

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, July 7, 2015 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 (via speaker phone)
Michael McCollum	Freehold Capital Management
Brad Davis	District Engineer, Prosser, Inc.

No Audience present.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order at 3:14 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments on agenda items.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Special Meeting held
June 2, 2015**

<p>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' special meeting held June 2, 2015 for Trout Creek Community Development District.</p>

**Ratification of Operations and
Maintenance Expenditures for May 2015**

On a motion by Mr. Smith, seconded by Mr. Gruber, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures in the amount of \$7,918.76 for May 2015 for Trout Creek Community Development District.

**Ratification of Capital Improvement
Revenue Bonds, Series 2015, Requisitions
#15 - #17**

On a motion by Mr. Doug Davis, seconded by Mr. Green, with all in favor, the Board of Supervisors ratified the Capital Improvement Revenue Bonds, Series 2015, Requisitions #15 - #17 for Trout Creek Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
Mr. Brad Davis, Prosser Inc., presented Change Order #2 for Dicky Smith's Amenity Center Contract (Exhibit A) showing a savings of \$4,928.00.

On a motion by Mr. Smith, seconded by Mr. Doug Davis, with all in favor, the Board of Supervisors approved Change Order #2 for Dicky Smith's Amenity Center for Trout Creek Community Development District.

- C. Construction Administrator
Mr. McCollum reviewed the district having a Safety Report and Emergency Plan for the Amenity Center put together prior to it opening.

Discussion ensued.

On a motion by Mr. Smith, seconded by Mr. Gruber, with all in favor, the Board of Supervisors approved and not to exceed \$2,500.00, for Lee Hovis, Certified Pool Instructor, to create a Safety Plan for Trout Creek Community Development District after the chair reviews specific requirements also set by the county.

Mr. McCullom reviewed street signs will be mostly owned by Trout Creek Community Development District, but recommends having a joint contract to install all street signs with developer, which Trout Creek Community Development District will get reimbursed by the developer after install with an amount not to exceed \$70,000.00.

Discussion ensued.

On a motion by Mr. Doug Davis, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved joint contract to install all street signs for Trout Creek Community Development District.

The Board of Supervisors approved District Staff to draft a Cost Share Agreement, between the district and the developer, with Chair authorized to execute.

On a motion by Mr. Smith, seconded by Mr. Gruber, with all in favor, the Board of Supervisors approved Cost Share Agreement to be drafted for Trout Creek Community Development District in connection with installation of signs.

Mr. McCollum reviewed assignment of Ansana Agreement to the Trout Creek Community Development District. Ansana will handle the interior design of the Amenity Center.

On a motion by Mr. Doug Davis, seconded by Mr. Don Davis, with all in favor, the Board of Supervisors approved assignment of Ansana Agreement, with delegated authority to the Chairmen to work with Counsel to finalize the term of the assignment for Trout Creek Community Development District.

Mr. McCollum gave a brief update on construction

C. District Manager

Ms. Dobbins noted that the next scheduled Board of Supervisors meeting will hold the Budget Public Hearing meeting on August 4, 2015 at 3:00 p.m. at the offices of Freehold Capital Management located at 322 Paseo Reyes Drive, St. Augustine, FL, 32095.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-37,
Authorizing Chairman to Execute
Conveyance, Plats and Permitting
Documents**

On a motion by Mr. Doug Davis, seconded by Mr. Don Davis, with all in favor, the Board of Supervisors approved Resolution 2015-37, Authorizing Chairman to Execute Conveyance, Plats and Permitting Documents for Trout Creek Community Development District.

**Consideration of Resolution 2015-38,
Authorizing Chairman to approve Certain
Change Orders and Contract
Modifications**

On a motion by Mr. Doug Davis, seconded by Mr. Gruber, with all in favor, the Board of Supervisors approved Resolution 2015-38, Authorizing the Chairman to Approve Certain Change Orders and Contract Modifications for Trout Creek Community Development District.

SIXTH ORDER OF BUSINESS

**Audience Comments and
Supervisor Requests**


There were no audience comments.

There were no Supervisor Comments.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Green, seconded by Mr. Doug Davis, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 3:40 p.m. at for Trout Creek Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman