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, July 8, 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	Chairperson
Jacob Dunn	Vice Chairman
Wendy Hartley	Supervisor
Mindy Gellman	Supervisor
Jerry Walters	Supervisor

Also, present were:

Daniel Laughlin	District Manager
Sarah Sweeting	District Manager
Wes Haber	District Counsel
Elena Barron	GMS
Dan Wright	GMS
Nicole Janzen	First Service
Vania DeMarco	OnVie
Steve McAvoy	Brightview
Dupree Juwan	Brightview
Mike Silverstein	Gulf Stream

The following is a summary of the actions taken at the July 8, 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. Four 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**

Mr. Laughlin stated the flag had been removed and unable to locate. The Board will continue with The Pledge of Allegiance at the next meeting.

FOURTH ORDER OF BUSINESS **Audience Comments**

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

Resident (Tracy) addressed the Board regarding use of the lap pool, explaining that after suffering a serious femur fracture caused by a fall over an exposed manhole cover, aquatic exercise has become an important part of her rehabilitation. She requested that one lane of the lap pool be designated primarily for swimmers while the other remain available for walking and water exercise, allowing the lanes to be shared when demand is low. She stated that this arrangement would better accommodate individuals recovering from injuries or surgeries while also providing dedicated space for lap swimmers. She emphasized the importance of mutual respect among pool users and encouraged the Board to consider a solution that serves the needs of all residents. She thanked the Board for its time and consideration.

Resident (Susan Miller) spoke on behalf of herself and 84-year-old mother regarding use of the lap pool. She requested that the lane closest to the play pool be designated for walking and water exercise, explaining that it is more accessible for older residents and individuals with mobility limitations. The resident shared that her mother is a cancer survivor who has undergone multiple surgeries and relies on the shallower area for therapeutic exercise. She also noted that the pool's uneven depth makes it difficult for some residents to participate safely in water exercise. Additionally, she encouraged respectful interactions among residents, stating that concerns about pool use should be directed to amenity staff or management rather than addressed by residents themselves. She expressed hope that a solution could be reached that accommodates everyone's needs and thanked the Board for its consideration.

Resident (Barry Freidman) commended the Board for its previous handling of lap pool concerns and stated that, in his experience, residents have generally worked together respectfully to share the facility. He expressed opposition to changing the current arrangement for reinstating a dedicated walking or aerobics lane, noting that the issue appears limited and does not warrant additional restrictions. The resident emphasized that lap swimmers require the lap pool for their activity, whereas walking and water exercise can be performed in other areas of the pool. He encouraged the Board to maintain the current operations, stating that the existing system has worked well and should remain unchanged.

Resident (Steve Pasiuk) first raised a landscaping concern, complimenting Brightview's overall performance while identifying several locations in need of attention, including overgrown planters and deteriorating grass. He the addressed the lap pool, recommending that its use be prioritized for lap swimmers and individuals with physical disabilities. He stated that both groups rely on the pool's unique design and features, while other forms of water exercise can be accommodated in the larger recreational pool use policy and direct staff to consistently enforce the policy to minimize conflicts among residents.

Resident (Kerry Rowell) addressed the Board in support of reserving the lap pool for lap swimmers and residents with physical disabilities. He explained that these users depend on the lap pool's specific design characteristics, while other recreational and upright water exercises can be performed in the larger pool. He encouraged the Board to establish a clear policy, install signage identifying the permitted uses of the lap pool, and ensure consistent enforcement to reduce confusion and resident conflicts.

Resident (Leslie Tennyson) stated that the current lap pool policies should be updated to reflect how the pool is generally being used rather than creating new restrictions. She explained that swimmers and walkers have generally coexisted without significant issues and noted that not all physical disabilities are visible, sharing a personal experience of using the pool during recovery form surgery. She encouraged continued courtesy and cooperation among pool users, suggesting that individuals be given reasonable time to finish their activity before being asked to move. She also recommended revising or removing outdated pool signage, so it accurately reflects the Board's adopted policy and current pool operations.

Resident (Robin Freidman) urged the Board to keep the current lap pool policy in place, stating that it has worked well and that recent discussion stemmed from a single isolated incident rather than an ongoing problem. She emphasized that lap swimmers should continue to have access to a dedicated lane while encouraging swimmers and walkers to exercise common courtesy by sharing the facility and accommodating one another when possible. She noted that the lap pool is the only area suitable for continuous lap swimming and expressed appreciation for the amenity, encouraging the Board to preserve the current approach.

Resident (Sandy Rowell) stated that the lap pool was designed primarily for lap swimming and rehabilitation and expressed the belief that the current arrangement has generally worked well with few conflicts. She suggested that most issues arise from residents or guests who are unfamiliar with the existing rules and recommended that staff be better informed and consistently communicate the policy when concerns arise. She opposed creating a dedicated walking lane, noting that walkers and swimmers have generally been able to share the facility through courtesy and cooperation, while recognizing that lap swimmers rely on the pool for its intended purpose. She encouraged the Board to maintain the current approach and continue promoting respectful use of the amenity.

Resident (Valerie Lawrence) addressed the Board regarding several undeveloped lots on Amberwood Drive that are maintained by the developer. She stated that the lots have not been consistently maintained resulting in overgrowth vegetation, debris, fallen fencing, sprinkler damage, weed growth, and increases pest activity that has affected neighboring properties. She requested assistance in addressing the maintenance concerns. Board members explained that the lots are maintained by the developer and advised the resident to contact District staff and the developer's representative, noting that the issue falls outside the Board's agenda, but that staff could help facilitate communication.

Resident (Fred Mueller) stated that concerns regarding the lap pool had been apparent for some time and suggested that installing a lane divider helped reinforce the pool's intended purpose as a lap pool. He explained that clear markings and the current layout have improved use of the facility and noted that, in his experience, most residents cooperate respectfully and communicate when sharing the pool. He stated that conflicts have been minimal and are generally resolved through courtesy, with walkers and swimmers accommodating one another as needed. He encouraged the Board to maintain the current approach, emphasizing that the issue is largely one of communication rather than a need for additional policy changes.

FIFTH ORDER OF BUSINESS **Organizational Matters**

A. Acceptance of Resignation from Supervisor Sutton (Seat 2)

Mr. Laughlin reviewed the organizational matter regarding the resignation of Supervisor Michelle Sutton from Seat 2. It was noted that, at the previous meeting, the Board had approved moving Supervisor Sutton from Seat 2 to fill the vacant Seat 1 following resignation. The Board formally accepted the resignation from Seat 2 to facilitate the transition. Upon a motion made and seconded, the Board approved the acceptance of Supervisor Sutton's resignation from Seat 2.

On MOTION by Ms. Gellman, seconded by Ms. Hartley, with all in favor, Accepting the Resignation of Supervisor Sutton for Seat 2, was approved.

B. Appointment of Supervisor Sutton to Fill Unexpired Term of Office (11/2028) (Seat 1)

Mr. Laughlin discussed the appointment of Supervisor Michelle Sutton to fill the unexpired term for Seat 1. It was noted that this action was necessary to formally complete the transition previously approved by the Board. Upon a motion made and seconded, the Board approved Supervisor Sutton to fill the unexpired term of Seat 1.

On MOTION by Ms. Gellman, seconded by Mr. Dunn, with all in favor, the Appointment of Supervisor Sutton to Fill Unexpired Term of Office Seat 1, was approved.

C. Oath of Office for Supervisor Sutton (Seat 1)

Mr. Laughlin stated following her appointment, Supervisor Sutton took the Oath of Office for Seat 1, affirming the constitutional oath required to serve as a Supervisor of the Six Mile creek Development District.

D. Appointment of New Supervisor to Fill Unexpired Term of Office (11/2026) (Seat 2)

Mr. Laughlin discussed the appointment to fill unexpired term for Seat 2 through November 2026. He noted that two letters of interest had been received from Jerry Walters and Dee Dee Leverett. Mr. Walters addressed the Board, outlining his prior service to the community, experience serving on the HOA Board, volunteer activities, commitment to collaboration, and desire to continue supporting the District. Following Board discussion, members expressed support for Mr. Walters' involvement and qualifications. Upon a motion made and seconded, the Board appointed Jerry Walters to fill the unexpired term for Seat 2 through November 2026.

> On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, Appointment of New Supervisor Jerry Walters to Fill Unexpired Term of Office Seat 2, was approved.

E. Oath of Office for Newly Appointed Supervisor (Seat 2)

Mr. Laughlin states following his appointment, Jerry Walters took the Oath of Office for Seat 2, affirming the constitutional oath required to serve as a Supervisor of the Six Mile Creek Community Development District.

F. Election of Officers, Resolution 2026-12

Mr. Laughlin discussed Resolution 2026-12, relating to the election of officers for the District. Staff explained that the Board would appoint a Chair and Vice Chair, while the remaining Supervisors would serve as Assistant Secretaries. It was also noted that District management staff, including the District Manager, would continue serving as Secretary and Treasurer for document-signing purposes.

Board members discussed maintaining continuity in leadership while revisiting committee and oversight assignments at a future meeting to reflect the newly appointed Supervisors. Upon a motion made and seconded, Supervisor Sutton was elected Chair.

> On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, Appointing Supervisor Sutton as Chair, was approved.

The Board then considered the position of Vice Chair. A motion was made and seconded to appoint Supervisor Dunn as Vice Chair.

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

Following the election of officers, the Board approved Resolution 2026-12, confirming the officer appointments and designating the remaining Supervisors as Assistant Secretaries, while retaining the existing District management staff in their respective officer positions for administrative and document-signing purposes.

> On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, Resolution 2026-12 Election of Officers, was approved.

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

A. Brightview (TrailMark)

1. Communication Report

2. Brightview QSA

Mr. McAvoy provided an update on current maintenance operations throughout TrailMark. Crews were continuing to assess the property and address areas requiring additional attention. Grass near amenity sidewalks was scheduled to be trimmed back, and crews were averaging approximately 20 lakes per week, subject to weather conditions. Recent wind and rain had affected treatment schedules, but crews were expected to catch up. The Board requested that treatment reports be forwarded for tracking and discussed weed control methods, including trimming taller weeds before applying treatment. The Board reviewed a proposal to aerate the athletic field and apply granular fertilizer. Staff explained that the work would improve soil conditions by increasing airflow and moisture penetration and would help maintain the field's current condition. The proposal totaled $1,072. Upon a motion made and seconded, the Board approved the athletic field aeration proposal.

> On MOTION by Ms. Sutton, seconded by Ms. Hartley, with all in favor, the Proposal for Aeration of the Athletic Field in the Amount of $1,072, was approved.

3. Proposal for Section 9 & 11 Recharge Well

The Board reviewed a proposal to install a recharge well to address ongoing irrigation and low-water issues affecting Sections 9 and 11. Staff explained that the existing pond and pump system had repeatedly lost prime because of insufficient water levels, which had contributed to deteriorating turf conditions. Previous efforts to extend the intake farther into the pond had not resolved the problem.

The proposed well would draw from an aquifer and replenish the pond to improve irrigation reliability. The Board discussed available capital funding, the potential cost of replacing damaged turf if the irrigation issue continued, and the possibility of later seeking participation from the developer. The Board agreed that restoring water service was necessary before additional turf repairs could be considered.

Upon a motion made and seconded, the Board approved the recharge well proposal in the amount of $28,376.62, with Brightview authorized to proceed with installation. The Board requested an update following installation so that the affected landscaping could be reevaluated.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, the Brightview Proposal for Section 9 & 11 Recharge Well in the Amount of $28,376.62, was approved.

4. Proposal for Hurricane Cleanup

The Board reviewed Brightview's annual hurricane cleanup agreement. Staff explained that execution of the agreement would place the District on Brightview's priority response list following a storm. Initial work would include assessing the property, clearing roads, and moving debris to maintain safe access for residents and emergency vehicles, followed by additional cleanup once the extent of the damage had been determined.

The Board discussed the proposed spending limitation and expressed a preference to approve services according to the hourly rates listed in the agreement rather than authorize an open-ended not-to exceed amount. Upon a motion made and seconded, the Board approved the Brightview storm cleanup agreement at the rates provided in the agreement.

On MOTION by Ms. Sutton, seconded by Ms. Hartley, with all in favor, the Brightview Proposal for Hurricane Cleanup, was approved.

5. Pine Straw

The Board reviewed a proposal for additional pine straw at several locations. The Board discussed areas where prior applications had been too thin or had not remained in place and considered eliminating locations where continued installation was not cost-effective. Staff noted that approximately 14,000 bales would be required to cover the entire property, but the current scope had been reduced by excluding certain pond and less-visible areas.

The Board discussed using the current installation to establish a more accurate basis for future budgeting and limiting future applications to locations where pine straw provides a clear benefit. Upon a motion made and seconded, the Board approved the additional pine straw proposal in the amount of $5,588.73, which was expected to be the final pine straw application for the fiscal year.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, the Brightview Proposal for Pine Straw in the Amount of $5,588.73, was approved.

B. Brightview (Reverie)

1. Brightview QSA

Mr. McAvoy provided an update on landscape maintenance at Reverie. Recent work had focused on weed control around the entrance and amenity areas, with additional treatment planned for the rear park areas. A second chemical application was scheduled, and staff expected continued improvement in grassy weeds, broadleaf weeds and juniper beds. Fertilization of the rose beds and flowering plants was also planned now that irrigation service had improved.

The Board discussed ongoing irrigation and pump concerns, including prior installation and maintenance issues. It was reported that the pump manufacturer had inspected the system, provided recommendations and completed certain repairs. The Board discussed whether the original irrigation system and pond pump had been installed according to approved plans and permits. Mr. Haber advised that the engineering documents, permits and original approvals should be reviewed before determining whether the District had a viable claim against the developer or installer. He explained that any potential recovery would depend on whether the system had been required and omitted, improperly installed or installed differently from the approved design. The Board directed staff to obtain the applicable plans, permits and engineering information for further review.

The Board also discussed the condition of the turf and whether damaged areas should be replaced. The Brightview representative recommended allowing additional time for turf to recover now that water had been restored. It was noted that Floratam generally recovers more quickly than Provista and that the Board could reconsider replacement after observing the affected areas for approximately another month.

The Board reviewed Brightview's proposal to add soil mix to the flower beds to improve drainage, raise the bed elevations and support the health of future annual plantings. Upon a motion made and seconded, the Board approved the soil-mix proposal in the amount of $2,916.25.

On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, the Brightview Proposal to Add Soil Mix for Flower Beds in the Amount of $2,916.25, was approved.

2. Proposal for Sod & Plant Install ***(will be sent under separate cover)***

The Board reviewed a revised Brightview proposal to replace landscape material damaged by the freeze, drought and irrigation problems. The revised scope included replacing certain plants with more freeze and drought-tolerant varieties, relocating some existing plants and grouping similar materials together to improve appearance and durability. It was noted that the original proposal had been reduced and that approximately $58,000 remained available in the general amenity contingency account, although the Reverie landscape contingency had largely been used.

Upon a motion made and seconded, the Board approved the revised sod and plant installation proposal in the amount of $29,893.33.

On MOTION by Ms. Sutton, seconded by Ms. Hartley, with all in favor, the Brightview Proposal for Sod and Plant Installation in the Amount of $29,893.33, was approved.

3. Proposal for Hurricane Cleanup

The Board considered Brightview's annual hurricane cleanup agreement for Reverie. Staff explained that separate agreements were required for Reverie and TrailMark. The agreement would establish the hourly rates for emergency cleanup services following a storm.

The Board expressed that it did not want to approve an open-ended not-to-exceed amount. Upon a motion made and seconded, the Board approved the hurricane cleanup agreement based on pricing and hourly rates listed in the agreement, without approving a separate not-to-exceed amount.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, the Brightview Proposal for the Hurricane Cleanup Agreement, was approved.

The Brightview representative reported that a double pine tree near the amenity center and new mailbox area had a significant defect near its base and could pose a risk if it failed during high winds. Upon a motion made and seconded, the Board approved Brightview's proposal to remove the tree in the amount of $2,571.42.

On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, the Brightview Proposal for Pine Tree Removal in the Amount of $2,571.42, was approved.

C. Florida Waterways

1. TrailMark Report

Mr. Wright provided an update on the District's aquatic maintenance program. It was reported that carp barrier installations have been temporarily paused during the warmer summer months and will resume as temperatures begin to cool, likely in the fall. Staff explained that treating algae during the summer remains a challenging and that efforts would continue throughout the season to manage algae growth and maintain pond conditions.

The Board discussed recent algae treatments, noting that only a limited number of ponds have required multiple treatments and that overall conditions have remained manageable. Staff indicated that additional site visits and treatments would continue as needed throughout the summer.

Board members discussed pond maintenance concerns, including algae blooms in specific ponds and the importance of continued monitoring.

2. Reverie Report

Staff stated there was no report on Reverie provided.

SEVENTH ORDER OF BUSINESS Discussion of Interim Suspension Letters

The Board began its review of interim suspension letters issued in connection with an incident involving multiple minors at the clubhouse. Staff explained that the incident involved violations of the District's amenity policies and noted that several families would be heard regarding the suspensions. The board heard comments from the Knefelkamp family regarding the incident. Discussion included the minor's conduct, acknowledgment of responsibility, prior disciplinary history, compliance with District rules, and the family's cooperation following the incident. Staff also advised the Board that there had been a delay between the occurrence of the incident and the issuance of the suspension letters due to the time required to identify those involved and noted that some of the suspension period had effectively already elapsed.

Board members emphasized the importance of complying with the District's amenity rules and encouraged continued parental involvement and adherence to community standards. After discussion, a motion was made and seconded and approved to lift the interim suspension for the Knefelkamp family.

On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, to Lift the Suspension for the Knefelkamp Family, was approved.

The Board heard comments from the Mienel family regarding the interim suspension issued in connection with the clubhouse incident. The family explained the circumstances surrounding the incident, including that the minor had acknowledged making poor decisions, cooperated with their parents, and had complied with the previously communicated suspension. They also noted the minor's positive history within the community and school and requested that the Board reinstate the family's amenity privileges.

Board members discussed the District's responsibility to enforce its amenity rules consistently while recognizing the family's cooperation and the minor's acceptance of responsibility. The Board reiterated the importance of understanding and complying with the District's policies and encouraged continued parental involvement.

Upon a motion made and seconded, the Board approved lifting the interim suspension and restoring the Mienel family's amenity privileges.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, to Lift the Suspension for the Mienel Family, was approved.

The Board considered the interim suspension issued to the Bonitatibus family. Staff advised the Board that the resident was not present to address the matter and provided an update regarding the circumstances that had occurred following the issuance of the suspension letter. Mr. Haber advised that, because the resident was not present, the Board should ensure appropriate due process by clearly defining the suspension period related to the current matter and issuing notice that any subsequent incidents would be considered separately at a future hearing.

The Board discussed options for extending the existing suspension, the importance of providing adequate notice, and the process for addressing any additional violations through a separate hearing. Board members agreed that the resident should receive written notice of the Board's action and any future hearing regarding subsequent incidents.

Following discussion, a motion was made and seconded and approved to extend the Bonitatibus family's suspension for an additional sixty days and to direct staff to issue a follow-up notice consistent with the Board's action.

> On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, to Extend the Bonitatibus Family's Suspension for an Additional 60 Days, was approved.

The Board reviewed the interim suspension previously issued to the Masters family following incidents of vandalism and property damage at the amenity center. Staff confirmed that the family had not appeared before the Board otherwise responded to address the matter. Mr. Haber advised that there is no maximum suspension period and emphasized that disciplinary actions should be determined on a case-to-case basis while remaining consistent with prior Board decisions to avoid claims of disparate treatment.

Board members discussed several options for the suspension period, ranging from an additional 60-90 days up to one year. Members expressed concern that the incidents occurred on multiple occasions, involved intentional property damage, and demonstrated a lack of accountability. The Board also discussed including language in the suspension letter allowing the family to appear before the Board at a future meeting to request reconsideration or a reduction of the suspension upon demonstrating remorse and accepting responsibility for the actions.

Following discussion, a motion was made, seconded, and approved to extend the Masters family's amenity suspension for 365 days. The approved motion also directed that the revised suspension letter include language allowing the family and the child involved to appear before the Board to request that the suspension be lifted or reduced at the Board's discretion.

On MOTION by Ms. Sutton, seconded by Ms. Hartley, with all in favor, to Extend the Masters Family Suspension for 365 Days, was approved.

The Board reviewed the interim suspension issued to the Cyr family concerning incidents involving vaping and bringing bicycles onto common area property. Because the family was not present, the Board discussed the appropriate disciplinary action based on the information available and considered whether the existing suspension should be extended.

Mr. Haber advised that the original suspension letter remained in effect until the Board considered the matter and clarified that while residents may appear before the Board to provide their account and request reconsideration, they cannot be required to attend. The Board discussed several options, including allowing credit for time already served, extending the suspension by an additional 30 days, or imposing a total 90-day suspension to remain consistent with prior disciplinary actions. Board members also discussed balancing consistency with the facts of each individual case and recognized that each incident may warrant different treatment depending on the circumstances.

Following discussion, a motion was made and seconded to extend the Cyr family's suspension by an additional 30 days.

On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, to Extend the Cyr Family Suspension for 30 Days, was approved.

The Board next considered the interim suspension letters for the Sigman and Hall families. Staff advised that both matters involved similar conduct, including vaping and the consumption of alcohol on District property. Based on similarity of the incidents to previously discussed cases, a Board member moved to extend each family's suspension by an additional 30 days.

On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, to Extend the Sigman Family Suspension for 30 Days, was approved.

> On MOTION by Ms. Sutton, seconded by Ms. Gellman, with all in favor, to Extend the Hall Family Suspension for 30 Days, was approved.

The Board then considered the suspension of the Pilgrim family. Staff read a letter submitted by Mr. Pilgrim explaining that he was unable to attend the meeting due to a prior work commitment and requesting that the letter be accepted in lieu of his appearance. In the letter, he accepted responsibility for his daughter's conduct, explained that the family had cooperated fully throughout the investigation, and noted that he had been the individual who initially reported the incident to District staff, which ultimately led to a broader review of security procedures. He requested that the Board reinstate the family's amenity privileges.

Board members discussed the family's cooperation, Mr. Pilgrim's acceptance of responsibility, and the fact that he had voluntarily brought the matter to the District's attention. The Board also discussed whether the suspension should remain in place for the daughter while restoring privileges to the remainder of the household. Several members expressed that continued suspension of the entire family would serve little constructive purpose given the family's cooperation and efforts to address the matter.

Following discussion, a motion was made and seconded to lift the Pilgrim family's suspension.

> On MOTION by Mr. Dunn, seconded by Ms. Gellman, with Ms. Hartley, Mr. Dunn, Mr. Walters, and Ms. Gellman in favor and Ms. Sutton opposed, to Lift the Pilgrim Family Suspension, was approved 4-1.

The Board next considered the interim suspension letter issued to the Clark family regarding repeated violation of the District's bicycle policy. Staff explained that the resident had repeatedly brought a bicycle into the fitness center, blocked access areas, and failed to use the designated bicycle rack despite numerous verbal warnings, prior written notices, and interactions with staff and security. Board members noted that the resident had been argumentative with staff on multiple occasions, ignored repeated requests to comply with the rules, and continued the conduct after previous incidents had been addressed.

The Board discussed the progression of enforcement efforts, noting that staff initially attempted to resolve the issue through conversations and warning letters before issuing a suspension. Members agreed the repeated nature of the violations and the resident's refusal to comply warranted stronger disciplinary action.

Following discussion, a motion was made and seconded to extend the Clark family's suspension by an additional 60 days, resulting in a total 90-day suspension.

On MOTION by Ms. Hartley, seconded by Ms. Sutton, with all in favor, to Extend the Clark Family Suspension for 60 Days, was approved.

EIGHTH ORDER OF BUSINESS **Review and Ranking of Responses to RFQ for District Engineering Services**

Mr. Laughlin presented the ranking of responses received to the Request for Qualifications for District Engineering Services. Staff reviewed the qualifications-based selection process, explaining that firms are ranked based on qualifications rather than pricing and that contract negotiations would begin with the highest ranked firm. If negotiations were unsuccessful, the Board could proceed to the next ranked firm. Board members compared their individual scoring sheets, discussed each firm's qualifications, and agreed that firms could answer questions from the Board regarding their experience and capabilities.

Representatives from BGE introduced their firm, highlighting their experience providing engineering services for CDDs throughout Florida, including large residential developments and infrastructure projects. Board members questioned the firm's experience with CDDs, local projects, responsiveness, staffing, and community involvement. Members complimented the firm's qualifications and presentation materials.

Representatives form Gulfstream Engineering were then invited to address the Board. They emphasized their locally owned operation, experience serving CDDs and HOAs throughout Northeast Florida, responsiveness to clients, and ability to provide personalized service. Board members discussed the firm's familiarity with the local area, availability, experience managing stormwater, drainage, inspections, and capital improvement projects, and noted the benefits of working with a smaller local engineering firm. The Board also discussed each firm's recommendations, responsiveness, and overall qualifications while comparing the final scoring results.

Following discussion, the Board reviewed the final rankings and acknowledged that Gulfstream Engineering received the highest overall ranking. After further discussion regarding the ranking procedure and the negotiation process required under Florida law, a motion was made and seconded to approve the rankings and authorize staff to begin contract negotiations with Gulfstream Engineering as the highest ranked firm.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, to Accept Ms. Hartley's Rankings and Authorize Staff to Begin Contract Work with Gulfstream Engineering as the Highest-Ranked Firm, was approved.

EIGHTH ORDER OF BUSINESS **Acceptance of Resignation Letter from England-Thims & Miller**

Mr. Laughlin asked the Board for a motion to accept the resignation letter from England-Thims & Miller.

On MOTION by Ms. Sutton, seconded by Ms. Hartley, with all in favor, to Accept the Resignation Letter from England-Thims & Miller, was approved.

TENTH ORDER OF BUSINESS **Discussion Items:**

A. Board Oversight

Mr. Laughlin discussed oversight assignments for Board members and reviewed the current areas of responsibility assigned to each Supervisor. Members considered whether the existing assignments should be modified or remain unchanged, noting that a previously assigned oversight area was no longer covered following a Board member's departure. After discussion, the consensus was to keep the current oversight assignments in place for the time being, with flexibility to revisit the assignments in the future if needed.

B. Lap Pool Policies

The Board discussed the existing lap pool policy following concerns raised by a resident. Boad members agreed the mater appeared to be an isolated incident rather than a problem with the policy itself, noting that the policy has been reviewed on multiple occasions and continues to serve its intended purpose. Members emphasized that the lap pool is designated for swimming and lap use, while any future issues should be addressed through enforcement rather than policy changes.

After discussion, the Board reached a consensus to leave the existing lap pool policy unchanged and move on to the next agenda item.

C. Fiscal Year 2027 Approved Budget

Mr. Laughlin reviewed the proposed Fiscal Year 2027 budget, noting that the item was for discussion only and that formal adoption would occur following a public hearing at the August meeting. Staff reviewed revisions to the budget, including confirmed developer funding from Dream Finders, reduced operating expenses, increased capital reserve funding, and a projected annual assessment increase of approximately $120 per home.

Board members discussed the District's transition away from Developer deficit funding and emphasized the need for assessments to reflect the true cost of operating the community. Staff also noted that excess revenues from prior years may help offset future assessment increases.

The Board reviewed several discretionary budget items, including lifestyle programming, special events, and holiday decorations. Members discussed identifying future cost-saving opportunities through sponsorships, fee-based events, and continued evaluation of operating expenses while maintaining the quality of community amenities and programs.

Following discussion, the Board agreed that any additional revisions would be considered before the August public hearing, a which time residents would have the opportunity to provide input prior to adoption of the Fiscal Year 2027 budget.

D. Recreation Pond Inspection Report

Mr. Laughlin reviewed the recreation pond inspection report prepared in connection with the turnover of the water management system from Greenpoint to the District. Staff reported that the inspection found the structures to be in good condition of the pond banks and grass maintenance, noting that the District had already begun maintaining the area and that continued mowing would support erosion prevention.

Following discussion, the Board agreed to accept the recreation pond turnover contingent upon Greenpoint repairing the identified minor erosion areas before final acceptance.

On MOTION by Mr. Walters, seconded by Ms. Sutton, with all in favor, to Accept the Recreation Pond Turnover Contingent on GreenPoint Repairing the Erosion Areas, was approved.

E. Fitness Pro Preventative Maintenance Findings

Mr. Wright reviewed the Fitness Pro preventative maintenance report identifying recommended repairs to several fitness center equipment components, including treadmill belts, upholstery, and worn pads, at a proposed cost of $2,578.43. Board members discussed the unusually high repair cost, the remaining term of the current equipment lease, and long-term options for replacing or leasing newer equipment. The Board also considered transitioning to different equipment brands and phasing in future replacements as the existing lease expires.

Following discussion, the Board determined that the recommended repairs were necessary to maintain the current equipment and approved the Fitness Pro preventative maintenance proposal in the amount of $2,578.43.

On MOTION by Ms. Sutton, seconded by Ms. Hartley, with all in favor, the Proposal from Fitness Pro for Recommended Repairs in the Amount of $2,578.43, was approved.

ELEVENTH ORDER OF BUSINESS Consideration of Proposals

A. TrailMark

1. Swim Instruction

The Board considered proposals from two swim instruction providers to offer private swim lessons for residents at the community pool. Staff explained that both vendors were willing to tailor their programs to the District's needs, including scheduling around existing pool usage and adjusting lap lane use if necessary. Board members discussed the differences between the providers, scheduling flexibility, use of District facilities, resident benefits, and the importance of minimizing conflicts with recreational pool use. The Board also discussed including agreement provisions requiring instructors to coordinate lesson schedules with District staff and allowing for termination or modifications if operational issues arose.

Following discussion, the Board expressed support for offering additional swim lesson opportunities for residents and approved both swim instruction proposals, with understanding that staff would coordinate scheduling and operational requirements to ensure compatibility with regular pool activities.

> On MOTION by Mr. Dunn, seconded by Ms. Gellman, with all in favor, the Proposal for Both Swim Instructors, was approved.

2. Fitness Equipment

The Board considered a proposal to purchase replacement adjustable weight benches for the fitness center. Staff explained that two of the existing benches had experienced significant wear from heavy use and were deteriorating. While a less expensive commercial model had been purchased previously, staff recommended replacing the aging benches with a higher-quality, more durable model that would better withstand long-term use and match the existing premium equipment. Board members discussed the cost, the option of bundling the purchase with future equipment replacements, available budget funding, and the long-term value of investing in more durable fitness equipment.

Following discussion, the Board agreed that replacing the worn benches with higher-quality equipment was in the District's best interest an approved the purchase of two replacement adjustable benches.

> On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, the Proposal for 2 Adjustable Weight Benches in the Amount of $2,001.00 Each, was approved.

B. Reverie

1. Tison for Amp Installation

The board discussed the status of the community's outdoor sound system following questions regarding a proposal for amplifier installation. Staff explained that the Board had previously approved repairs to the sound system, but additional issues were discovered during work, including wiring problems, malfunctioning landscape speakers, and a failed amplifier. While one amplifier had been repaired and music was operational in some areas, a second amplifier had since failed. Staff noted that the technician who originally diagnosed the system was no. longer with the company, creating uncertainty regarding the extent of the remaining repairs. A new technician was scheduled to install the replacement speaker and swap out the failed amplifier, with additional information expected after the site visit.

Board members expressed concern over the frequency of repairs to relatively new amenity equipment and questioned why the sound system continued to experience failures despite previous expenditures. Members also discussed warranty status, ongoing maintenance costs, and the importance of determining the root cause of the recurring issues before authorizing additional work. No Board action was taken, and staff was directed to obtain updated information from the vendor and report back with the findings before proceeding further.

TWELFTH ORDER OF BUSINESS **Acceptance of Fiscal Year 2025 Audit Report**

Mr. Laughlin presented the Fiscal Year 2025 Audit Report. He summarized the independent auditor's opinion, noting that the financial statements fairly presented the District's financial position in accordance with generally accepted accounting principles. The Board was also informed that the audit identified no material weakness or significant deficiencies in internal controls. And that the District was found to be in compliance with all applicable financial reporting requirements for the fiscal year. Staff confirmed that the audit had been reviewed by both the District's accountant and legal counsel and recommended for acceptance.

Following the presentation a motion was made and seconded to accept the Fiscal Year 2025 Audit Report.

On MOTION by Ms. Gellman, seconded by Ms. Sutton, with all in favor, Acceptance of Fiscal Year 2025 Audit Report, was approved.

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

A. Engineer Items
   1. **Approval of Requisition No. 350A – 352A 2016A Capital Improvement Bonds**
   2. **Approval of Requisition No. 51, 2017 NW Parcel Bonds (AA2, Phase 2)**

B. Approval of Minutes of the June 10, 2026 Meeting

C. Balance Sheet as of May 31, 2026 and Statement of Revenues and Expenses for the Period Ending May 31, 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. Gellman, seconded by Ms. Sutton, 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 provided a legislative update regarding a bill that would have increased Florida's sovereign immunity limits, potentially exposing governmental entities such as the District to greater liability and higher insurance costs. He reported that the Governor did not sign the bill, meaning the proposed increase did not take effect, which could help limit the District's future insurance exposure and premiums.

Board members then discussed pending insurance and legal matters involving the District. Mr. Haber explained that active litigation matters are handled through the District's insurance carrier and appointed counsel. Staff provided updates on two recent claims. One involved a trip-and-fall incident on a sidewalk, for which the insurance company was reviewing the claim and no litigation had been filed. The second involved a resident injury related to fitness equipment. Staff noted that the District had received a preservation letter from an attorney, but no lawsuit had been filed. Following a review of the incident and available video footage, the insurance carrier determined that the equipment had been used improperly and concluded the District was not at fault. No Board action was required.

B. Engineer

Mr. Sims reported that there were no formal engineering updates for the Board. Board members thanked staff for the prompt response in coordinating repairs to a malfunctioning traffic signal, noting that the issue was resolved quickly and communication throughout the process was appreciated.

The Board also discussed traffic conditions at the intersection following the repair, including requests for additional pavement striping to improve turning movements. It was noted that the County had previously reviewed the location and determined that the roadway geometry did not justify adding the requested lane markings. Staff indicated they could continue coordinating with the County regarding any future traffic concerns. No Board action was taken.

C. Manager

Mr. Laughlin stated he had no more updates.

D. TrailMark Operations & Amenities

1. Report

Ms. Barron reported that operations at the amenity center were running smoothly. She noted that approximately 300 pool chemical containers had been removed and disposed of following weather-related delays. Upcoming community programming was also reviewed, including a flower arranging class, a summer paint night, and plans for a back-to-school event at the beginning of August.

Mr. Wright reported that the front entrance door at the amenity center remained inoperable due to a mechanical failure with the electronic access system. He explained that the existing crash bar required a conversion kit and related components to restore fob access. A proposal from Fly Lock totaling approximately $2,183 had been received, and staff continued to solicit additional quotes while recommending the repair be completed as soon as possible. Following discussion, the Board authorized Supervisor Dunn to work with staff on the repair of the exit gate at the Amenity Center.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, Supervisor Dunn to Work with Staff on the Repair of the Exit Gate at the Amenity Center, was approved.

Staff also reported that repairs to the lap lane divider at the pool had been completed by Cbuss and that County roadway work near the community was progressing, with paving anticipated to be completed within approximately two weeks. Additional maintenance updates included ordering commercial-grade plyometric boxes for the fitness center, installing wildlife signage near TrailmMark ponds, ordering replacement batteries for the chairlifts, and preparing proposals for erosion repairs on Trailmark Drive for consideration at a future meeting.

2. Update on Gym Equipment

Mr. Wright discussed the condition of the fitness center equipment following the insurance claim. Staff recommended conducting a complete inventory and inspection before returning any removed equipment to service. Board members agreed that only appropriate, durable equipment should be returned to the fitness center and emphasized that personal items brought in by residents should not remain in the facility.

E. Reverie Reports

1. DFH Updates

Mr. Laughlin reported that, operations coverage had been maintained by existing staff while a replacement was identified following a recent resignation.

2. Operations *(First Service)* – Report

Ms. Janzen reported that the community entrance gate issues had been resolved and that irrigation system repairs had been completed. Adjustments were made to the irrigation pump and check valves to improve system performance and reduce recurring maintenance issues. Staff also advised that the maintenance supervisor had begun a long-term retaining wall project around the property, while routine maintenance of the community's HVAC systems and ither facilities had been completed.

The Board also discussed proposals for replacing the community sound system. Members expressed concerns regarding equipment longevity, warranty coverage, and whether environmental conditions or equipment placement were contributing to repeated failures. The Board directed staff to obtain additional proposals, review warranty information, and further evaluate the existing system before making a replacement decision. Consideration of the proposal was tabled until a future meeting pending additional information.

3. Lifestyles *(OnPlace)* – Report

Ms. DeMarco reported that the community's Fourth of July celebration was highly successful and reviewed several upcoming resident events. Scheduled activities included a DJ performance, a July 14 sunset sail from the St. Augustine marina featuring live music and complementary beverages, a fitness launch event on July 18, and the monthly social gathering on

July 25. Staff noted strong resident participation and encouraged attendance at the upcoming events.

SIXTEENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Laughlin asked for Supervisor's requests. There were no Supervisor requests.

SEVENTEENTH ORDER OF BUSINESS Audience Comments

Resident (Ms. Brofford) addressed the board and expressed her appreciation for the Board members, District staff, and professionals for their dedication and integrity in serving the community. She acknowledged the recent work accomplished on behalf of residents and thanked everyone for their continued leadership and support.

Ms. Brofford encouraged the Board to consider establishing a formal resident recognition program, specifically recommending recognition for Speaker Michelle and the "Feet on Earth" volunteers for their ongoing service and commitment to the community.

She also commended the Board, District staff, and legal counsel for protecting the District's interests, noting the significant financial savings achieved through their efforts. While discussing roadway concerns, she encouraged residents to work with St. Johns County on issues involving County-maintained roads and encouraged the Board to continue its due diligence.

Before concluding, Ms. Brofford offered additional words of appreciation to District staff, recognizing their professionalism, leadership, and daily efforts on behalf of the community. She thanked the residents for remaining engaged and encouraged everyone to continue participating respectfully in District meetings.

Ms. Rowell complimented staff on the successful Fourth of July celebration and praised the Lifestyles Director for the quality of the community programming and events. She then raised concerns regarding the gate operations at the Reverie entrance, noting that one gate remains open until approximately 6:00 or 7:00 p.m. and asked whether both gates could remain open during that period to improve traffic flow.

Staff explained that the current gate schedule is intended to accommodate active development traffic while maintaining controlled access to the community. Board members discussed the possibility of adjusting the gate operations, noting that keeping both gates open during peak construction hours could reduce wear on the equipment while still allowing controlled entry. Staff agreed to evaluate the request with the developer and gate contractor and consider whether operational adjustments could be made.

EIGHTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 12, 2026 at 1:00 p.m. @ Good News Church (WGV)

Mr. Laughlin noted the next meeting is scheduled for August 12, 2026.

NINETEENTH ORDER OF BUSINESS Adjournment

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

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

Signed by:
Daniel Laughlin
9A989FE97A6A46D...
Secretary/Assistant Secretary

Signed by:
7907A6D4505D4CC...
Chairman/Vice Chairman