

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, May 2, 2017 at 3:00 p.m.** at Shearwater Amenity Center, 100 Kayak Way, S. Augustine, FL, 32095.

Present and constituting a quorum:

Andy Smith	Board Supervisor, Chairman
Don Davis	Board Supervisor, Vice Chairman
Michael Gruber	Board Supervisor, Assistant Secretary
Doug Davis	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.
Jill Flores	CCMC
Dylan Read	CCMC

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order at 3:00p.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 April 4, 2017

On a motion by Mr. Doug Davis, seconded by Mr. Don Davis, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' regular meeting April 4, 2017 for Trout Creek Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of Operations and Maintenance Expenditures for March 2017

On a motion by Mr. Smith, seconded by Mr. Gruber is, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for March 2017 in the amount of \$95,548.67 for Trout Creek Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Custody Account, Series 2015 #39 - #41

REQUISITION NO.	PAYEE	AMOUNT
CUS 39	Ansana Interior Design	\$532.50
CUS 40	C&H Marine	\$44,675.00
CUS 41	Vallencourt Construction	\$281,735.28

On a motion by Mr. Smith, seconded by Mr. Don Davis, with all in favor, the Board of Supervisors ratified the Custody Account, Series 2015, #39- # 41 for Trout Creek Community Development District.

SIXTH ORDER OF BUSINESS

Construction Activity Report, March 2017

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
 - i.) Acceptance of 2017 Public Facilities Report (under separate cover)

Mr. Prosser presented his draft Public Facility Report (exhibit A), dated May 2, 2017. After discussion, the Board accepted the report in final form and for it to be submitted to the state.

- C. Construction Administrator
 - i.) Ratification of Sterling Specialties Inc. Invoice #5267

On a motion by Mr. Doug Davis, seconded by Mr. Gruber, with all in favor, the Board of Supervisors ratified the Sterling Specialties Inc. Invoice # 5267 for Trout Creek Community Development District.

- D. Community Director
 - i.) Management Report, April 2017

Ms. Flores reviewed report under Tab 6.

Mr. Read updated the Board on recent events held and upcoming.

ii.) Ratification of Trutech Wildlife and Animal Service Agreement

On a motion by Mr. Smith, seconded by Mr. Don Davis, with all in favor, the Board of Supervisors ratified the annual agreement with Trutech Wildlife and Animal Service Agreement for Trout Creek Community Development District.

E. District Manager

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2017-10,
Authorizing Trespass Enforcement**

After discussion, Board adopted Resolution 2017-10, Authorizing Trespassing off District property in substantial form and will post signs only when necessary.

On a motion by Mr. Smith, seconded by Mr. Gruber, with all in favor, the Board of Supervisors adopted Resolution 2017-10, Authorizing Trespassing off District property in substantial form and will post signs only when necessary for Trout Creek Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-11,
Approving the Proposed Budget and Setting
the Date, Time an Location of the Public
Hearing**

On a motion by Mr. Smith, seconded by Mr. Gruber, with all in favor, the Board of Supervisors adopted Resolution 2017-11, Setting the Date, Time and Location of the Public Hearing for August 1, 2017 for Trout Creek Community Development District.

TENTH ORDER OF BUSINESS

**Audience Comments and
Supervisor Requests**

There was no audience present.

There were no Supervisor Comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Doug Davis, seconded by Mr. Don Davis, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 3:49 p.m. for Trout Creek Community Development District.



Secretary /Assistant Secretary



Chairman / Vice Chairman

Exhibit A

**TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC FACILITY REPORT**

Prepared for:

**BOARD OF SUPERVISORS
TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

PROSSER[™]

**13901 Sutton Park Drive South
Jacksonville, FL 32224
(904) 739-3655**

TABLE OF CONTENTS

I. Trout Creek Community Development District Introduction	1
II. Existing Public Facilities.....	1
1. General Infrastructure	1
2. Off-site Transportation Improvements	2
3. Recreation Facilities.....	2
III. Conclusion	2

EXHIBITS

Site Location Map.....	Exhibit 1
Master Development Plan.....	Exhibit 2
Phase 1 Plan	Exhibit 3

I. TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

The Trout Creek Community Development District (“District”) is comprised of 997.90 acres located in St. Johns County, Florida. The site is situated east of Greenbriar Road, north of County Road 16A (CR16A), west of Trout Creek and south of County Road 210(CR210), see Exhibit 1. The development within the District may include single-family residential, multifamily, commercial office and recreational uses.

In November of 2014, the District validated bonds in the amount not to exceed \$88,000,000. The report was prepared to provide the data pursuant to Florida Statute 189.08, Special District Public Facilities Report. The purpose of this report is to describe the construction status of the improvements that was funded through the first issuance of Bond Series 2015 with a total of \$20,940,948.25. In the Fall of 2016, the entire bond series was expended and a custodial account was created as a mechanism for the Developer to fund construction requisitions in excess of the bond series. The Developer in good faith has continued to fund requisitions as of the time of this report.

II. Existing Public Facilities

As may be seen in Exhibit 3, the labeled elements have been designed, permitted and constructed as of the time of this report. Below please find a more definitive description for each element.

1. General Infrastructure –

- A. Shearwater Parkway – Shearwater Parkway is the main road into and out of the development. This road transitions from the existing four-lane section from CR210 to Pine Tree Rd to a two-lane divided roadway with median for the first 800 LF. The remainder of the spine road is approximately two and half miles in length and is a two-lane section built to minor collector standards.

The road terminates south of the traffic circle and north of the wetland crossing. In the future, this road will continue to south to serve other lands of the CDD. Construction is complete and final clearance has been issued by St Johns County.

In addition to the roadway infrastructure, landscaping, monumentation and hardscape areas have been completed along roadway. These items include:

1. The entry monument wall at the intersection of CR210 and Shearwater Parkway
2. Median Walls and Pond Water Columns
3. Multiuse Path
4. Hardscape, Landscape and Irrigation

- B. Kayak Club Drive- Kayak Club is local road connecting Shearwater Parkway to Pod's 4 and 6 as well as the Amenity Center.
- C. Stormwater System - The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods. All ponds identified on Exhibit 3 have been constructed and are now operational.
- D. Master Lift Station and Mains – Water, sewer, and reclaimed water service connect to existing JEA mains at the entrance to Shearwater Parkway and service is provided to the District via water, sewer, and reclaimed water mains and sanitary sewer lift stations. Each utility was designed to meet both JEA and the Florida Department of Environmental Protection's standards. The utility infrastructure has been dedicated to JEA who now owns, operates and maintains the utility.

As seen in Exhibit 3, all utility infrastructure within Phase 1 has been constructed and stubs south for future connections to lands owned by the CDD.

2. Off-Site Transportation Improvements

Off-site transportation improvements are not a part of the District Master Infrastructure.

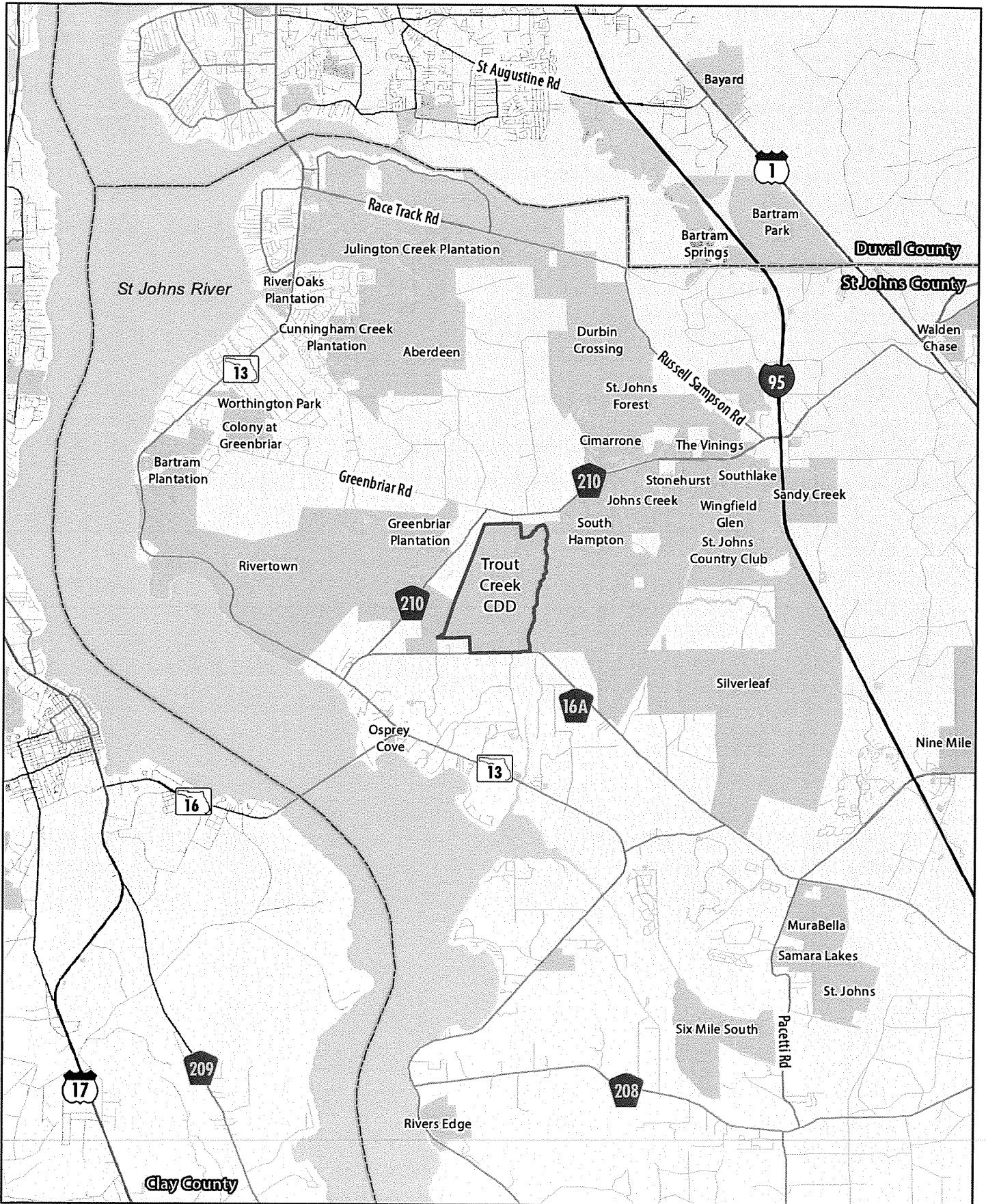
3. Recreation Facilities

The Trout Creek CDD boasts of many opportunities for recreational facilities. As a part of Phase 1, the following facilities have been constructed and cleared with applicable regulatory agencies.

1. Amenity Center- This complex includes the Kayak Club, Fitness Center, tennis court, family and lap pool, lazy river as well as open space.
2. Trail Network- Multiple trails have been constructed interconnecting neighborhood pods and providing access through wetlands.
3. Trout Creek Overlook- This includes multiuse path, children's park and boardwalk

III. Conclusion

Please see the Engineer's Report for additional information regarding future improvements within the lands owned by the CDD. Prosser understands the Developer has begun design and permitting of a portion of Phase 2. Construction commencement of this Phase is anticipated to begin later this year.



Project No. 113034.01

TROUT CREEK

Community Development District

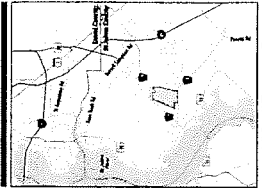
Exhibit 1
General Location

Sept 15, 2014

WFC ASHFORD MILLS
OWNER VII L.L.C

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SHEARWATER - PUBLIC FACILITIES REPORT



VICINITY MAP

DATE _____
PROJECT NO. _____
DESIGNED BY _____
DRAWN BY _____
SCALE AS NOTED

No.	Date	Revision

THE DRAWING HAS BEEN RELEASED FOR
CONSTRUCTION UNLESS SO NOTED
SHEET TITLE

PHASE I

EXHIBIT 3

