
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, September 4, 2018 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
Henry Green	Board Supervisor, Assistant Secretary
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
Jill Flores	CCMC, (via Speakerphone)
Brad Davis	District Engineer, Prosser, Inc. (via Speakerphone)
Mike McCollum	Developer, Freehold Communities

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order at 3:09 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience members present for comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular
Meeting held August 7, 2018**

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 held on August 7, 2018 for Trout Creek Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Operations and
Maintenance Expenditures
for July 2018**

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 July 2018 in the amount of \$40,891.28 for Trout Creek Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Mr. Davis updated the Board that he did an abbreviated study for the Traffic Enforcement Agreement. He noted very limited items needed to be added. Mr. Davis will finalize Prosser's scope based on feedback with the St Johns County Sheriff's Office.
- C. Construction Administrator
Mr. McCollum updated the Board that the Dog Park and Garden is now finished.
- D. Amenity and Maintenance Reports
 - 1.) Community Director Report, August 2018
Ms. Flores reviewed reports under Tab 5 and Tab 6 of the agenda. Ms. Flores also highlighted that the Garden beds are all reserved and there is already a waiting list.
- E. District Manager
Ms. Dobbins presented the Districts Fiscal Year 2018-2019 Insurance Renewal Proposal. After discussion the Board directed staff to finalize property schedule with Mr. McMollum. Ms. Dobbins updated the Board with the next meeting date, October 2, 2018.

SIXTH ORDER OF BUSINESS

**Discussion Regarding Authorization
of Acquisitions**

On a motion by Mr. Smith, seconded by Mr. Gruber, with all in favor, the Board approved, in substantial form, and authorized the Chairman to execute final form of Vallencourt - Phase 2A Improvement Assignment, Vallencourt – Phase 2B JEA Improvement Acquisition Package, and Sunstate Nursery and Landscaping and O.R. Dickey Smith and Company Acquisition Package for Trout Creek Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Charles Aquatics
Renewal Proposal**

On a motion by Mr. Smith, seconded by Mr. Green, with all in favor, the Board approved the Charles Aquatics Annual Renewal Proposal in the monthly amount of \$480.00 for Trout Creek Community Development District.

EIGHTH ORDER OF BUSINESS

**Acceptance of Modification of
Professional District Services
Agreement**

Discussions ensued.

On a motion by Mr. Smith, seconded by Mr. Davis, with all in favor, the Board approved modifications to Rizzetta and Company's Professional District Services Agreement for Trout Creek Community Development District.

NINTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

There were no audience members present for comments.

There were no supervisor comments.

TENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Davis, seconded by Mr. Gruber, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 3:51 p.m. for Trout Creek Community Development District.

Secretary /Assistant Secretary

Chairman / Vice Chairman