that a modified approach would better serve the community's long-term interests and financial objectives.

A motion was made authorizing Ms. Sutton to work with the contractor to revise the landscaping replacement proposal, reduce project costs through modifications to plant material and quantities, and utilize contingency funding for the project in an amount not to exceed approximately $30,000.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, to Authorize Ms. Sutton to Work with Brightview for Plant Material Installation with a NTE Amount of $30,000, was approved.

2. Brightview QSA

Mr. McAvoy reported an update regarding ongoing irrigation issues at Reverie and the recent evaluation performed by a third-party irrigation specialist. Staff reported that testing and inspection of the system indicated the primary issue was not a failed pump, but rather recurring loss of pump prime. The specialist was able to re-prime the pump and return the system to operation, though the exact cause of the loss of prime had not yet been definitively identified.

Discussion focused on potential contributing factors, including check valve performance, water draining bac toward the pond, operational controls, and other system components that may be affecting pump performance. The Board was advised the the Variable Frequency Drive (VFD) did not appear to be the primary cause of the issue, though additional adjustments and monitoring may be necessary.

Management reported that the specialist would provide a written report outlining findings, recommended corrective actions, associated costs, and options for a preventative maintenance program. Board members expressed concern regarding the amount already spent on repairs, landscape losses resulting from irrigation interruptions, and the importance of identifying a long-term solution before additional landscape replacement work is undertaken.

The Board discussed implementing a preventative maintenance program and agreed that maintaining reliable irrigation service is a priority. Members emphasized the need to continue monitoring system performance, maintain communication with onsite personnel, and obtain the specialist's recommendations before determining next steps. Management was directed to continue working with the vendor, gather proposals and cost estimates, and return with recommendations for Board consideration.

3. Proposal for Mailbox Enhancement

The Board considered a proposal for landscaping enhancements in the community mailbox area. Staff explained that the project was intended to improve the appearance of the mailbox location and bring the landscaping into alignment with community standards. Board members discussed the proposed scope of work, plant material selections, and opportunities to reduce costs through modifications to quantities and plant sizes while maintaining the desired appearance. Questions were raised regarding funding responsibilities and whether the expenditure would require supplemental deficit funding. Management advised that the work was associated with improvements not currently included in the budget and would likely require additional funding authorization. Following discussion, the Board directed management to work with the contractor to reduce costs where practical while preserving the overall design intent. A motion was made and seconded to approve the mailbox enhancement proposal with modifications to reduce costs and utilize contingency funding in an amount not to exceed approximately $8,858.80.

> On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, the Proposal for Mailbox Enhancement and Direction for Ms. Sutton to Work with Brightview with a NTE Amount of $8,858.80, was approved.

4. Proposal for Reverie Park Enhancement

The Board considered a proposal for landscape enhancements within the Reverie pocket park area. Staff explained that the project would install Florida-friendly landscaping intended to enhance the appearance of the park and more closely reflect landscaping concepts previously displayed in community marketing materials. Board members discussed the proposed plant material, long-term maintenance requirements, irrigation considerations, and the overall cost of the project. Questions were raised regarding the absence of permanent irrigation, plant survivability, future maintenance obligations, and whether alternative plant selections could reduce costs. Staff explained that the proposed landscape material was selected for its ability to establish with temporary watering and thrive with limited irrigation was established. The Board further discussed funding considerations, noting that the project was not included in the current budget and would likely require supplemental funding through the deficit funding process. After considering the proposal and available alternatives, a motion was made and seconded to approve the Reverie pocket park enhancement proposal in the amount of approximately $14,359.35.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with three in favor and one opposed, the Proposal for the Reverie Park Enhancement in the Amount of $14,359.35, was approved.

5. Proposal for Sod & Plant Install

The Board reviewed a proposal for sod replacement and plant installation within the community common areas, including portions of the entrance landscaping that had experienced deterioration. Staff presented the proposal as a potential solution to improve the appearance of affected areas and address ongoing concerns regarding landscape quality. Board members discussed the extent of the deterioration, possible causes of the decline, and whether complete replacement was necessary or whether existing sod could potentially be rehabilitated through fertilization, treatment, and additional maintenance efforts.

Discussion focused on the estimated project cost of approximately $47,000 to $50,000 and the potential funding implications should the work proceed. Several Board members expressed concern regarding the expenditure and questioned whether responsibility for the deteriorated conditions should rest with Dream Finders or the community. Staff advised that alternative approaches could be explored and acknowledged that additional information regarding responsibility and funding obligations would be beneficial before a final decision was made.

The Board further discussed following management and landscaping contractors an opportunity to evaluate whether revitalization efforts could improve the existing sod before authorizing a complete replacement project. Following discussion, The board agreed to table the proposal pending further evaluation of rehabilitation options, costs considerations, and funding responsibility.

C. Florida Waterways

1. TrailMark Report

2. TrailMark Proposal for Additional Pond Maintenance

Mr. Laughlin provided a report from Florida Waterways regarding pond maintenance services within the community. Mr. Gray discussed the status of eight remaining ponds pending turnover and advised that the current maintenance program covered 37 ponds. Inclusion of the additional ponds would increase the total number of maintained ponds to 45.

The Board reviewed the associated annual maintenance cost of approximately $11,100 and discussed whether the ponds should be incorporated into the maintenance contract immediately or only after formal turnover to the CDD. Following discussion, a motion was made and seconded to approve the addition of the ponds to the maintenance program contingent upon turnover of the ponds to the CDD prior to commencement of maintenance services.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, the Addition of Ponds to the Maintenance Program in the Amount of $11,100 Contingent Upon Turnover of the Ponds to the CDD Prior to Commencement of Maintenance Services, was approved.

3. Reverie Report

Staff stated there was no report on Reverie provided.

SEVENTH ORDER OF BUSINESS Consideration of Community Requests:

A. Foresight Fitness (Reverie)

The Board received a presentation from Foresight Fitness regarding a proposed resident fitness and wellness program for the community. Representatives explained that Foresight Fitness is an on-site fitness provider that partners with residential communities to offer group fitness classes and personal training services. The company primarily serves active adult communities, resorts, and independent living communities and currently operates programs in multiple states.

The proposed model would be a resident-paid fitness program rather than a District-funded amenity service. Residents would voluntarily purchase monthly fitness passes and have access to scheduled classes including strength training, balance, yoga, Pilates, and related wellness activities. The program would initially offer approximately six classes per week, with schedules adjusted based on participation levels and resident demand.

Representative, Julie advised that classes could be conducted both indoors and outdoors, weather permitting, and that programming would be tailored based on community survey results and ongoing participation data. The Board discussed class capacity, anticipated attendance, scheduling flexibility, and the ability to add or modify classes as participation levels evolve.

Board members expressed interest in ensuring the program receives adequate resident participation and discussed prior fitness programming experiences within the community. The representative, Julie advised that successful implementation requires engagement, marketing support, and an initial ramp-up period. She indicated that attendance and participation would be monitored through regular reporting and that adjustments could be made as needed to improve program performance.

The Board discussed the importance of measuring participation and resident satisfaction following implementation. Representative, Julie agreed to provide attendance and participation data and return with a follow-up report approximately 90 after program launch.

Following discussion, a motion was made and seconded to approve Foresight Fitness working with the community lifestyle team to implement the proposed fitness program.

On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, the Proposal from Foresight Fitness, was approved.

EIGHTH ORDER OF BUSINESS Discussion Items:

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

Mr. Brecht reported that required agreements had been executed and discussions had taken place with the developer and contractor regarding the repair work. Additional repair items and coordination efforts were discussed as staff continue working with project partners to advance the repairs.

NINTH ORDER OF BUSINESS Consideration of Proposals

A. TrailMark

B. Reverie

1. Envera – 3 Year Service Agreement & Cellular Cradle Point

2. Envera – Service Agreement Addendum

Mr. Anderson provided a revised service agreement from Envera. He reported that the updated proposal incorporated previously requested modifications, including conversion to a 12-month agreement with automatic annual renewal, use of Starlink communications technology, reduced monitoring hours, and revised pricing. Staff confirmed that a previously negotiated $4,000 credit would remain in effect.

Board members discussed the revised terms, costs, contract flexibility, and implementation schedule, also noting a previously negotiated $4,000 credit/rebate, which representatives confirmed would be honored through the revised arrangement. Following discussion, the Board expressed support for the updated agreement and noted that the revised proposal was more favorable than the District's current arrangement.

> On MOTION by Ms. Gellman, seconded by Ms. Sutton, with all in favor, the Revised Envera One-Year Agreement with $4,000 Reimbursement from Dream Finders, was approved.

3. Envera – Barrier Arms

4. Hi-Tech – Alternative to Envera for Access Control System

5. Proposal from K&G Construction Inc – Flagpole

Mr. Anderson presented a separate quote for approximately $26,000 involving barrier arms which was not advanced because the Board had already approved continuing with the Envera system.

Ms. Sutton began discussion regarding the flagpole proposal. Staff reviewed the project scope, estimated cost of approximately $11,000, installation requirements, and potential funding sources. Board members discussed community interest in the project, budget considerations, and the possibility of funding through Dream Finders Homes.

Upon a motion made and seconded, the Board approved the flagpole project in an amount of $11,000, contingent upon funding by Dream Finders Homes.

> On MOTION by Ms. Sutton, seconded by Ms. Hartley, with all in favor, the Proposal from K & G Construction Inc for a Flagpole in the Amount of $11,000, Contingent Upon Funding by Dream Finders Homes, was approved.

6. Proposal from K&G Construction Inc – Fire Bowl

The Board considered a proposal for installation of a fire bowl feature. Discussion focused on project funding and confirmation that Dream Finders Homes would provide funding for the improvement.

Upon a motion made and seconded, the Board approved the fire bowl proposal in the amount of $9,418.50, contingent upon funding by Dream Finders Homes.

> On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, the Proposal from K & G Construction Inc for a Fire Bowl in the Amount of $9,418.50, Contingent Upon Funding by Dream Finders Homes, was approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-10, Setting a Public Hearing Date to Adopt the Revised Rules of Procedure**

Mr. Laughlin presented Resolution 2026-10 setting a public hearing date for consideration of revised Rules and Procedures. He explained that the resolution did not adopt the revised Rules and Procedures but instead established a future public hearing at which residents would have the opportunity to comment prior to Board consideration of adoption. He further explained that the revisions were intended to ensure compliance with current statutory requirements and applicable legal updates.

The Board considered Resolution 2026-10 setting a public hearing date for consideration of revised Rules and Procedures for August 12, 2026.

> On MOTION by Ms. Hartley, seconded by Ms. Sutton, with all in favor, Resolution 2026-10, Setting a Public Hearing Date to Adopt the Revised Rules of Procedure for August 12, 2026, was approved.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-11, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (August 12, 2026)**

Mr. Laughlin presented Resolution 2026-11 approving the proposed Fiscal Year 2027 budget and setting a public hearing date for final budget adoption. Staff explained the statutory budget process and noted that approval of the proposed budget establishes maximum expenditure levels pending final consideration at a public hearing scheduled August 12, 2026.

The Board discussed the proposed budget for TrailMark, including pool repair funding, reserve contributions, contingency allocations, security expenditures, anticipated carry-forward balances, and the projected assessment impact on residents. Staff explained that the proposed budget was developed conservatively to allow adjustments prior to final adoption and that residents would have an opportunity to provide input at the public hearing.

The Board continued reviewing the proposed FY 2027 Reverie budget, focusing on contingency amounts, reserve funding, and long-term financial planning. Staff explained that several contingencies were embedded within individual operating accounts and could be adjusted prior to final adoption. The Board discussed the reserve study findings and the merits of incorporating reserve funding into the FY 2027 budget. Members expressed a desire to move toward funding the community based on its actual operating and reserve needs rather than relying on developer deficit funding. Following discussion, a motion was made and seconded to approve the proposed FY 2027 budget with the addition of reserve funding consistent with the reserve study recommendations, subject to further review and refinement prior to final adoption. Final adoption of the budget is anticipated at the August meeting.

On MOTION by Ms. Sutton, seconded by Ms. Hartley, with all in favor, Resolution 2026-11 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption on August 12, 2026, was approved.

TWELFTH ORDER OF BUSINESS **Approval of Consent Agenda**

A. Engineer Items

1. **Approval of Requisition No. 346A, 2016A Capital Improvement Bonds**
2. **Ratification of Requisition Nos. 347A – 348A, 2016A Capital Improvement Bonds**
3. **Approval of Requisition No. 349A, 2016 Capital Improvement Revenue Bonds**
4. **Ratification of Requisition No. 125, 2023 Capital Improvement Revenue Bonds (Series 2023) 2023 Project Area**

B. Approval of Minutes of the May 13, 2026 Meeting

C. Balance Sheet as of April 30, 2026 and Statement of Revenues and Expenses for the Period Ending April 30, 2026

D. Assessment Receipt Schedule

E. Check Register

Mr. Laughlin reviewed the consent agenda and asked for a motion to approve.

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

THIRTEENTH ORDER OF BUSINESS **Other Business**

There was no other business, the next item followed.

FOURTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber reviewed a proposed RingCentral phone service agreement. He advised that RingCentral was unwilling to sign the District's standard agreement and instead required acceptance of its own online terms and conditions. He noted that the agreement was relatively short but contained provisions less favorable than those sought by the District, including limitations on termination rights.

Board members expressed concern about entering into another long-term contract and discussed the possibility of proceeding on a month-to-month basis instead. Staff explained that RingCentral could provide service without a term contract, although at a somewhat higher cost. Discussion included a comparison of pricing between a 12-month agreement and month-to-month service, with members indicating a preference for flexibility over committing to unfavorable contract terms.

Several Board members stated they did not want to be bound by restrictive contractual provisions and preferred further review before proceeding. The Board discussed authorizing a Board member to work with staff and counsel to review the available options and determine whether a month-to month arrangement would be more appropriate.

A motion was made to authorize Ms. Gellman to approve a RingCentral agreement following further review and to evaluate the available contract options and determine the most appropriate arrangement.

On MOTION by Ms. Sutton, seconded by Ms. Hartley, with all in favor, to Authorize Ms. Gellman for Final Approval with Ring Central, was approved.

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

Mr. Brecht reported that activation of the traffic signal was delayed after a recently installed camera was found not to meet code requirements. The contractor was replacing the camera and expected to complete installation over the weekend. Final inspection was anticipated the following Monday or Tuesday, with the signal expected to be fully operational approximately one week later. Staff confirmed the project signage would be updated to reflect the revised timeline.

C. Manager

Mr. Laughlin stated he had no more updates.

D. TrailMark Operations & Amenities

1. Report

Ms. Barron provided updates on community programs and events, including recent resident activities, upcoming seasonal events, summer camps, library programming, and recreational offerings. She reported challenges securing instructors for certain swim and recreational programs and indicated efforts were underway to identify alternative providers and maintain programming availability for residents.

Mr. Gray provided an update on facility operations and maintenance activities, including completed repairs, inspection-related corrective actions, infrastructure improvements, and ongoing coordination of maintenance projects. He reported facilities were operating satisfactorily and identifies additional repairs and monitoring activities underway.

2. Update on Gym Equipment

Mr. Gray provided an update regarding proposed fitness center equipment purchases and replacement planning. The Board discussed equipment suitability, safety considerations, facility layout, and potential evaluation of existing equipment by a fitness equipment professional. Staff was directed to continue reviewing options and bring recommendations forward for future consideration.

The Board also discussed housekeeping and facility-use concerns at the amenity center, including cleanliness standards, post-event cleanup, and proper replacement of furniture and equipment after use. Staff indicated they would review expectations with cleaning personnel and facility users t improve consistency and facility appearance.

E. Reverie Reports

1. DFH Updates

Mr. Anderson provided an update on ongoing DFH projects. He reported completion of previously approved improvements, including the fire pit, flagpole, dog park-related improvements, and replacement of flooring at the kitchen pass-through area. Updates were provided regarding acoustic panel research, pickleball court lighting design and pricing, pool shade structure evaluation, cabinet refinishing needs, entry monument repairs, rail fencing staining, and storage area improvements. Staff indicated several projects remain in the planning, research, or vendor coordination stages and will return with additional information as project details are finalized.

2. Operations *(First Service)* – Report

Ms. Jackson provided an operations update for the community. She reported the hiring of a new front desk employee and provided a customer service summary, noting that most resident inquiries had been resolved wit remaining matters addressed through management. She also reported ongoing maintenance activities, including daily inspections of community amenities, work order completion efforts, facility upkeep, and support for resident's events and clubhouse operations. An update was provided regarding pool licensing and other routine operational matters.

3. Lifestyles *(OnPlace)* – Report

Ms. DeMarco provided an update on community lifestyle programming and resident engagement activities. She reported strong participation in recent events, including a community outing to the classic Car Museum of St. Augustine. Upcoming activities include a summer pool event, Father's Day celebration, resident dining and recreational outings, beach excursions, and Independence Day festivities. She noted continued efforts to provide a variety of social, recreational, and community-building opportunities for residents and indicated that regular reporting schedules would resume going forward.

FIFTEENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Laughlin asked for Supervisor's requests. Supervisor Gellman discussed resident requests regarding the Reverie lap pool usage policy. Residents expressed concerns regarding current restrictions and requested consideration of modifications to permit additional forms of individual pool exercise. Board members reviewed the reasons for the existing policy, including prior operational and usage conflicts, and discussed the need to balance access, safety, and facility management considerations. The Board directed that additional resident input and supporting information be gathered before considering any potential policy revisions.

SIXTEENTH ORDER OF BUSINESS Audience Comments

Resident (Mr. Walters), speaking as a resident and HOA Board member, stated that he had concerns from both swimmers and pool walkers. He noted that dedicated swimmers generally support maintaining one swimmer per lane because the lap pool's lane markings and design are intended for uninterrupted lap swimming. He also relayed comments from residents who use the pool for walking, therapy, rehabilitation, and other low-impact exercise and who would like greater accommodation of those activities. Mr. Walters emphasized that his remarks reflected anecdotal feedback from residents rather than the results of any formal survey and mentioned suggestions that had been raised, including first-come, first-served access or designated times for different uses.

Resident (Ms. Freedman) also spoke in support of preserving lap swimming access, noting that the lap pool was an important amenity for homeowners. She stated that swimmers have historically shared lanes, communicated with one another, and successfully accommodated multiple users when necessary. Ms. Freedman opposed implementing strict time limits on lap swimming, observing that most swimmers use the pool for relatively short periods and that courtesy and communication among residents are generally sufficient to resolve conflicts. She shared examples of residents working cooperatively to accommodate both swimmers and walkers when the facility was busy.

Following audience comments, Board members and residents briefly discussed courtesy, lane sharing, waiting turns, and balancing the various uses of the facility. No action was taken, and no changes to the existing lap pool policy were approved. The discussion concluded with encouragement for residents to continue communicating and working cooperatively regarding pool use.

SEVENTEENTH ORDER OF BUSINESS Next Scheduled Meeting – July 8, 2026 at 1:00 p.m. @ Good News Church (WGV)

Mr. Laughlin noted the next meeting is scheduled for July 8, 2026.

EIGHTEENTH ORDER OF BUSINESS Adjournment

Mr. Laughlin asked for a motion to adjourn the meeting.

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

Signed by:
Daniel Laughlin
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Secretary/Assistant Secretary

Signed by:
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Chairman/Vice Chairman