

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, August 12, 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 <i>by phone</i> | District Counsel  |
| Mike Silverstein          | District Engineer |
| Elena Barron              | GMS               |
| Dan Wright                | GMS               |
| Louis Cowling             | Dreamfinders      |
| Nicole Janzen             | First Service     |
| Jennifer Salazar          | First Service     |
| Sarah Burkmier            | First Service     |
| Steve McAvoy              | Brightview        |
| Dupree Juwan              | Brightview        |

*The following is a summary of the actions taken at the August 12, 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 1:02 p.m. Five Supervisors were present in person constituting a quorum.

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**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. There being no comments, the Board moved on to the next agenda item.

**FIFTH ORDER OF BUSINESS**

**Landscape & Lake Maintenance Update**

**A. Brightview (TrailMark)**

**1. Communication Report**

**2. Quality Site Assessment**

Mr. McAvoy provided an update on landscape maintenance throughout TrailMark. Tree elevations were underway, beginning along the walkways and entrance near the dog park, with additional common areas scheduled to follow. Weed control was slightly behind due to weather conditions; however, crews were adjusting their schedules to make up for lost time, and all other maintenance remained on schedule.

**3. Proposal for Plant Restore**

Mr. McAvoy provided a proposal totaling \$2,124 to restore landscaping damaged by a fire near the community center, including removal and disposal of damaged plant material, installation of seven-gallon plant material, pine straw and delivery. The Board discussed the cost and alternative plant sizes and varieties and directed staff to remove the dead plant material and return at the next meeting with less expensive replacement options.

**4. Proposal for Tree Removals**

Mr. McAvoy provided a proposal for removal and replacement of approximately 18 damaged or declining trees. Staff noted that most of the affected trees were pine trees and discussed damage caused by disease, beetles, storms and lightning. The Board also discussed monitoring trees more frequently to identify declining trees sooner.

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On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, the Brightview Proposal for Tree Removals in the Amount of \$4,857.14, was approved.

The Board the reviewed the proposal for the upcoming annual flower installation, anticipated for mid-September.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, the Brightview Proposal for the Annual Flower Installation in the Amount of \$2,234.32, was approved.

**B. Brightview (Reverie)****1. Communication Report****2. Quality Site Assessment**

The Board received an update on landscape maintenance at Reverie. Staff reported that steady irrigation water had been restored and the landscaping was beginning to improve. Additional turf applications were still needed, flowers had recently been installed, and fertilizer applications and treatment of select shrubs and juniper beds were scheduled. Staff noted that overall conditions had improved from the previous month.

**3. Proposal for Entry Sod Install**

The Board reviewed the entry sod installation proposal, which was divided into three priority areas. Discussion focused on replacing damaged ProVista turf with Floratam, particularly in the entrance area, while considering whether some of the less damaged areas could be repaired rather than completely replaced. The Board discussed the cost savings of completing only certain priority areas versus completing the entire project, as well as concerns that delaying portions of the work could result in additional replacement costs later. The Board ultimately favored completing the necessary work at this time.

On MOTION by Ms. Gellman, seconded by Mr. Walters, with all in favor, the Brightview Proposal for Full Entry Sod Installation in the Amount of \$9,767.10, was approved.

The Board also discussed ongoing irrigation repairs related to lightning damage. Staff reported that troubleshooting was continuing, including work involving a valve and electrical

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components, and anticipated the repairs would be completed by the end of the week. Staff confirmed that previously authorized emergency irrigation work was associated with the lightning damage and advised that efforts were being made to complete the repairs as efficiently as possible

### **C. Florida Waterways**

#### **1. TrailMark Report**

#### **2. Reverie Report**

Mr. Wright provided update regarding lake and pond maintenance. Staff reported that algae issues continue in several ponds, including ponds in the Reverie area. Recent treatments have been performed; however, treatment frequency and chemical application amounts are limited, and treated vegetation may take several weeks to die and settle. Staff explained that recent rainfall following an extended dry period has contributed to nutrient runoff into the ponds, which can increase algae growth.

The Board discussed options for improving pond conditions, including additional treatments, the use of natural vegetative buffers along pond banks, and stocking grass carp where appropriate. Staff explained that vegetative buffers can help filter fertilizers, grass clippings and other nutrients before they enter the ponds. It was noted that staff would coordinate with the lake maintenance representatives regarding additional treatment options and the condition of the Reverie ponds.

The Board also discussed the previously approved installation of grass carp and carp barriers. Staff advised that the barriers require fabrication and permitting and that work is anticipated as temperatures begin to cool. The Board requested confirmation that the Reverie ponds are included in the planned carp installation.

Discussion followed regarding a recent fish kill observed in one of the ponds. Staff advised that the pond would be inspected and water levels tested. It was explained that fish kills can occur naturally during periods of high temperatures and low dissolved oxygen, particularly when pond water temperatures change and the water column turns over. Staff noted that the incident did not appear to involve the grass carp and that the carp should generally move into deeper water during temperature changes.

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**SIXTH ORDER OF BUSINESS****Consideration of Community Requests:****A. “The Medicare Maze” Educational Program (Reverie)**

Mr. Laughlin presented a request to allow a Medicare Maze educational program at the Reverie Amenity Center. The program was described as an informational presentation intended to help residents understand Medicare Advantage, supplemental plans and other Medicare options. Discussion followed regarding the presenter’s involvement in the insurance business and whether allowing the program could be viewed as permitting a commercial service or create a precedent for other businesses seeking use of District facilities. It was noted that the presentation would be educational and would prohibit discussion of specific plans, insurance carriers or enrollment applications. The Board discussed alternatives, including incorporating Medicare information into a broader health and wellness event coordinated through Lifestyle, which could include multiple informational providers. Following discussion, the Board took no action on the request.

**B. Reverie Event Request (Supervisor Gellman) (*will be sent under separate cover*)**

The Board discussed a request regarding a community event at Reverie. It was explained that residents were interested in organizing a band and community-wide event and had previously discussed the idea with Lifestyle staff. The Board was advised that the request had been presented to Lifestyle for consideration and that staff would explore the possibility of coordinating the event through the Lifestyle program.

**SEVENTH ORDER OF BUSINESS****Consideration of Fence Easement  
Encroachment Application – Lot 122  
(TrailMark)**

The Board considered a resident’s request to install a fence that would encroach approximately seven and one-half feet into a 15-foot District easement. Staff reviewed the easements surrounding the property and explained the District’s need to maintain adequate access to the adjacent pond for maintenance and heavy equipment. Discussion included the location of the side and rear easements, appropriate gate access, drainage considerations, potential impacts to the pond bank, and the importance of preserving the rear maintenance easement. It was noted that encroachment requests are evaluated on a case-by-case basis and that any approved installation remains subject to the District’s easement rights.

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Following discussion, the Board approved the request to allow the fence to encroach seven and one-half feet into the side easement, while requiring the rear maintenance easement to remain unobstructed.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, the Request to Allow the Fence to Encroach Seven and One-half Feet into the Side Easement, while Requiring the Rear Maintenance Easement to Remain Unobstructed., was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Consideration of Proposals:**

#### **A. TrailMark**

#### **B. Reverie**

##### **1. Commercial Fitness Products for Preventative Maintenance**

Mr. Laughlin presented a proposal from Commercial Fitness Products for preventative maintenance of the fitness equipment at the Reverie fitness center. It was explained that maintenance is currently included as part of the equipment lease; however, once the lease concludes next year, the District will need to separately provide for ongoing preventative maintenance. The proposal provides for quarterly service at \$375 per visit, four times per year. The Board discussed the importance of routine maintenance for equipment safety, repairs and insurance purposes.

On MOTION by Ms. Gellman, seconded by Mr. Walters, with all in favor, the Proposal for Commercial Fitness Products for Preventative Maintenance in the Amount of \$1,500, was approved.

##### **2. Integrated Access Solution for Entry Gate Preventative Maintenance**

Mr. Laughlin presented a proposal from Integrated Access Solutions (IAS) for preventative maintenance of the Reverie entry gate system. Staff reported that IAS had been responsive and effective in addressing recent gate issues, including a power outage that caused the gate to remain open. It was noted that IAS assisted with resetting the system and provided staff with instructions for handling similar situations. Staff recommended IAS over the current provider and confirmed that the existing agreement could be terminated.

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The Board reviewed the available maintenance plans and discussed costs compared with the current provider. The Premium Plan was recommended at \$300 per gate system per month, covering the two gate systems.

On MOTION by Ms. Gellman, seconded by Ms. Sutton, with all in favor, the Proposal for Integrated Access Solutions Premium Plan for Preventative Maintenance in the Amount of \$300 per Gate System per Month, was approved.

**NINTH ORDER OF BUSINESS****Public Hearing Adopting the Budget for  
Fiscal Year 2027****A. Consideration of Resolution 2026-13, Relating to the Annual Appropriations and  
Adopting the Budget for Fiscal Year 2027**

Mr. Laughlin reviewed the proposed Fiscal Year 2027 Budget with the Board, including anticipated revenues and expenditures, assessments and the major changes from the prior fiscal year. He discussed the proposed assessment levels and explained the difference between the net and gross assessment amounts, noting that the gross amount accounts for collection costs and early-payment discounts.

Following Mr. Laughlin's presentation, the Board discussed several budget items and proposed adjustments. Mr. Laughlin asked the Board for a motion to open the public hearing.

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

During the public hearing, the Board continued its detailed review of the proposed budget. Considerable discussion was held regarding the CDD and HOA staffing structure and the allocation of responsibilities between the two entities. The Board reviewed the Community Association Manager (CAM), facility/amenity manager, field manager, lifestyle manager and maintenance positions and discussed which services appropriately belong under the CDD versus the HOA. The Board agreed that the CAM function should be associated with the HOA and discussed revising the management agreement to more clearly define the CDD positions and responsibilities. The Board also discussed staffing hours and agreed to budget a 3% increase for staff salaries.

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The Board reviewed the pool maintenance budget and existing contract, including the monthly maintenance charge and the additional cost of pool chemicals. Due to increased costs and recent pool-related expenses, the Board agreed to increase the pool maintenance budget from approximately \$25,500 to \$46,000. The Board also discussed the dog park expense and other budget adjustments. Following the revisions, it was noted that the overall budget decreased by approximately \$33,200, or approximately \$57 per unit.

Mr. Laughlin asked the Board for a motion to close the public hearing.

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

Following further Board discussion, it was determined that any transfer of year-end surplus funds to capital reserves could be addressed at the end of the fiscal year once the actual surplus amount was known.

Mr. Laughlin asked for a motion to approve the Fiscal Year 2027 budget with the changes discussed.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, Resolution 2026-13 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027 with the Changes Discussed, was approved.

**B. Consideration of Resolution 2026-14, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027**

Mr. Laughlin presented Resolution 2026-14, imposing the Fiscal Year 2027 special assessments and certifying the assessment roll. He explained that the resolution establishes the assessments to be charged and authorizes preparation of the assessment roll for submission to the County for collection through the property tax bill. He further explained that the gross assessment amount includes the applicable collection costs and early-payment discount. Mr. Laughlin asked the Board for a motion to open the public hearing.

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

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During the public hearing, a resident of Reverie asked questions regarding her CDD assessment and how the assessment funds are allocated between Reverie and TrailMark. Staff explained the assessment structure and the allocation of operation and maintenance expenses between the communities.

Mr. Laughlin asked the Board for a motion to close the public hearing.

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

Mr. Laughlin asked the Board for a motion to approve Resolution 2026-14, imposing special assessments and certifying the assessment roll.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, Resolution 2026-14 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027, was approved.

#### **TENTH ORDER OF BUSINESS**

#### **Consideration of Developer Funding Agreement with Dream Finders Homes, LLC for Fiscal Year 2027 (Reverie) *(will be sent under separate cover)***

Mr. Laughlin discussed the Fiscal Year 2027 Developer Funding Agreement with Dream Finders. Staff explained that the agreement was substantially the same form used in prior years, with the applicable Fiscal Year 2027 budget amounts still to be incorporated. The Board discussed approving the agreement in substantial form with final authorization by the Chair versus allowing additional time for review. Following discussion, the Board agreed to table the Developer Funding Agreement and bring it back for consideration at the next meeting to allow additional time to review the agreement and related staffing and budget considerations.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Consideration of Agreement with Rever Homeowner's Association, Inc. for Facility Management Services *(will be sent under separate cover)***

The Board considered the Fiscal Year 2027 agreement with the Reverie Homeowners Association for facility management services. Staff noted that the current agreement expires

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September 30, 2026. The Board discussed concerns regarding the division of responsibilities between the CDD and HOA, the lack of regular HOA meetings and Board involvement, and the need to further review staff positions and job responsibilities. It was also clarified that the District is not required to continue the agreement. Following discussion, the Board agreed to table the agreement until the next meeting for further review.

## **TWELFTH ORDER OF BUSINESS**

### **Public Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; Consideration of Resolution 2026-15**

Mr. Laughlin presented Resolution 2026-15, adopting the District's Amended and Restated Rules of Procedure. He explained that the rules are periodically updated to remain consistent with changes in Florida law and that the proposed revisions were primarily administrative and housekeeping in nature. Changes included updated notice requirements and timeframes, as well as revisions to accommodate statutory changes applicable to CDDs operating in multiple counties. It was noted that the revisions would not substantively change the District's day-to-day operations.

Mr. Laughlin asked the Board for a motion to open the public hearing.

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| On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, Opening the Public Hearing, was approved. |
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The Board discussed the proposed amendments and confirmed that there were no significant changes affecting District operations. There were no additional public comments.

Mr. Laughlin asked the Board for a motion to close the public hearing.

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| On MOTION by Mr. Dunn, seconded by Mr. Walters, with all in favor, Closing the Public Hearing, was approved. |
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Mr. Laughlin asked the Board for a motion to approve Resolution 2026-15, Adopting Amended and Restated Rules of Procedure.

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| On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, Resolution 2026-15 the Purpose of Adopting Amended and Restated Rules of Procedure, was approved. |
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**THIRTEENTH ORDER OF BUSINESS****Approval of Consent Agenda****A. Engineer Items****1. Ratification of Requisition No. 353A 2016A Capital Improvement Bonds****B. Approval of Minutes of the July 8, 2026 Meeting****C. Ratification of Agreement with Gulfstream Design Group for Professional Engineering Services****D. Ratification of Agreement with Jax Utilities Management for Pond Bank Repair (Reverie)****E. Ratification of Brightview Proposal for Suction Line Turf Restore (Reverie)****F. Ratification of Brightview Proposal for Initial Irrigation Audit (Reverie)****G. Ratification of Brightview Proposal for Preventative Maintenance Irrigation Repairs (Reverie)****H. Ratification of Tison for Amp Installation (Reverie)****I. Balance Sheet as of June 30, 2026 and Statement of Revenues and Expenses for the Period Ending June 30, 2026****J. Assessment Receipt Schedule****K. Check Register**

Mr. Laughlin presented the consent agenda. The Board reviewed the Consent Agenda, which included ratification of Engineering Requisition No. 353A; approval of the July 8, 2026 meeting minutes; ratification of the agreement with Gulfstream Design Group for professional engineering services; ratification of the agreement with JAX Utility Management for pond bank repair in Reverie; ratification of BrightView proposals for suction line turf restoration, an initial irrigation audit, and preventative maintenance and irrigation repairs in Reverie; and ratification of the Tyson amplifier installation. The financial reports included the balance sheet and statement of revenues and expenditures as of June 30, 2026, the assessment receipt schedule, and the check register totaling \$216,405.18.

The Board briefly discussed the Tyson amplifier installation. Staff confirmed that the previous amplifier was broken and that the replacement had already been installed, which was why the item was presented for ratification. A Board member noted that less expensive alternatives may be available, and staff agreed that additional options would be considered for future purchases.

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

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**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 had no report for the Board.

**B. Engineer – Discussion of Pond Bank Rehab (Reverie)**

The District Engineer reported on several site inspections conducted since the previous meeting. Areas of concern included exposed soil and potential irrigation-related erosion, drainage inlet and pond bank conditions near Rustic Mill Drive and Bluegrass Pond (Pond 32), and a small sinkhole developing near Trail Mark Drive. The Engineer recommended addressing the smaller erosion areas before they worsen and noted that some repairs may be accomplished with soil restoration. The Board also discussed vegetation along pond banks, including cattails and other aquatic vegetation, and the potential use of an environmental specialist to identify cost-effective long-term treatment options.

The Engineer discussed various pond bank stabilization methods and advised that he would provide additional information regarding alternative stabilization systems and pricing. Staff will continue evaluating the affected areas and obtaining proposals as appropriate.

The Board then discussed the previously approved pond bank repair in Reverie and access issues caused by fencing and landscaping within the District's drainage easement. Two repair options were presented. Option One would regrade the swale to enter the storm structure from a different angle within the available unobstructed easement, allowing the homeowner's fencing and landscaping to remain in place. Option Two would require removal or relocation of the fence and other improvements within the easement so the swale could be restored according to the original design. The Engineer indicated that Option One could accomplish the needed repair more quickly and with less disruption. The Board agreed to proceed with Option One.

On MOTION by Ms. Hartley, seconded by Mr. Dunn, with all in favor, Option One for the Reverie Pond Bank Repair, was approved.

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**C. Manager****1. Discussion of Fiscal Year 2027 Goals and Objectives**

Mr. Laughlin presented the proposed Fiscal Year 2027 Goals and Objectives, noting that the requirements were substantially the same as the prior year. The goals included community communication and engagement through regular public meetings and proper meeting notices, as well as financial transparency and accountability through annual budget preparation, publication of financial reports and audits on the District website, and completion of the annual audit. Following discussion, the Board approved the Fiscal Year 2027 Goals and Objectives as presented.

On MOTION by Ms. Sutton, seconded by Mr. Dunn, with all in favor, the Fiscal Year 2027 Goals and Objectives, was approved.

**2. Discussion of Fiscal Year 2027 Meeting Schedule**

Mr. Laughlin then presented the proposed Fiscal Year 2027 Meeting Schedule. Meetings will generally be held on the second Wednesday of each month at 1:00 p.m. at the current meeting location. The November meeting was scheduled for November 4, 2026, due to Veterans Day falling on the regularly scheduled meeting date. Staff noted that meetings may be canceled or additional meetings scheduled as necessary.

On MOTION by Ms. Hartley, seconded by Mr. Dunn, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

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

Mr. Wright provided an update on completed and ongoing projects at the TrailMark amenity center. Installation of the security system was nearing completion, with the alarm work completed and the remaining cameras scheduled for installation. New gym benches had been ordered, the front amenity center door had been repaired, the park grill was operating properly, previously approved fitness equipment repairs were completed, directional arrows were installed at the kayak launch areas, and repairs were made to the men's restroom urinals.

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**2. Update on Gym Equipment**

Mr. Wright presented a proposal for replacement of a commercial-grade dumbbell set that had previously been removed from the fitness center. The proposed set included 5- to 25-pound dumbbells, was commercial grade, carried a five-year warranty, and was quoted at approximately \$1,086. Following discussion, the Board approved the purchase.

On MOTION by Mr. Dunn, seconded by Ms. Sutton, with all in favor, the Commercial-Grade Dumbbell Set in the Amount of \$1,086, was approved.

The Board also discussed a damaged directional sign near the entrance to the community that directs traffic toward the new model homes. Operations advised that the sign had been damaged and that the developer had been contacted regarding replacement. Staff will follow up on the replacement.

Ms. Barron reported that the previous weekend's pool party was canceled due to weather and would be combined with the upcoming pool party. The event will include the remaining survival-themed activities for the children along with a surprise gift for adults. She also reported that the capacity reset vendor had terminated her agreement due to relocating.

Ms. Barron discussed planning a 5K community race for February, working with Florida Reasoning to coordinate the event. The race would be limited to the neighborhood if participation requirements are met; otherwise, registration may need to be opened to the public. The organizer would provide race supplies, timing services, an inflatable start/finish structure, and staff throughout the course. Additional information will be presented to the Board as planning progresses.

Ms. Barron also presented a proposed children's after-school painting program. The program would initially be offered on Mondays from approximately 4:00 p.m. to 5:15 p.m. on a trial basis for one month to determine resident participation. The Board discussed protecting the amenity center during painting activities and the vendor requirements applicable to recurring programs. Following discussion, the Board approved the program.

On MOTION by Mr. Dunn, seconded by Ms. Hartley, with all in favor, the Children's After-School Painting Program, was approved.

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Ms. Barron then provided an update regarding the previously approved children's volleyball program. The instructor had been unable to begin the program due to an accident but had recovered and was ready to proceed with scheduling. The Board confirmed its continued approval of the program.

On MOTION by Mr. Dunn, seconded by Ms. Sutton, with all in favor, the Children's Volleyball Program, was approved.

The Board also briefly discussed plans for a future Touch-a-Truck event, including the possibility of obtaining participation from contractors with large trucks and equipment.

## **E. Reverie Reports**

### **1. DFH Updates**

The Board moved on to the Reverie reports. The DFH representative stated there were no specific updates to provide at this time but noted that several proposals had previously been discussed, including a fire pit and flagpole. Staff will provide additional information regarding those items during the appropriate report.

### **2. Operations (*First Service*) – Report**

Ms. Janzen reported that two trash cans had been installed at the garden and were subsequently regifted. Staff also reported that a seven-foot alligator had recently been removed from the medicine pond. Additional signage will be installed, and residents will continue to be discouraged from swimming or wading in the ponds.

Maintenance activities included continued painting of the fencing and wood trim around the amenity center and identifying spa and pool grout areas in need of repair. The Board also discussed an air-conditioning issue caused by a thermostat failure. The system is currently operating, with an additional replacement part to be installed.

Staff provided updates on several other maintenance items, including the ion system, sound system, irrigation repairs and soil replacement. The Board also discussed maintenance of vacant lots, particularly weed control, and staff advised that the work would be placed on a monthly schedule.

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The Board discussed several previously identified amenity improvements, including the fire pit, flagpole, acoustical boards for the amenity center and additional pickleball court lighting. Staff advised that additional information and proposals were still needed for the fire pit and flagpole. Regarding the pickleball lighting, a previous proposal of approximately \$40,000 was discussed, and staff will investigate available options. The Board also discussed possible custom fabrication of the acoustical boards to meet the community's needs within an appropriate price range.

### **3. Lifestyles (*OnPlace*) – Report**

The Board reviewed the Lifestyle Report. Staff noted that lifestyle programming is progressing successfully. The upcoming Country Night – Boots and Scooters event was briefly discussed, along with the community's guest and sign-in policies.

## **SIXTEENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Laughlin asked for Supervisor's requests. A Supervisor requested that a deep cleaning of the TrailMark Welcome Center be scheduled, noting that one had not been completed in several years. Areas of concern included the floors, walls, cabinetry, drawers and other surfaces. The Board discussed obtaining quotes for professional deep cleaning, including possible treatment of the floors without polishing. Staff indicated the item would be brought back at the next meeting with pricing. The possibility of holding a community volunteer cleaning event was also discussed; however, concerns were raised regarding insurance coverage and the use of volunteers.

A Supervisor also asked whether vendors working with children or minors should be required to undergo background checks. Staff advised that the District had recently discussed the matter with its insurance provider and was considering implementing additional requirements for programs involving children. It was noted that vendors providing instruction to children are generally responsible for conducting background checks on their personnel. Staff will obtain additional information regarding available policies and follow up with the Board.

## **SEVENTEENTH ORDER OF BUSINESS**

### **Audience Comments**

Audience comments included discussion regarding previously contemplated improvements to the tavern tile and pickleball court lighting, including clarification of prior

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funding discussions and the current lighting configuration. A resident thanked the Board and encouraged continued recognition of residents who participate in meetings and provide constructive feedback. Additional comments were made regarding the condition of the sink, faucet and cabinetry at the amenity facility.

Another resident asked for updates regarding the amenity access gate/fob system and whether the AEDs surrounding the amenity center had been replaced. Staff advised that the outdoor AED had been replaced and discussed the status of the remaining units.

**EIGHTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – September 9, 2026 at 1:00 p.m. @ Good News Church (WGV)**

Mr. Laughlin noted the next meeting is scheduled for September 9, 2026.

**NINETEENTH 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:

*[Signature]*

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Chairman/Vice Chairman