MINUTES OF MEETING
SIX MILE CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Six Mile Creek Community Development District was held on Wednesday, May 13, 2026, at 1:03 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	Supervisor
Jacob Dunn *by phone*	Supervisor

Also, present were:

Daniel Laughlin	District Manager, GMS
Sarah Sweeting	District Manager, GMS
Wes Haber	District Counsel, Kutak Rock
Kevin Andersen	DFH
Elena Barron	GMS
Dan Wright	GMS
Phoebe Stroker	United Landscape Services
Steve McAvoy	Brightview
Jennifer Salazar	First Service
Vania DeMarco	OnVie
Nicole Janzen	First Service

The following is a summary of the actions taken at the May 13, 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 1:03 p.m. Five 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 (Sue Minter, 170 Osprey Mills) commented regarding resident conduct and enforcement of community policies. She expressed support for maintaining a respectful environment for residents and staff, noted concerns regarding inappropriate behavior directed toward employees and fellow residents, and encouraged consistent application of any disciplinary or suspension policies throughout the community.

Resident (Karen Pasiuk, 85 Red Twig Way) complimented Brightview staff for their responsiveness and customer service following a recent landscaping issue on her property. She also inquired about maintenance plans for landscape areas, including mulch installation, flower beds, and other areas she believes have been neglected. Ms. Pasiuk requested information regarding any long-term landscaping plans for those areas and how residents may obtain updates regarding future maintenance efforts.

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

A. Brightview (TrailMark)

1. Communication Report

2. Brightview QSA

Mr. McAvoy provided an update regarding irrigation system performance, landscaping, and maintenance activities throughout the community.

Discussion included concerns regarding irrigation water availability due to drought conditions and recurring issues with pond-fed irrigation pumps. Management reported that pond pump failures have resulted in periodic irrigation disruptions and increased maintenance requirements. Board members discussed the possibility of evaluating alternative irrigation sources, including a well system, to improve long-term reliability and reduce recurring operational issues.

The Board reviewed the condition of landscaped areas throughout the community, including flower beds, common areas, and entrance features. Management reported that seasonal flower replacements were scheduled and that flower rotations are included within the existing landscape contract. It was noted that the contract provides for four annual rotations per year. Board members discussed the appearance of annual flower beds, current drought conditions, and watering requirements necessary for establishing new plant material. Management advised that newly installed plant material is exempt from watering restrictions during its establishment period.

Following discussion, a motion was made to approve the annual flower installation in the amount of $2,234.32.

On MOTION by Ms. Brofford, seconded by Ms. Sutton, with all in favor, the Annual Flower Installation in the Amount of $2,234.32, was approved.

3. Proposal for Coverly Pocket Park/Sod

The Board also reviewed the unfinished Coverly Pocket Park area. Members discussed the appearance of the area, its long-term maintenance needs, and options for improving the site. Discussion included irrigation accessibility, developer responsibility, aesthetics, and potential landscape improvements. It was noted that the area appears incomplete and has been a topic of discussion for several years.

Following discussion, a motion was made to install irrigation and sod within the Coverly Pocket Park area.

On MOTION by Ms. Hartley, seconded by Ms. Gellman, with all in favor, the Proposal to Install Irrigation and Sod within Coverly Pocket Park Area in the Amount of $5,913.04, was approved.

Staff presented updates regarding pine straw installation throughout the community. It was reported that additional pine straw deliveries were pending and that crews were working to improve coverage in landscape beds affected by weather delays and setting. Staff also provided updates regarding completed maintenance activities, including outfall area cleanup, leaf removal efforts, and ongoing landscape improvements.

Additional discussion addressed community landscape appearance, weed control, irrigation system performance, and maintenance expectations following the transition to the current landscape contractor. Staff reviewed current maintenance practices and responded to homeowner and Board questions regarding landscape conditions throughout the community.

B. (Reverie)

1. United – Report

Ms. Stroker provided a final report to the Board regarding the transition of landscape maintenance services. She reviewed the comprehensive closeout prepared for the Association, noting that it documented maintenance activities and common areas throughout the community, including lakes, green spaces, roadways, and other landscaped areas maintained during United's contract term.

The Board discussed current landscape conditions throughout the community, including seasonal flower rotations, irrigation challenges, drought conditions, turf health, weed growth, and the condition of common area landscaping. Concerns were raised regarding declining pond water levels and the resulting impact on irrigation operations. Ms. Stroker explained that low water levels have affected irrigation pumps throughout the area and have contributed to ongoing watering challenges.

Additional discussion included seasonal maintenance practices, fertilizer applications, weed control measures, and environmental factors affecting landscape appearance. Ms. Stroker acknowledged the transition of landscape services to Brightview effective May1 and expressed appreciation for the opportunity to serve the community.

2. Brightview

a. Proposal for Plant Replacement

Mr. McAvoy reported that the Reverie irrigation pump drive/control unit had failed and required replacement at an estimated cost of approximately $16,500. Members questioned the diagnosis, explored whether repair options had been fully evaluated, and discussed obtaining an independent assessment from Rain Bird or another irrigation specialist. Concerns were also raised regarding the impact of the outage on community landscaping and the need to restore irrigation service promptly to prevent further damage.

Given the urgency of the situation, the Board considered authorizing immediate action rather than waiting for a future meeting. Following discussion, the Board approved a motion authorizing repair of the irrigation system with a not-to-exceed amount of approximately $16,500 and delegated authority to a designated board member and staff to proceed with the work as necessary.

On MOTION by Ms. Brofford, seconded by Ms. Gellman, with all in favor, to Repair Reverie Irrigation Pump with a NTE of $16,500 and Authorizing Supervisor Sutton to Work with Brightview, was approved.

The Board also reviewed a separate Brightview proposal for replacement of freeze-damaged landscaping. Members compared the proposal, estimated at approximately $47,000, to a competing proposal from United estimated at approximately $37,000 and questioned the differences in scope and pricing. Because additional clarification was needed regarding plant materials, irrigation modifications, and overall project costs, the Board elected to table the proposal pending further review and comparison of bids.

Additional discussion focused on declining landscape conditions throughout the community, including stressed turf, weeds, and damaged plant material. Brightview indicated that many of these issues were related to the irrigation outage and that meaningful recovery efforts would be dependent upon restoration of the irrigation system. The Board agreed to prioritize repairs while continuing its evaluation of landscape replacement options.

C. Florida Waterways

1. TrailMark Report

2. Reverie Report

Staff provided an update on Florida Waterways activities within TrailMark and Reverie. Following prior Board authorization, Florida Waterways continued efforts to improve access to the affected pond areas by removing vegetation and clearing access routes around the carp barrier locations. Staff reported that Brightview had completed portions of the required site work and only needed to finish sod and dirt restoration to allow full access for ongoing lake maintenance activities. Board members emphasized the importance of completing the work promptly as warmer weather approaches. Additional discussion focused on anticipated drought conditions, irrigation challenges, and the potential need to adjust landscape and irrigation management practices due to hotter, drier weather and limited rainfall. The Board also discussed water-use restrictions and the importance of maintaining adequate water resources to support community landscaping and common areas.

SIXTH ORDER OF BUSINESS Discussion Items:

A. Resident Awards Program

Mr. Laughlin presented discussion items starting with the Resident Awards Program. A Board member introduced a proposed Resident Awards Program designed to recognize residents who demonstrate leadership, volunteerism, community involvement, and support of District initiatives. The proposal included a nomination process and periodic recognition of individuals who make meaningful contributions to the community. Discussion focused on eligibility, nomination procedures, and whether nominations should be submitted by Board members and staff only or opened to residents. Board members also discussed administration of the program, selection criteria, recognition frequency, and methods for collecting nominations, including the use of electronic forms. While members expressed support for the concept of recognizing engaged residents, additional refinement of the nomination and selection process was requested to ensure fairness, consistency, and manageable administration. No formal action was taken, and the item was deferred for further development.

B. Suspension Letters

Mr. Laughlin reviewed resident suspension matters, including a previously issued suspension related to a scooter incident. A parent appeared before the Board to provide context regarding the incident, acknowledge the children's involvement, and discuss corrective actions already taken by the family. Board members discussed the purpose of suspensions, emphasizing accountability, community standards, and resident safety while noting the limitations of the Association's authority to impose alternative forms of discipline. Some members expressed support for community-service-type activities as a constructive learning opportunity, while recognizing such measures. Following discussion, the Board determined that the suspension period already served was sufficient and voted to lift the suspension.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, to Lift the Suspension, was approved.

SEVENTH ORDER OF BUSINESS Consideration of Community Requests:

A. The Capacity Reset

A resident presented a proposal for "Capacity Reset," a wellness-focused program centered on emotional regulation, stress management, and heart math techniques. The program was proposed as a recurring community offering to be held at the amenity center, with the potential to expand to outdoor locations as participation grows. Board members discussed scheduling, facility use, program logistics, participant fees, and compatibility with existing community activities. Staff and legal review confirmed the proposal was consistent with approved community-use guidelines. Following discussion, a motion was made and seconded to approve the Capacity Reset program.

On MOTION by Ms. Sutton, seconded by Ms. Hartley, with all in favor, the Proposal for The Capacity Reset for the Community, was approved.

EIGHTH ORDER OF BUSINESS Consideration of Proposals

A. TrailMark

1. Pool Leak Repair

Mr. Wright reviewed a proposal from Red Rhino to perform permanent repairs to seven identified leak locations within the community pool. Staff reported that the leaks had been temporarily repaired and were currently being monitored. Discussion focused on the anticipated pool resurfacing project planned for a future budget cycle, the limited remaining useful life of the proposed repairs, reserve funding considerations, and ongoing maintenance needs. Following discussion, the Board determined that the temporary repairs would continue to be monitored and deferred consideration of the permanent leak repair proposal pending future resurfacing plans.

2. Resurfacing Basketball Courts

Mr. Wright presented three proposals for resurfacing and repair of the community basketball courts. Discussion focused on current court conditions, including cracking, low areas, drainage concerns, anticipated lifespan of various repair methods, warranty differences, prior resurfacing efforts, and available funding sources. The Board considered whether existing conditions constituted a safety concern and discussed the benefits of delaying the project until a future budget review. Following discussion, the Board directed management to continue monitoring court conditions and revisit resurfacing proposals during a future budget cycle or as conditions warrant.

3. Paver Path

Mr. Wright presented a conceptual proposal for installation of a decorative paver pathway and commemorative brick area adjacent to the donated bench near the amenity center. Staff estimated the project cost at approximately $3,700 and explained that the concept could provide opportunities for resident recognition or memorial engravings. Discussion focused on project purpose, location, potential naming and memorial policies, administrative considerations, community interest, and alternative recognition concepts. Following discussion, the Board determined that additional evaluation and policy development were needed before proceeding and agreed to table consideration of the pathway and memorial concept for future review.

B. Reverie

1. Envera – 3 Year Service Agreement & Cellular Cradle Point
2. Envera – Service Agreement Addendum
3. Envera – Barrier Arms
4. Hi-Tech – Alternative to Envera for Access Control System
5. AED Machines

The Board discussed ongoing gate system issues, proposed revisions to the Envera service agreement, potential alternative vendors and technologies, and associated maintenance and replacement costs. Members reviewed additional information regarding hardware-related gate failures and requested further proposals, cost analyses, and vendor comparisons before making a decision. No action was taken.

The Board discussed replacement of three Association AED units due to expiration and equipment age. Members reviewed pricing, vendor information, product specifications, and expected service life. Following discussion and clarification that the proposed units were new equipment.

On MOTION by Ms. Sutton, seconded by Ms. Brofford, with all in favor, the Proposal for Three Replacement AED Units in the Amount of $4,185.00, was approved.

NINTH ORDER OF BUSINESS **Public Hearing to Adopt Parking & Towing Policies Adding a New Area for Parking Enforcement, Resolution 2026-09**

The Board conducted a public hearing regarding proposed amendments to the towing and parking policy under Resolution 2026-09. The amendments would add certain CDD owned roadways and alleyways within the community to the areas subject to parking and towing enforcement. Mr. Laughlin asked for a motion to open the public hearing.

On MOTION by Ms. Brofford, seconded by Ms. Sutton, with all in favor, Opening the Public Hearing, was approved.

No public comments were received. Mr. Laughlin asked for a motion to close the public hearing.

On MOTION by Ms. Brofford, seconded by Ms. Sutton, with all in favor, Closing the Public Hearing, was approved.

The Board then discussed enforcement procedures, warning notices, overnight parking exceptions, and the locations affected by the proposed amendments.

Following discussion, a motion was made and seconded to approve Resolution 2026-09 as presented.

On MOTION by Ms. Brofford, seconded by Ms. Hartley, with all in favor, Resolution 2026-09 Adopt Parking & Towing Policies Adding a New Area for Parking Enforcement, was approved.

TENTH ORDER OF BUSINESS **Update Regarding Phase 2 and Phase 3 Pond Banks (Reverie)**

Staff provided an update regarding the Phase 2 and Phase 3 pond bank improvements and the Reverie project, noting that required agreements were substantially complete and awaiting final execution.

ELEVENTH ORDER OF BUSINESS **Consideration of Proposals for Recreation Pond Inspection**

The Board reviewed a proposal for an inspection to verify compliance with approved plans and identify any potential maintenance concerns. Following discussion, a motion was made and seconded to approve the engineering inspection proposal in the amount of $1,200.

On MOTION by Ms. Brofford, seconded by Ms. Gellman, with all in favor, the Proposal for Recreation Pond Inspection in the Amount of $1,200, was approved.

TWELFTH ORDER OF BUSINESS **Consideration of RFQ for District Engineering Services**

The Board discussed issuance of a Request for Qualifications (RFQ) for District Engineering Services to identify qualified engineering firms for district needs. Staff reviewed the proposed RFQ process and evaluation criteria. Following discussion, the Board approved a modification to the scoring criteria, reallocating five points from geographic location to recent/current projected workload. A motion was made to authorize staff to issue the RFQ and approve the revised scoring criteria.

On MOTION by Ms. Brofford, seconded by Ms. Sutton, with Ms. Brofford, Ms. Sutton, Ms. Hartley, and Mr. Dunn in favor and Ms. Gellman opposed, to Authorize Staff to Issue the RFQ for District Engineering Services and Approve the Revised Scoring Criteria, Reallocating Five Points from Geographic Location to Recent/Projected Workload, was approved.

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

A. **Engineer Items**
   1. **Ratification of Requisition Nos. 343 – 345, 2016A Capital Improvement Bonds**
   2. **Approval of Requisition No. 41 2024 Capital Improvement Revenue Bonds (Series 2024) 2024 Project Area**
B. **Approval of Minutes of the April 8, 2026 Meeting**
C. **Ratification of Agreement with Brightview Landscape Services, Inc. for Individual Resident Landscape Project (Reverie)**
D. **Ratification of Agreement with Tison, Inc. for Pool Speaker Repair (Reverie)**
E. **Ratification of Agreement with Brightview Landscape Services, Inc. for Landscape and Well Pump Installation (Recreation Pond Area)**

F. Balance Sheet as of March 31, 2026 and Statement of Revenues and Expenses for the Period Ending March 31, 2026

G. Assessment Receipt Schedule

H. Check Register

Mr. Laughlin reviewed the consent agenda, including ratification of Requisitions Nos. 343-345 and Requisition No.41, approval of the April 8, 2026 meeting minutes, ratification of the Brightview Landscape agreement for a resident-funded landscape project, ratification of the Tison, Inc pool speaker repair agreement at Reverie, ratification of the Brightview Landscape agreement for recreational pond pump maintenance, the March 31,2026 balance sheet and assessment receipt schedule, and the check register totaling $216,539.59. A motion was made and seconded to approve the Consent Agenda.

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

FOURTEENTH ORDER OF BUSINESS Other Business

There was no other business, the next item followed.

FIFTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber stated he nothing to report.

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

Mr. Laughlin stated the District Engineer was not present, but relayed information obtained from the engineer regarding the new traffic signal. The discussion focused on how the signal detection system operates, including camera-based vehicle detection, timing of signal changes, and procedures for reporting concerns or malfunctions. Board members discussed expected activation timing and methods for addressing operational issues through the county traffic department and law enforcement.

C. Manager

1. Report on the Number of Registered Voters (3,133)

Mr. Laughlin reported that the District currently has 3,133 registered voters.

2. 2026 General Elections

Mr. Laughlin provided information regarding the 2026 General Election. The Board reviewed the seats scheduled for election, candidate qualification procedures, and filing deadlines through the Supervisor of Elections. No Board action was taken.

3. Annual Form 1 Filing & Annual Ethics Training

Mr. Laughlin reminded Board members of annual financial disclosure (Form 1) filing requirements and annual ethics training obligations. No Board action was taken.

D. TrailMark Operations & Amenities

1. Report

Mr. Wright reported on completed and ongoing maintenance activities, including curb inlet repairs, pool coping and patching work, restroom fixture repairs, parking lot lighting repairs, roadway and sidewalk maintenance coordination, erosion repair proposals, and annual backflow inspection results. Staff reviewed replacement proposals for failed domestic and fire-suppression backflow devices identified during the inspection.

The Board approved a proposal from Bob's Backflow Plumbing Services for replacement of failed backflow devices identified during the annual inspection, in the amount of $12,607.38.

> On MOTION by Ms. Brofford, seconded by Ms. Sutton, with all in favor, the Proposal from Bob's Backflow Plumbing Services in the Amount of $12,607.38, was approved.

2. Update on Gym Equipment

The Board discussed community gym equipment, including ownership, liability exposure, insurance considerations, resident-supplied equipment, and maintenance responsibilities. Staff reported that an inventory of District-owned equipment had been completed and that unauthorized or unverified items had been removed. Board members discussed requests from residents to return certain equipment, including plyometric boxes and stretching equipment, as well as concerns raised by the District's insurance carrier regarding specific items.

Staff advised that all equipment currently in service is operational and that future equipment additions should be reviewed through a formal approval process. The Board discussed maintaining an approved equipment inventory, improving signage regarding unauthorized equipment, obtaining insurance guidance, and gathering pricing information for equipment requested by residents. Staff will return with additional information and recommendations for future Board consideration.

Ms. Barron reported on recent and upcoming community programs and events, including the blood mobile, Beauty Bar event, Earth Adventures program, Hawk Creek rehabilitation presentation, family craft activities, vehicle demonstrations, community outings, and resident volunteer participation. She also reported on attendance levels at community events, formation of new resident clubs, upcoming pool monitor training, and ongoing recreational programming.

The Board discussed resident-organized clubs and use of amenity facilities, including clarification regarding resident-led groups and facility usage policies. Additional discussion occurred regarding community educational and recreational opportunities, including the possibility of coordinating future visits by the St. Johns County Library mobile unit.

E. Reverie Reports

1. DFH Updates

Mr. Anderson provided updates on ongoing and proposed amenity, maintenance, and capital improvement projects throughout the Reverie community. Topics included the fire pit and flagpole projects, acoustic panel evaluations, pickleball court lighting, gas line modifications, shade structure opportunities, landscape improvements, mailbox area maintenance planning, flooring and enhancements, and installation of access-control equipment.

Staff also discussed project budgeting, scheduling, vendor coordination, material selection, and anticipated fiscal-year planning considerations associated with several of the proposed improvements. Board members discussed project timelines, costs, and implementation considerations.

2. Operations *(First Service)* – Report

Ms. Salazar provided an update regarding community operations, including implementation of guest registration procedures, amenity access controls, and community safety initiatives.

Discussion included the guest sign-in program, fob-controlled amenity access, guest tracking procedures, security considerations, resident feedback, and compliance monitoring.

Management reported ongoing collection of guest-registration data and continued evaluation of program effectiveness.

Management also provided an update regarding pond safety and wildlife management. Discussion included alligator activity, liability considerations, existing warning signage, and potential additional signage near community ponds and common areas. Management will continue evaluating signage needs, consult with the insurance carrier regarding recommendations, and obtain pricing information for possible future improvements.

3. Lifestyles *(OnPlace)* – Report

Staff provided an update regarding community lifestyle operations, resident programming, and upcoming events. Recent activities, participation levels, and future programming opportunities were reviewed. Staff also introduces the incoming Lifestyle Manager, who will begin service through an internal transfer from another Del Webb community.

Discussion included potential movie-night programming and associated public-performance licensing requirements. Staff will continue evaluating licensing options, vendor services, and related costs before presenting any future recommendations.

Staff also discussed a proposal regarding additional resident fitness programming. The Board reviewed the standard process for outside vendors and instructors, including insurance, scheduling, and presentation requirements.

Additional discussion addressed procedures for resident-sponsored charitable activities and nonprofit related requests. Staff reviewed application, coordination, and Board review requirements for future proposals.

SIXTEENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Laughlin asked for Supervisor's requests. A Supervisor requested that management evaluate additional office storage and organizational improvements, including potential cabinet additions, to improve office functionality and workspace organization. Management will review options and may present recommendations at a future Board meeting.

SEVENTEENTH ORDER OF BUSINESS Audience Comments

Resident (Dr. Christine) a mobile chiropractor inquired about offering wellness-related services within the community. Staff explained that Community Development District facilities are limited to recreational, cultural, and educational purposes and expressed concern that chiropractic or other medical services may fall outside the District's authorized uses and could present liability concerns. No authorization was granted, and the resident was advised of the applicable restrictions.

Resident (Ms. Walter, 700 Rustic Mill Dr.) asked questions regarding the approved replacement of automated external defibrillators (AEDs). Management clarified that entire AED units would be replaced because previously installed refurbished units had exceeded their expected service life. Management also confirmed that regular inspection and recordkeeping procedures are being performed for the equipment.

Discussion also occurred regarding storage and organization within the exercise facility. Residents requested clarification on plans to modify or enclose an existing cubby/storage area and expressed concerns regarding storage of exercise equipment and other items currently housed in the space. Management indicated that the area is primarily being used for storage and that future organization improvements could increase the functionality of the room.

Resident (Ms. Tennyson, 344 Amberwood Dr.) discussed a community and charitable group that organizes donation drives and other community service activities. The resident requested consideration of allowing periodic meetings within community facilities and described the group's ongoing charitable efforts. Management advised that any such request must follow the established application and Board review process before being placed on a future agenda for consideration.

EIGHTEENTH ORDER OF BUSINESS Next Scheduled Meeting – June 10, 2026 at 1:00 p.m. @ Good News Church (WGV)

Mr. Laughlin noted the next meeting is scheduled for June 10, 2026.

NINTEENTH ORDER OF BUSINESS Adjournment

Mr. Laughlin adjourned the meeting.

On MOTION by Ms. Brofford, seconded by Ms. Sutton, 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