MINUTES OF MEETING
TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Workshop of the Board of Supervisors of the Trout Creek Community Development District was held on Tuesday, April 7, 2026 at 10:03 a.m., at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

FIRST ORDER OF BUSINESS – Roll Call

Mr. McGaffney called the meeting to order and conducted roll call.

Present were:

Clint Wright	Board Supervisor, Chairman
Heather Loffredo	Board Supervisor, Vice Chairman
Jim Breslin *(via phone)*	Board Supervisor, Assistant Secretary
Ronnie Murphy	Board Supervisor, Assistant Secretary
Vincent Sajkowski	Board Supervisor, Assistant Secretary

Also, present were:

Howard McGaffney	District Manager, Vesta District Services
Jennifer Kilinski *(via phone)*	District Counsel, Kilinski | Van Wyk PLLC
Mitchell Zwang *(via phone)*	Kilinski | Van Wyk PLLC
Belynda Tharpe	General Manager, FirstService Residential
Jessica Knutelsky	Assistant General Manager, FirstService Residential
Mike Yuro *(via phone)*	District Engineer, Yuro & Associates

The following is a summary of the discussions had at the April 7, 2026 Trout Creek CDD Board of Supervisors workshop. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

SECOND ORDER OF BUSINESS – 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, up until the day before the meeting.

A resident expressed his concerns regarding e-bikes ruining the landscaping within the community and wanted to know why there were no rules posted or sent out regarding said e-bikes.

A resident discussed the budget and noted that he felt that only registered voters should be allowed to participate in district surveys. He also discussed the easement policy and compliance with the St. Johns County 2025 Ordinance regarding easements, suggested that the Board obtain competitive bids for the landscaping, and noted certain changes between the last approved amenity rules and the current proposed version.

A resident provided an update on the proposed wall to be funded by the state but initially paid for by the county.

A resident discussed bond resizing and improvement financing, and cost issuance.

THIRD ORDER OF BUSINESS – Discussion Topics

A. Exhibit 1: Draft Proposed FY 2026-2027 Budget

Mr. McGaffney and Supervisor Murphy provided a high-level overview of the work completed on the FY 2026-2027 draft proposed budget. The Board agreed to submit questions and requests to the District Manager by the end of the following week.

The meeting moved to Items F. and G. under the same order of business, at this time.

B. Exhibit 2: Survey for New Amenity/Community Improvements – Vice Chair/GM/AGM

Discussion ensued. The Board chose to update Section 3, Question 10 with the amounts provided by Supervisor Murphy, Mr. Muether would update the assessment table to include 76 units from Phase 3J, and Ms. Tharpe and Ms. Knutelsky would provide the Operations and Maintenance costs after reviewing the updated financials. It was noted to keep the questions related to pickleball and basketball on the survey.

C. Exhibit 3: Bond Sizing Project – 30yrs. – Logan Muether

D. Exhibit 4: Easement Variance for Fences

Mr. McGaffney provided a brief explanation as to why this was on the agenda. Discussion ensued.

E. Update on Settlement Agreement Negotiations

Ms. Kilinski provided a brief update.

F. Options for Addressing Bike Damage to Hills/Landscaping

This item was discussed with Item G.

G. Exhibit 5: Consideration of Ruppert Landscape Proposals

A representative from Ruppert Landscape presented the proposals. Discussion ensued regarding the damage done by bikes/dirt bikes/e-bikes jumping the mound, and concerns regarding liability should anyone get hurt when doing so. The discussion also focused on how to remediate the issue of e-bikes and motorized vehicles on landscaping.

Supervisor Loffredo requested that District Counsel research whether the District could require e-bike and other motorized vehicles to register with the District. Discussion ensued regarding the challenges with enforcement and ticketing, which only local law enforcement could do.

Discussion ensued regarding possibly hiring off-duty law enforcement and calling law enforcement when incidents were witnessed.

The District Counsel would add fees for permitting e-bikes/motorbikes to the user rates/fees to be discussed at a previously approved public hearing set for the May Board meeting.

Staff were given the green light to e-blast out a communication provided by District Counsel on the use of e-bikes within the District. And Ms. Tharpe would reach out to SJCSO regarding potential involvement in enforcement.

The Board also requested that staff provided proposals for additional roving patrol hours.

1. ENH026109326-06 – Falls Park Sod - $15,514.00
2. ENH026109326-06 – Falls Park Sod - $11,377.00
3. ENH026109326-16 – Hill Obstructing Plants - $14,852.00 (Podocarpus)/$11,699.00 (Trees & Boulders)/$18,828.00 (Podocarpus & Trees)

The meeting moved back to Item B. under the same order of business, at this time.

H. Amenity Improvements – *To Be Distributed*

I. Exhibit 6: Updated Rules, Policies, User Rates & Fees, & Disciplinary Rules

FOURTH ORDER OF BUSINESS – General Manager's Update

FIFTH ORDER OF BUSINESS – Supervisors' Requests

Mr. Sajkowski asked for clarification on the towing map, and it was noted that all District roads were declared as tow away zones.

SIXTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda *(limited to 3 minutes per individual)*

A couple residents commented on and asked about the survey to go out. Discussion ensued.

A resident asked about the FY 2024-2025 Goals and Objectives. Discussion ensued.

A resident discussed the possible costs of taking out a new bond in relation to what the survey was being sent out for. Discussion ensued.

SEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: April 23 at 6:00 PM

Four out of five Board members stated that they would be attending the next Board meeting. Supervisor Sajkowski noted that he would not be attending.

EIGHTH ORDER OF BUSINESS – Adjournment

Mr. McGaffney asked for final questions, comments, or corrections before requesting a motion to adjourn the workshop. There being none, Mr. Wright made a motion to adjourn the workshop.

On a MOTION by Mr. Wright, SECONDED by Mr. Sajkowski, WITH ALL IN FAVOR, the Board adjourned the workshop at 11:52 a.m. for the Trout Creek Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on May 28, 2026.

Howard McGaffney (Jun 3, 2026 12:26:27 EDT)
Signature

Howard McGaffney
Printed Name

Title: ☑ **Secretary** ☐ **Assistant Secretary**

Chairman Wright (Jun 3, 2026 12:22:49 EDT)
Signature

Clint wright
Printed Name

Title: ☐ **Chairman** ☐ **Vice Chairman**

April WS Mins.

Final Audit Report 2026-06-03

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"April WS Mins." History

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