



***TROUT CREEK  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Workshop***

***Tuesday  
June 9, 2026  
10:00 a.m.***

***Location:  
Kayak Club,  
100 Kayak Way,  
St. Augustine, FL 32092***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Trout Creek Community Development District

c/o Vesta District Services  
250 International Parkway, Suite 208  
Lake Mary, FL 32746  
321-263-0132

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Board of Supervisors  
**Trout Creek Community Development District**

Dear Board Members,

The Workshop of the Board of Supervisors of the Trout Creek Community Development District is scheduled for **Tuesday, June 9, 2026, at 6:00 p.m.** at the **Kayak Club, 100 Kayak Way, St. Augustine, FL 32092**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (904) 386-0186 or [Howard@cddmanagers.com](mailto:Howard@cddmanagers.com). We look forward to seeing you at the meeting.

Sincerely,

*Howard McGaffney*

Howard McGaffney  
District Manager

Cc: Attorney  
Engineer  
District Records

# Trout Creek Community Development District

Meeting Date: Tuesday, June 9, 2026

Time: 10:00 AM

Location: Kayak Club, 100 Kayak Way, St. Augustine, FL 32092

## *Workshop Agenda*

### **I. Roll Call**

### **II. Audience Comments – (limited to 3 minutes per individual for agenda items)**

Residents, please note that if you are unable to attend the meeting you may send your questions to the District Manager, Howard McGaffney at [howard@cddmanagers.com](mailto:howard@cddmanagers.com), up until the day before the meeting.

(Live streaming & previously recorded meetings can be found here - <https://www.youtube.com/@TroutCreekCDD>)

### **III. Discussion Topics**

A. O&M Projections for Future Amenity Improvements

B. Bond Sizing Report – *To Be Distributed*

[Exhibit 1](#)

C. Survey Questions for Future Capital Projects

D. Proposal to Separate from the HOA and 360 Community Irrigation Clocks in Phase 2

[Exhibit 2](#)

[Pgs. 7-10](#)

E. Swim Team Proposal Options

[Exhibit 3](#)

1. Sporting Jax

[Exhibit 3A](#)

[Pgs. 13-28](#)

2. Swim Rise Aquatics

[Exhibit 3B](#)

[Pgs. 30-41](#)

F. Shaffer Engineering Electrical Engineering Design – Night Swimming Proposal

### **IV. General Manager's Update**

### **V. Supervisors' Requests**

### **VI. Audience Comments – (limited to 3 minutes per individual for non-agenda items)**

**VII. Next Meeting Quorum Check: June 25 at 6:00PM**

Clint Wright	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Heather Loffredo	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Jim Breslin	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Ronnie Murphy	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Vincent Sajkowsko	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

**VIII. Next Workshop Reminder: July 7 at 10:00AM**

**IX. Adjournment**

# EXHIBIT 1

## EXHIBIT 2



**May 13, 2026**

**322 Paseo Reyes Drive  
St. Augustine , FL 32095**

**Attn: Belynda Tharpe**

**Re: Controller Split HOA,CDD,360 (Value Engineered)**

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Irrigation Service at **Trout Creek CDD Phase 2**. Specifically, the scope of work shall be as described herein.

**Scope of Work**

**Work items:**

<b>Controller #</b>	<b>Zone #</b>	<b>Description</b>	<b>Qty</b>
1	0	Replace DC latching solenoid.	8
		Hunter BT One Station NODE battery controller.	8
		ACC2	
		expansion module	
		wire	
		junction boxes	8
		30' road bore	

**Total price\* :                      \$15,435 \_\_\_\_\_ Initial**

**Terms and Conditions**

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion be due, in full, within thirty(30) days.

Ruppert Landscape LLC  
2105 Harbor Lake Drive ■ Fleming Island, FL 32003  
Office 904-778-1030 ■ Fax 301-482-0303 ■ www.ruppertlandscape.com

- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal may be withdrawn if not accepted within 30 days.
- Any damages done to private utilities not marked by miss utility will be the sole responsibility of the owner to repair.
- The Acceptance Signature below gives Ruppert Landscape or their authorized subcontractor permission to proceed with the services described.
- Please note that once repairs are made it is not uncommon to have additional repairs identified.

My contact information is shown below. If you have any questions please contact me.

Thank you.

**Acceptance of Proposal:**

**Belynda Tharpe**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Ruppert Landscape LLC**

**Oscar Miranda Jr.**

**904-312-0382 cell**

**OMirandaJr@ruppertcompanies.com**

Date: \_\_\_\_\_



**May 13, 2026**

**322 Paseo Reyes Drive  
St. Augustine , FL 32095**

**Attn: Jessica Knutelsky**

**Re: Controller split hoa,cdd, clock**

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Irrigation Service at **Trout Creek CDD Phase 2**. Specifically, the scope of work shall be as described herein.

**Scope of Work**

**Work items:**

<b>Controller #</b>	<b>Zone #</b>	<b>Description</b>	<b>Qty</b>
1		ACC2	1
1		expansion module	1
1		wire	1
1		junction boxes	16

**Total price\* :                      \$43,021 \_\_\_\_\_ Initial**

**Terms and Conditions**

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion be due, in full, within thirty(30) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor’s processing of invoices through a third-party servicer, with any such

fees or costs being added to the Owner’s invoice as an additional sum owed to the contractor.

- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
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- The Acceptance Signature below gives Ruppert Landscape or their authorized subcontractor permission to proceed with the services described.
- Please note that once repairs are made it is not uncommon to have additional repairs identified.

My contact information is shown below. If you have any questions please contact me.

Thank you.

**Acceptance of Proposal:**

**Jessica Knutelsky**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Ruppert Landscape LLC**  
**Oscar Miranda Jr.**  
**904-312-0382 cell**  
**OMirandaJr@ruppertcompanies.com**

Date: \_\_\_\_\_

# EXHIBIT 3

# EXHIBIT 3A



SHEARWATER

# WHO ARE WE?

Sporting Jax Aquatic Club is a competitive swim program based in Jacksonville and part of the broader Sporting Jax organization, dedicated to developing athletes and strengthening community connections. Our program serves swimmers of all ages and abilities, from developmental levels to nationally competitive athletes, with a strong emphasis on technical excellence, teamwork, and character development. Led by experienced coaches and administrators, Sporting Jax Aquatic Club is committed to providing safe, well-structured programming and building strong community partnerships that expand access to high-quality aquatic opportunities.



**WE ARE SPORTING JAX**

- Sporting Jax Aquatic Foundation
- Not-for-profit organization
- 200+ swimmers
- 10 USA swimming certified coaches
- Safe sport certifications
- USA swimming Silver Medal Club





**9 TIME GOLD MEDALIST  
CAELEB DRESSEL  
IS A MEMBER OF OUR TEAM**



**CAELEB IS CURRENTLY  
TRAINING FOR  
THE 2028 SUMMER OLYMPICS  
IN  
LOS ANGELES**



Our goal would be to create a developmental and home school swim program partnering with the Shearwater Community

This initial proposal utilizes the facility that is already in place, with no additional investment from the Shearwater Community

Sporting Jax Aquatic Club is assuming the financial and operational risks



We're excited to announce a new partnership with Step Up for Students. This partnership allows families to use their state-approved funds to pay swim fees directly—eliminating the need to wait for reimbursements. With just a few simple clicks through the Step Up portal, families can easily manage their payments.

Our vision is to bridge the gap between summer swim and year-round competitive swimming. Our program would not only help swimmers retain what they learned during summer swim, but also build upon those skills. Swimmers would improve technique and endurance which will help them move toward their individual goals.

Swimmers will be invited to participate in Sporting Jax intrasquad meets (Ping-Pong Meets).

Our coaches will also advise when a swimmer is ready to participate in a USA Swimming Sanctioned Meet (if desired). Typically, there is one USA Swim Sanctioned meet each month hosted in the Jacksonville area (at Bolles, Episcopal, etc) attended by our team. Meet fees are set by the host and USA swimming and would be billed to the families that choose to participate.

If families desire to continue training with Sporting Jax over the summer (in lieu of or in addition to summer swim team), we could accommodate those swimmers in our existing programming at JCP. Or, if there is a strong demand, we are happy to work with Shearwater to schedule summer training around the summer swim team's schedule.

Program would run 8 months per year aligning with the  
traditional school calendar:

Mid Aug-Mid Dec & Early Jan-April

Week off for Spring Break and Thanksgiving Break  
(monthly fees take this into consideration)

We do not want to conflict with Shearwater's summer swim team,  
we are striving to complement it



# SHEARWATER

## Potential Practice Schedule:

4 days a week: Monday through Thursday

Utilizing 4 lanes of the lap pool

Horizon 1 (younger/least experienced).

3:15pm-3:30pm Dryland

3:30pm-4:10 In Water

Horizon 2 (older/more experienced).

4:10pm-5:10pm In Water

5:10pm-5:35pm Dryland



SHEARWATER

Proposed Fee Structure

\$150 annual registration fee

(includes team suit, swim cap, shirt, & car magnet)

\$135 monthly membership fee (8 months)

\$97 Annual USA Swimming fee

(paid directly to USA Swimming)



## Proposed Agreement

Sporting Jax will pay Shearwater a total of \$10,000 upfront in August 2026 - one time payment

Sporting Jax agrees to pay 10% of collected revenue to the CDD. Sporting Jax further agrees to pay to Shearwater 20% of collected monthly membership fee revenue exceeding the initial \$10,000



 SHEARWATER



<u># of Swimmers</u>	<u>Total</u>	<u>10% CDD</u>	<u>20% revenue share after \$10k</u>	<u>\$10k upfront</u>	<u>Total Annual Revenue to Shearwater (year 1).</u>
20	\$24,600	\$2,460	\$2,920	\$10,000	\$15,380
30	\$36,900	\$3,690	\$5,380	\$10,000	\$19,070
40	\$49,200	\$4,920	\$7,840	\$10,000	\$22,760
50	\$61,500	\$6,150	\$10,300	\$10,000	\$26,450



### Additional Notes/Requests

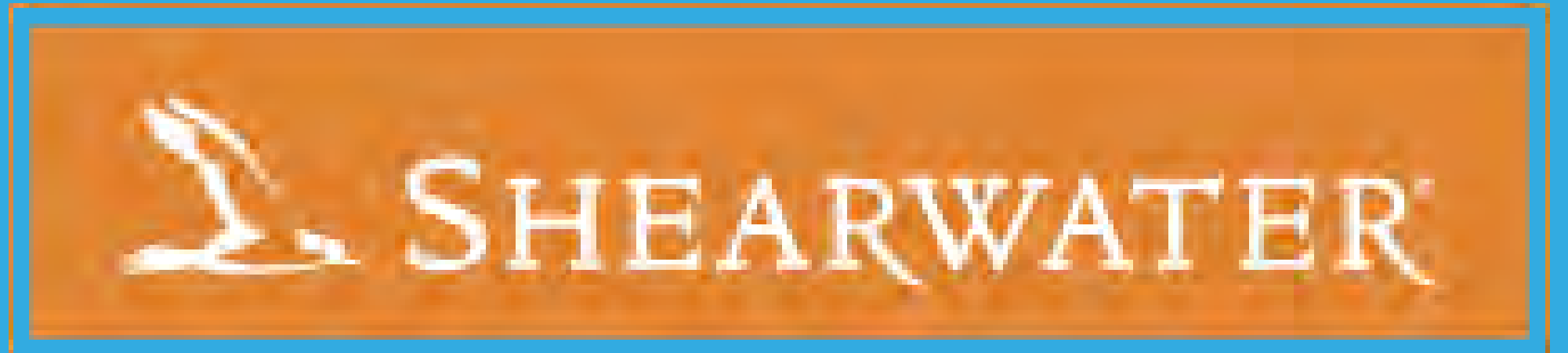
- Sporting Jax is willing to entertain a multiyear agreement
- Sporting Jax gets first right of refusal should any changes be made to pool availability.
- Ability to offer clinics/camps/one-on-ones (scheduled with Shearwater outside of designated practice times) 10% fee to the CDD, remainder would be retained by Sporting Jax to help cover overhead costs.
- If the program is successful, the ability to add a 3<sup>rd</sup> practice time slot from 2pm-3pm (continuing the 10% CDD fee and 20% Shearwater fee)
- We are open to other ways to structure the arrangement but felt this was a creative starting point that would be a low risk for the community as we start our partnership together

In order for our club to break even, we would need 30 residential swimmers  
to sign up

To create a financially sustainable program, the goal would be 40-50  
swimmers

If we were not able to initially register 30 residential swimmers, we would  
ask the CDD consider opening up to non-residents at a higher monthly fee  
(\$150/month)

If the CDD is open to non-residents participating, Sporting Jax would give  
all Shearwater families priority, and then open registration to non-residents  
two weeks prior to start of the program



*Questions?*



# EXHIBIT 3B

PARTNERSHIP PROPOSAL

# SwimRise Aquatics

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*A Year-Round Aquatic Programming Partnership  
for the Shearwater Community*



Prepared for the Shearwater HOA / District

Submitted by SwimRise Aquatics

# A Partnership for Year-Round Aquatic Excellence

SwimRise Aquatics proposes a formal partnership with the Shearwater community to deliver professional, year-round aquatic programming at the Shearwater Community Pool.

*Our mission is to enhance water safety, advance swimmer development, and strengthen community engagement through structured, inclusive, and professionally managed swim programs.*



## Water Safety

Professional instruction grounded in nationally recognized safety standards.



## Skill Development

A clear pathway from first lesson to elite-level competitive swimming.



## Community Engagement

Inclusive programming designed for all ages and ability levels.

# Proposed Schedule & Shared Access



LOCATION

Shearwater Community Pool

## SWIM TEAM

Homeschool Program

M / W / F

10:00 – 11:30 AM

Afterschool Program

Mon – Fri

3:30 – 7:00 PM

## LESSONS

Weekday Lessons

Mon – Fri

9:00 AM – 12:00 PM

Weekend Lessons

Saturday

9:00 AM – 12:00 PM



*Shared Access Commitment — One lane will remain open at all times during programming for resident lap swimmers.*

# A Complete Spectrum of Aquatic Services



## Competitive Swim Team

- Year-round training program
- Certified USA Swimming coaches
- Athlete development from beginner to elite level



## Learn-to-Swim Program

- Beginner through advanced instruction
- Strong focus on water safety
- Confidence-building progression



## Adaptive Aquatics

- Specialized lessons for individuals of all abilities
- Instructors with adaptive training certifications
- Inclusive, supportive environment



## Stroke Lessons (Competitive)

- Detailed stroke analysis and refinement
- Video analysis for technical feedback
- Targeted improvement for racing performance

# Built on a Foundation of Trust and Compliance



Safety First.  
Always.

*Every coach, every swimmer, and every session is backed by professional certification and full insurance coverage.*



USA Swimming  
Certified

All coaches hold current USA Swimming certifications + CPR/AED Certifications



Background Checked

All staff complete background checks and SafeSport compliance.



Insured Participants

Every enrolled swimmer is insured through USA Swimming.



Liability Coverage

Additional liability insurance is carried by SwimRise Aquatics.

# An Established Relationship with Shearwater

SwimRise Aquatics is already a proud sponsor of the Shearwater Sharks summer team and has provided dedicated coaching support throughout the season.

*This existing relationship establishes a seamless year-round pathway for Shearwater swimmers to continue their development beyond the summer season.*



## THE SWIMMER PATHWAY

### Summer

1

Shearwater Sharks

Seasonal team participation

### Year-Round

2

SwimRise Programs

Continuous skill development

### Long-Term

3

Competitive & Elite

USA Swimming athlete pathway

# Inclusive Aquatics for Every Swimmer by The We Rise Foundation



## OUR MISSION

*Providing inclusive swimming programs that create opportunity, foster independence, and build lifelong skills for swimmers of all abilities.*



### Equitable Inclusion

Programming designed for swimmers of varying abilities, with thoughtful accommodations.



### Water Safety Education

Outreach and instruction that bring water safety to vulnerable and underserved communities.



### Lasting Impact

Building character, connection, and confidence that extend beyond the pool.

# Lasting Value for Shearwater Residents



## Year-Round Development

Continuous swimmer growth and progression beyond the summer season.



## Enhanced Water Safety

Professional instruction that strengthens safety across the community.



## Convenience at Home

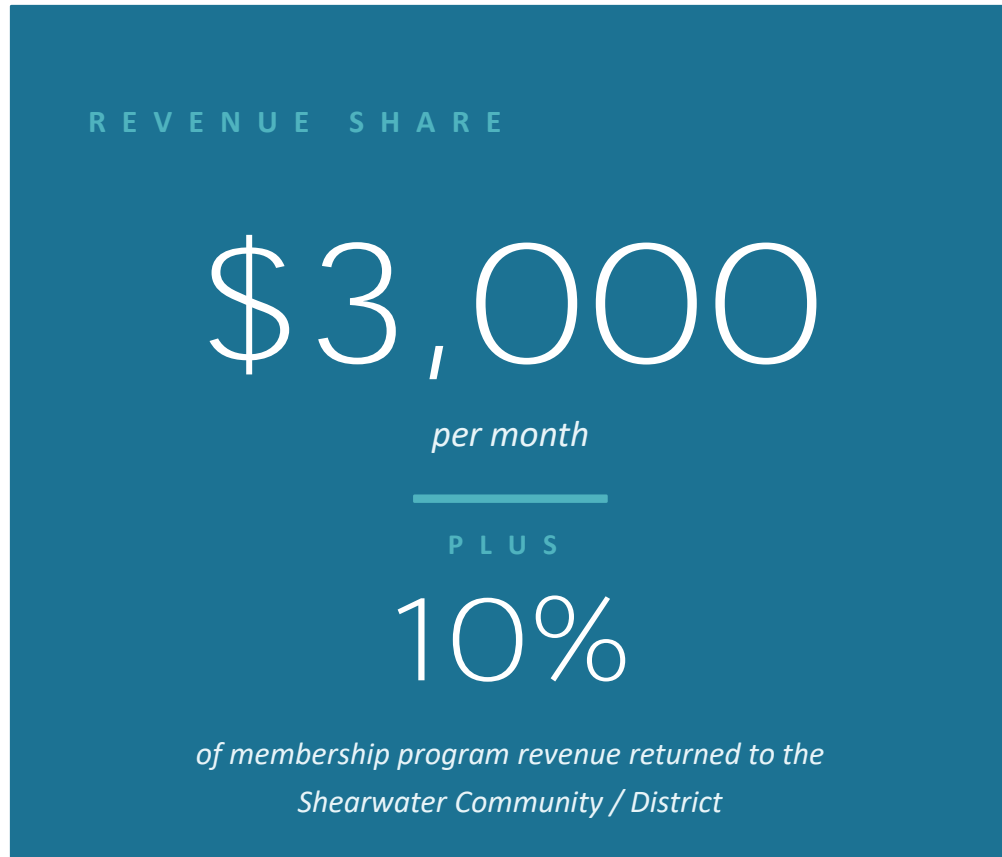
High-quality programming delivered within the neighborhood.



## All Ages, All Abilities

Inclusive offerings that serve every resident and skill level.

# A Simple, Transparent Partnership Model



## Full Operational Management

*SwimRise Aquatics manages every aspect of program delivery, ensuring zero administrative burden on the community.*

- ✓ Registration  
All swimmer registration and enrollment management
- ✓ Staffing  
Coach hiring, certification tracking, and supervision
- ✓ Scheduling  
Practice schedules, lesson coordination, and pool time
- ✓ Operations  
Insurance, billing, communications, and program logistics

# Investing in Long-Term Community Value

*SwimRise Aquatics is committed to supporting future facility improvements that enhance safety, expand programming, and create lasting value for residents.*



## Pool Deck Lighting

Collaborative funding for pool deck lighting improvements to enable safe, effective use of the facility during evening hours.

- ✓ Extended evening usability
- ✓ Improved visibility and safety
- ✓ Increased long-term facility value



## Competition Starting Blocks

Installation of two starting blocks to support practice starts and competitive training, with potential collaboration with Beachside High School for shared use.

- ✓ Supports competitive practice starts
- ✓ Enables training at race standard
- ✓ Potential partnership with Beachside HS

*We are committed to working collaboratively with the HOA / district and approved vendors to ensure all improvements meet community standards.*

ADDITIONAL OPPORTUNITIES

# Expanding the Partnership Together

*Beyond core programming, SwimRise Aquatics offers a range of additional collaboration opportunities to enrich life in Shearwater.*



## Summer Camps & Clinics

Seasonal swim camps and skill-focused clinics designed to keep swimmers engaged through every break.



## Technique Workshops

Specialty training sessions covering stroke mechanics, race strategy, and individual skill refinement.



## Community Events

Aquatic programming support for community events, swim meets, and resident-focused activities.

I N C L O S I N G

# A Lasting Partnership for Shearwater.

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*SwimRise Aquatics is committed to building a strong, long-term partnership with the Shearwater community — providing a safe, inclusive, and high-quality aquatic environment that contributes to the growth and value of the neighborhood.*

Thank you for your consideration.

We look forward to the opportunity to work together.

