
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, November 7, 2017 at 3:00 p.m.** at the Office of Freehold Capital Management located at 322 Paseo Reyes Drive St. Augustine, FL 32095.

Present and constituting a quorum:

Andy Smith	Board Supervisor, Chairman
David Roane	Board Supervisor, Vice Chairman
Doug Davis	Board Supervisor, Assistant Secretary
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
Jill Flores	Community Director, CCMC
Brad Davis	Engineer, Prosser, Inc.

No Audience Members Present.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order at 3:11 p.m.

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held
September 5, 2017**

<p>On a motion by Mr. Green, seconded by Mr. Davis, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' regular meeting held on September 5, 2017 for Trout Creek Community Development District.</p>

THIRD ORDER OF BUSINESS

**Ratification of Operations and
Maintenance Expenditures for August
2017**

On a motion by Mr. Smith, seconded by Mr. Davis, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for August 2017 in the amount of \$117,301.38 for Trout Creek Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Custody Account, Series
2015, CUS 47**

On a motion by Mr. Smith, seconded by Mr. Davis, with all in favor, the Board of Supervisors ratified the Custody Account, Series 2015, CUS 47 for Trout Creek Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No report.
- C. Construction Administrator
Mr. McCollum noted that the District held up well through Hurricane Irma, but a majority of the board walk was damaged. The District is submitting a claim through their insurance company. He also noted a section of Phase 2 has been cleared under the Vallencourt contract.
- D. Amenity Manager Reports
 - 1.) Community Director Report, October 2017
Ms. Flores reviewed the report found under Tab 6. She reviewed a change order with Atlantic Security to upgrade storage for camera recordings. After discussion, the Board approved the upgrade not to exceed \$2,000.00 and for the Chairman to authorize a final proposal.

On a motion by Mr. Smith, seconded by Mr. Davis, with all in favor, the Board of Supervisors approved the upgrade not to exceed \$2,000.00 and authorized the Chairman to approved the final proposal for recording storage from Atlantic Security for Trout Creek Community Development District.

- E. District Manager
Ms. Dobbins announced that the next meeting will be held on December 5, 2017 at 3:00 p.m. at the Offices of Freehold Capital Management located at 322 Paseo Reyes Drive St. Augustine, FL 32095.

SIXTH ORDER OF BUSINESS

**Consideration of Fire Rescue Station
Request for Pool Usage**

Ms. Flores updated the Board of Supervisors that Fire Rescue has requested to use the pool for training. The firefighters signed a waiver and will have set times they are allowed to come. This will be a trial period for ninety (90) days and the Board will review again in February 2018.

On a motion by Mr. Smith, seconded by Mr. Davis, with all in favor, the Board of Supervisors approved of Fire Rescue using the pool for training for a ninety (90) day trial period and will review again in February 2018 for Trout Creek Community Development District.

SEVENTH ORDER OF BUSINESS

**Selecting an Audit Committee and Setting
First Audit Committee Meeting**

On a motion by Mr. Davis, seconded by Mr. Green, with all in favor, the Board of Supervisors selected themselves as the Audit Committee and set the first Audit Committee Meeting for December 5th, 2017 at 3:00 p.m. for Trout Creek Community Development District.

EIGHTH ORDER OF BUSINESS

**Acceptance of Financial Report for Fiscal
Year Ended September 30, 2016**

On a motion by Mr. Davis, seconded by Mr. Green, with all in favor, the Board of Supervisors accepted the Financial Report for Fiscal Year Ended September 30, 2016 for Trout Creek Community Development District.

NINTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

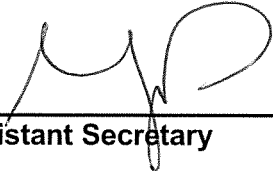
There were no audience members present for comments.

No supervisor comments.

TENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Davis, seconded by Mr. Green, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 4:02 p.m. at for Trout Creek Community Development District.



Secretary /Assistant Secretary



Chairman / Vice Chairman