

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, February 7, 2017 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
Henry Green	Board Supervisor, Assistant Secretary
Michael Gruber	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Hopping Green & Sams
Brad Davis	Prosser, Inc.
Michael McCollum	Freehold Capital Management
Jill Flores	CCMC, Community Director (via speakerphone)
Dylan Read	CCMC, Lifestyle Director

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order at 3:03 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
Landowner Election Meeting held
November 1, 2016**

<p>On a motion by Mr. Green, seconded by Mr. Doug Davis, with all in favor, the Board of Supervisors approved the Minutes of the Landowner Election Meeting November 1, 2016 for Trout Creek Community Development District.</p>
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FOURTH ORDER OF BUSINESS

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

On a motion by Mr. Green, seconded by Mr. Gruber, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' regular meeting November 1, 2016 for Trout Creek Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Operations and Maintenance Expenditures for October 2016, November 2016 and December 2016

On a motion by Mr. Don Davis, seconded by Mr. Green, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for October 2016 in the amount of \$31,114.47, November 2016 in the amount of \$197,232.37 and for December 2016 in the amount of \$51,403.86 for Trout Creek Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Capital Improvement Revenue Bonds, Series 2015 #119 & #121

REQUISITION NO.	PAYEE	AMOUNT
119	Cardiac Science Corporation	\$3,394.00
121	O.R. Dickey Smith & Co., Inc.	\$16,100.54

On a motion by Mr. Smith, seconded by Mr. Gruber, with all in favor, the Board of Supervisors ratified the Capital Improvement Revenue Bonds, Series 2015 Requisitions #119 and #121 for Trout Creek Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
 - i.) Consideration of 2016 Public Facilities Report Proposal

On a motion by Mr. Gruber, seconded by Mr. Don Davis, with all in favor, the Board of Supervisors approved Prosser's Proposal in the amount not to exceed \$3,500.00 for Trout Creek Community Development District.

- C. Construction Administrator
No report.
- D. Community Director Report, January 2017
Jill Flores reviewed report under Tab 7 and noted the pool slide and lazy river will be open starting March 11, 2017 for spring break and then on weekends until May 24, 2017.
- E. District Manager
Ms. Dobbins updated the Board that the Districts Insurance Agent has scheduled a site inspection in March 2017 to review property.

EIGHTH ORDER OF BUSINESS

Consideration of Pond Maintenance Proposals

The Board reviewed proposals under Tab 8.

After discussion, the Board approved Charles Aquatics Proposal in the amount of \$480 per month, for twelve months and initial carp installation not to exceed \$3,000.00.

On a motion by Mr. Smith, seconded by Mr. Doug Davis, with all in favor, the Board of Supervisors approved Charles Aquatics Proposal in the amount of \$480 per month, for twelve months and initial carp installation not to exceed \$3,000.00 for Trout Creek Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Pine Straw Installation Proposal

After discussion, the Board approved Tree Amigo's Pine Straw Proposal in the amount of \$9,487.50, but to be installed in early March 2017

On a motion by Mr. Smith, seconded by Mr. Doug Davis, with all in favor, the Board of Supervisors approved Tree Amigo's Pine Straw Proposal in the amount of \$9,487.50, but to be installed in early March 2017 for Trout Creek Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Tennis Court Roller Proposals

After discussion, the Board approved Tennis Supply Proposal for the Court Pac Model in the amount of \$4,203.75.

On a motion by Mr. Doug Smith, seconded by Mr. Gruber, with all in favor, the Board of Supervisors Tennis Supply Proposal for the Court Pac Model in the amount of \$4,203.75 for Trout Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Paver Sealant Proposals

After discussion, the Board made a motion to not move forward with sealing the pavers.

On a motion by Mr. Smith, seconded by Mr. Doug Davis, with all in favor, the Board of Supervisors made a motion to not move forward with sealing the pavers for Trout Creek Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Dissemination Agent Agreement

Ms. Dobbins noted the original agreement was already approved, but this revised agreement has language for an additional fee of \$1,000 per additional bond. The Board approved the revised Dissemination Agent Agreement with Rizzetta.

On a motion by Mr. Smith, seconded by Mr. Doug Davis, with all in favor, the Board of Supervisors approved the revised Dissemination Agent Agreement with Rizzetta & Co., Inc. for Trout Creek Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Engagement Letter with LLS Tax Solutions, Inc. for Arbitrage Services

The Board approved three year renewal with LLS Tax Solution, Inc. for a fee of \$500.00 per year.

On a motion by Mr. Smith, seconded by Mr. Don Davis, with all in favor, the Board of Supervisors approved three year renewal with LLS Tax Solution, Inc. for a fee of \$500.00 per year for Trout Creek Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-07,
Amending Debt Service Collection Schedule
for Fiscal Year 2017**

On a motion by Mr. Smith, seconded by Mr. Doug Davis, with all in favor, the Board of Supervisors Adopted Resolution 2017-07, Amending Debt Service Collection Schedule for Fiscal Year 2017 for Trout Creek Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-08, Setting
the Location of District Records**

Ms. Dobbins noted Records of Proceedings / Minutes and copy of Resolutions will now be available to residents at the amenity center, which are not all on the website. The Board adopted Resolution 2017-08, Setting the Location of District Records at 100 Kayak Way, St. Augustine, FL 32092.

On a motion by Mr. Smith, seconded by Mr. Doug Davis, with all in favor, the Board of Supervisors adopted Resolution 2017-08, Setting the Location of District Records at 100 Kayak Way, St. Augustine, FL 32092 for Trout Creek Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Audience Comments and
Supervisor Requests**

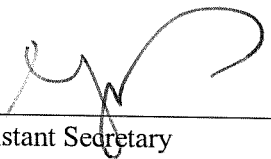
There was no audience present.

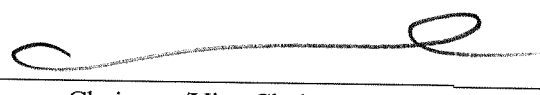
There were no Supervisor Comments.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Doug Davis, seconded by Mr. Green,, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 3:35 p.m. at for Trout Creek Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman