

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Trout Creek Community Development District was held on **Tuesday, April 5, 2016 at 3:00 p.m.** at the offices of Freehold Capital Management located at 322 Paseo Reyes Drive, St. Augustine, FL. 32095.

Present and constituting a quorum:

Andy Smith	Board Supervisor, Chairman
Don Davis	Board Supervisor, Vice Chairman
Doug Davis	Board Supervisor, Assistant Secretary (joined in progress)*
Henry Green	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Hopping Green & Sams
Michael McCollum	Freehold Capital Management
Brad Davis	Prosser, Inc.
Barb Harp	Rizzetta & Company, Inc.
Jill Flores	CCMC, Community Director

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order at 3:04 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There was no audience present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held
March 1, 2016**

On a motion by Mr. Green, seconded by Mr. Don Davis, with all in favor, the Board of Supervisors approved the minutes, as amended, of the Board of Supervisors' regular meeting held March 1, 2016 for Trout Creek Community Development District.

*Doug Davis now present

FOURTH ORDER OF BUSINESS

**Ratification of Operations and
Maintenance Expenditures for
February 2016**

Discussion ensued regarding JEA water utility invoices. District still investigating if a better rate can be obtained, but all invoices can be paid in the interim.

On a motion by Mr. Smith, seconded by Mr. Green, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for February 2016 in the amount of \$52,866.37 for Trout Creek Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Capital Improvement
Revenue Bonds, Series 2015, Requisitions
#70-#72, #73 - #76, #77 - #80, #81 and #82**

REQUISITION NO.	PAYEE	AMOUNT
70	O.R.Dickey Smith & Co. Inc	\$465,330.00
71	O.R.Dickey Smith & Co. Inc	\$77,493.00
72	Prosser, Inc.	\$4,618.04
73	SunState Nursery & Landscaping, Inc.	\$300,597.80
74	SunState Nursery & Landscaping, Inc.	\$74,341.59
75	Hopping Green & Sams	\$686.50
76	Prosser, Inc.	\$8,973.33
77	Vallencourt Construction Company. Inc	\$495,248.47
78	Vallencourt Construction Company. Inc	\$168,682.73
79	Vallencourt Construction Company. Inc	\$51,642.05
80	Vallencourt Construction Company. Inc	\$34,161.48
81	O.R.Dickey Smith & Co. Inc	\$830,697.00
82	Hopping Green & Sams	\$1,074.50

On a motion by Mr. Smith, seconded by Mr. Don Davis, with all in favor, the Board of Supervisors ratified the Capital Improvement Revenue Bonds, Series 2015 Requisitions #70-#72, #73 - #76, #77 - #80, #81 and #82 for Trout Creek Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan brought to the boards attention that the IRS is attempting to change rules regarding how political subdivisions issue tax free bonds in the future.

Discussion ensued.

Ms. Buchanan noted she will keep the board updated as further information is available.

B. District Engineer

No report.

C. Construction Administrator

Mr. McCollum updated the board on construction status and noted they plan on a grand opening on July 16, 2016.

D. District Manager

Ms. Dobbins noted the next meeting will be held on May 3, 2016 at 3:00 p.m. and will begin the Fiscal year 2017 proposed budget process.

Ms. Dobbins stated the district has received two (2) invoices from Tree Amigos in the amount of \$9,000.00 and \$6,142.50. Mr. McCollum updated that this vendor doesn't have an on-going contract, but they did complete the installation of additional landscaping at one of the passive playground locations.

On a motion by Mr. Smith, seconded by Mr. Don Davis, with all in favor, the Board of Supervisors approved payments to Tree Amigos totaling \$7,042.50 through construction funds for Trout Creek Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing on District Amenity Center
Rules, Policies and Rates**

- i.) Consideration of Resolution 2016-04, Adopting the Rules and Rates for use of District Facilities

On a motion by Mr. Doug Davis, seconded by Mr. Green, with all in favor, the Board of Supervisors opened the Public Hearing for Trout Creek Community Development District.

Ms. Dobbins noted for the record there is no audience present at this time.

Ms. Buchanan stated the purpose for today's public hearing is the adoption of rates, fees, rentals, and other charges, and the adoption of rules relating to user privileges, and the suspension and termination of usage privileges would also be established here by rule.

Such rates, fees, rentals and charges may be based upon the amount of service furnished. The annual user fee entitles the purchaser to all the rights and privileges of a District Resident including unlimited access to the Kayak Club and pools, tennis courts, fitness lodge, ability to rent the facilities and access to District sponsored events. The amenities offered at the Trout Creek Community Development District facilities are similar in the northeast Florida area to other resort-styled Districts (namely Tolomato CDD and Marshall Creek CDD). The resort style aquatics facility has waterslides, a lazy river, and a child's play area. Ms. Buchanan asked Ms. Dobbins if Trout Creek's proposed non-resident rates and rental rates are consistent with similar CDD facilities, Ms. Dobbins responded "yes".

Such rates, fees, rentals, and charges shall be just equitable and uniform for users of the same class. Ms. Buchanan stated rates, fees, rentals or other charges prescribed will produce revenues, together with other assessments and revenues pledged for that purpose at least sufficient to provide for all expenses of the operation and maintenance of such facility or service and to pay when due all bonds and interest thereon for the payment of such revenues pledged. Ms. Buchanan asked Ms. Dobbins if Trout Creek levies sufficient assessments to provide for the operation and maintenance of each facility. Ms. Dobbins replied "yes".

On a motion by Mr. Smith, seconded by Doug Davis, with all in favor, the Board of Supervisors adopted Resolution 2016-04, Adopting the Rules and Rates for use of District Facilities for Trout Creek Community Development District.

On a motion by Mr. Doug Davis, seconded by Mr. Green, with all in favor, the Board of Supervisors closed the Public Hearing for Trout Creek Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Aramark Refreshment Services Agreement

Tabled.

NINTH ORDER OF BUSINESS

Consideration of Fitness Equipment Lease Agreement

Mr. McCollum reviewed fitness equipment lease with Municipal Asset Management, Inc. Lease will be for 5 years (ending January 2021) and have quarterly payments of \$9,046.28.

On a motion by Mr. Smith, seconded by Mr. Doug Davis, with all in favor, the Board approved fitness equipment lease with Municipal Asset Management, Inc. Lease will be for 5 years (ending January 2021) and have quarterly payments of \$9,046.28 for Trout Creek Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Amenity Management Agreement

——Ms. Buchanan noted the district is still working under the board's prior approval for CCMC to provide consulting and staffing in first 90 days. When finalized contracts are ready they will be presented.

ELEVENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

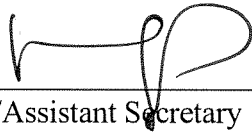
There was no audience present.

There were no supervisor comments.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Smith, seconded by Mr. Green, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 3:58 p.m. at for Trout Creek Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman