

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 **special** meeting of the Board of Supervisors of Trout Creek Community Development District was held on **March 26, 2025, at 6:00 p.m.** at The Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

Present and constituting a quorum:

Clint Wright	Board Supervisor, Chairman
Heather Loffredo	Board Supervisor, Vice Chairperson
Jim Breslin	Board Supervisor, Assistant Secretary
Ronnie Murphy	Board Supervisor, Assistant Secretary
Vincent Sajkowski	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Co., Inc.
Katie Buchanan	District Counsel, Kutak Rock, LLP <i>(via speakerphone)</i>
Mike Yuro	Yuro & Associates
Belynda Tharpe	General Manager, First Service Residential
Jessica Knutelsky	Assistant Manager, First Service Residential

Members of the public present.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Wright called the meeting to order at 6:00 pm.

SECOND ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

THIRD ORDER OF BUSINESS

GENERAL AUDIENCE COMMENTS (NON-AGENDA ITEMS ONLY)

Audience members had comments and questions regarding repair cost to current district assets and impact to resident cost when adding new assets, consideration of commercial developer requests to access Shearwater Pkwy, irrigation water restrictions per St. Johns River Water Management District, Reserve Study protections and impact on future assessments.

**Board moved to agenda item 5A.*

FOURTH ORDER OF BUSINESS

Presentation of 2025 Reserve Study Report

Mr. J.J. Barron, with Reserve Advisors, provided a virtual presentation of their findings per the final 2025 Reserve Study Report.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

1.) Update Regarding Bond Refunding

Ms. Buchanan updated the board that the schedule looks to be that a credit memo will be sent by April 7th with getting a response by April 16th. The board can select and make an approval at the April board meeting to then close at the May meeting.

B. District Engineer

1.) Update Regarding Stormwater Outfall Repair

Mr. Yuro updated the board that he was having trouble with finding a Geotech company since they are busy, but he is still reaching out to some others.

2.) Update Regarding Goodhope Ct. Underdrain Repair

Mr. Yuro stated that he did not receive the additional bid he was waiting on last month so per the direction of the board Highwater's bid will be approved after the refi funding is received. He did note that until the agreement can be finalized the contractor said they can't lock in pricing and there may be some small fluctuations in the next month or two.

3.) Update Regarding Subsurface Exploration on Pond 11B

Mr. Yuro stated that he is currently seeking bids based on his exhibit he created for the underdrain design.

4.) Update Regarding Traffic Signage Modifications

Mr. Yuro confirmed the new stop signs look good and seem to be working. He will review the flashing crosswalk signs with the county for the next meeting.

5.) Discussion on the Review of CDD Pathways, Sidewalks and Roadways

Mr. Yuro requested more history on the pathway and the history of why one in particular didn't allow golf carts. He will review with the county on what has now changed. Mr. Breslin said he would forward Mr. Yuro an email regarding this matter with the county.

Mr. Yuro review amenity parking options. After discussion, the board stated they will discuss this topic more at their next workshop.

C. Landscape Maintenance Service Reports

- 1.) Ruppert Landscaping**
- 2.) Prestige Landscaping**

Mr. Wright stated that Prestige just sent over three proposals prior to the meeting regarding Phase 3 aeration and plant replacements. He stated the board will review these at the next workshop.

D. Pond Aquatics Service Report

E. General Manager

- 1.) GM/AGM February Report**
- 2.) Café Square February Report**
- 3.) Trout Creek CDD Square February Report**
- 4.) Lifestyle February Summary**
- 5.) Lifestyle February P&L**
- 6.) Maintenance February Report**

F. District Manager

- 1.) Financial Summary Report – YTD January 2025**
- 2.) CDD Workshop April 1, 2025 at 9:30 a.m. and CDD Budget Workshop April 24, 2025 at 10:00 a.m.**

SIXTH ORDER OF BUSINESS

AUDIENCE COMMENTS ON AGENDA ITEMS

Audience members had comments and questions regarding the liability of opening the Nest, assessment increase due to the reserve study findings, concerns and request if the district was going to start mowing all district owned pond banks, look at previous Engineer for on-going construction issues to hold accountable and disapproval of any future restaurant.

SEVENTH ORDER OF BUSINESS

BOARD VOTE ON BUSINESS ITEMS

A. Consideration to Reopen Multipurpose Room Known as the NEST

On a motion by Ms. Loffredo, seconded by Mr. Sajkowski, by majority vote, Mr. Wright and Ms. Murphy opposed, the Board directed staff to restore multipurpose room known as the "Nest" from office space to resident utilization, for Trout Creek Community Development District.

B. Discussion Regarding District Easements

The board tabled this topic to review at their next workshop.

C. Consideration for CDD to Assume Pond Mowing in Resident Maintained CDD Areas

On a motion by Mr. Sajkowski, seconded by Ms. Loffredo, by majority vote, Mr. Wright and Ms. Murphy opposed, effective FY 26, the Board approved for the CDD to be responsible for cutting the grass along ponds banks that are on CDD property, for Trout Creek Community Development District.

D. Consideration of Outdoor Table Games for Purchase

On a motion by Ms. Loffredo, seconded by Mr. Sajkowski, with all in favor, the Board approved to outdoor table games & dog park shade sails once refi funds are received not to exceed \$15,000.00, for Trout Creek Community Development District.

E. Consideration of Kompan Multideck Tower to Replace Former Kayak Club Slide Mound.

The board tabled this topic to review at their next workshop.

F. Discussion Regarding Exploration for Renovation to Café and Kayak Club. (Architect Study)

On a motion by Ms. Loffredo, seconded by Mr. Breslin, with all in favor, the Board directed staff to conduct an official survey among residents for long term district facility usage feedback, for Trout Creek Community Development District.

The board also directed staff to add a budget line in the FY 26 Proposed Budget for Amenity Renovations. The budget amount will depend on results of the survey.

G. Discussion of Lazy River Regarding Operation/Insurance/lifeguards

The board tabled this agenda item.

EIGHTH ORDER OF BUSINESS

CONSENT AGENDA

A.) Consideration of Minutes for the Board of Supervisors' Regular Meeting held on February 19, 2025

B.) Consideration of Minutes for the Board of Supervisors' Continued Meeting held on March 13, 2025

C.) Consideration of Minutes for the Board of Supervisors' Community Workshop held on March 13, 2025

D.) Ratification of the Operation and Maintenance Expenditures for February 2025

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved the consent agenda items, including minutes for the Board of Supervisors' regular meeting held on February 19, 2025, minutes for the Board of Supervisors' continued meeting held on March 13, 2025, minutes for the community workshop held March 13, 2025 and ratification of the operation and maintenance expenditures for February 2025, in the amount of \$194,441.46, for Trout Creek Community Development District.

NINTH ORDER OF BUSINESS

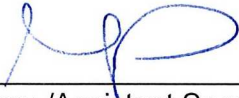
SUPERVISOR REQUESTS

Mr. Wright stated he would also like to add further discussion regarding the buffer area by Ryan Homes in Phase 3 to the workshop agenda.

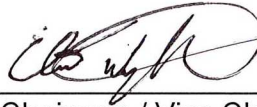
TENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board adjourned the meeting at 8:07p.m., located at the Kayak Club, 100 Kayak Way, St. Augustine, FL, 32092, for Trout Creek Community Development District.



Secretary /Assistant Secretary



Chairman / Vice Chairman