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 Monday, May 11, 2026 at 10:02 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 and constituting a quorum were:

Clint Wright	Board Supervisor, Chairman
Heather Loffredo	Board Supervisor, Vice Chairman
Jim Breslin	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
Belynda Tharpe	General Manager, FirstService Residential
Jessica Knutelsky	Assistant General Manager, FirstService Residential
Jennifer Kilinski *(via phone)*	District Counsel, Kilinski | Van Wyk PLLC

The following is a summary of the discussions had at the May 11, 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)

A resident provided suggestions for the budget expenses, assessments, and the capital plan.

A resident discussed the 16A buffer and plantings done by the developer.

A couple of residents discussed their concerns regarding golf cart safety, low speed vehicles, e-bikes, and speed limits on multi-use paths.

Supervisor Wright touched on the topics brought up by residents. Discussion ensued regarding JEA irrigation and using AI to monitor water usage, gas heaters for pools, night swimming and electrical engineering requirements for that.

THIRD ORDER OF BUSINESS – Discussion Topics

Mr. McGaffney, assisted by Supervisor Murphy, began the discussions with a brief overview of the proposed FY 2026-2027 budget. Discussion ensued as the Board and staff went down the budget line by line.

A. Exhibit 1: Shearwater Night Swim

Discussion ensued regarding why there was a request to update the lighting for night swimming.

B. Exhibit 2: Swim Team Revenue Possibilities (Swim Rise Aquatics & Sporting Jax Aquatic Club)

Ms. Knutelsky presented the two proposals. Discussion ensued.

C. Shades for Tot Lot

Discussion ensued, and the Board came to the consensus to not invest in shades for the tot lot at this time.

D. Exhibit 3: Swings for Phase 3

Discussion ensued with the consensus being to invest in two swings for Phase 3 at a not-to-exceed of $5,000.00 added to the FY 2027 budget and for the General Manager and Assistant General Manager to determine the locations.

E. Bike Racks for All Bus Stops within the Community

Ms. Knutelsky presented the proposal to install bike racks at all 10 bus stops with the consensus being to do so and budget for it in the FY 2027 Capital at a not-to-exceed of $1,800.00.

F. Trash Cans for All Mailbox Kiosks

Ms. Knutelsky presented the proposal to add trash cans at 12 of the 47 possible locations. Discussion ensued and the consensus was to not invest in this project at this time.

G. Benches & Trash Cans at Fishing Ponds

Ms. Knutelsky presented the proposal to add benches and trash cans at the fishing ponds. Discussion ensued and the consensus was to invest in trash cans around 8 of the fishing ponds, and to budget for it in the FY 2027 Capital at a not-to-exceed of $2,500.00

H. Lighting at Mailbox

Ms. Knutelsky presented the proposal to add lighting at the mailboxes, but the consensus was to not invest in this project at this time.

I. Exhibit 4: Flock System

Discussion ensued regarding cost, which included a presentation from an individual with additional information on the Flock System. The consensus was to have the General Manager and the Assistant General Manager do additional research on the options and to bring back a comparative analysis or summary with recommendations to a future Board meeting.

J. Exhibit 5: Proposed FY 2026-2027 Budget

This item was discussed at the start of the discussion topics.

K. Exhibit 6: Towing Policy

Ms. Kilinski presented the updated towing policy, and it was noted that the policy was ready for the May 28th public hearing.

L. Exhibit 7: Rates/Policies/Disciplinary Rule

Ms. Kilinski presented the updated rates/policies/disciplinary rules, and it was noted that they were ready for the May 28th public hearing.

M. Exhibit 8: Ashford Mills TCE Changes

Ms. Kilinski presented the Ashford Mills TCE changes.

N. Exhibit 9: Fence/Variance – Revised Policy

Ms. Kilinski presented the Fence/Variance.

FOURTH ORDER OF BUSINESS – General Manager's Update

Ms. Tharpe introduced the new Lifestyle Director, Marcia, and presented updates on the district's operations.

FIFTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Loffredo requested that the Board consider a policy that would clarify the District's stance on campaign events as related to the use of District property and amenity centers. Discussion ensued.

Supervisor Wright requested an update on the additional proposals for the repairs of the outfall structures.

SIXTH ORDER OF BUSINESS – Audience Comments – *(limited to 3 minutes per individual)*

A resident noted several concerns and made suggestions regarding topics that were discussed by the Board. Discussion ensued.

A resident requested that a representative from the District join her in meeting with the county commissioner.

A resident asked the Board to consider trash cans, swings, and benches in the Hammocks.

SEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: Thursday, May 28 at 6:00 PM

All five Board members present stated that they would be attending the next Board meeting on Thursday, May 28 at 6:00 p.m.

EIGHTH ORDER OF BUSINESS – Next Workshop Reminder: Tuesday, June 9 at 10:00 a.m.

NINTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Wright, SECONDED by Ms. Breslin, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:55 p.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 June 25, 2026.

Howard McGaffney (Jun 30, 2026 17:03:04 EDT)

Signature

Howard McGaffney

Printed Name

Title: ▣ **Secretary** ☐ **Assistant Secretary**

Clint wright (Jun 30, 2026 16:07:09 EDT)

Signature

Clint wright

Printed Name

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

May WS Mins.

Final Audit Report 2026-06-30

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"May WS Mins." History

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Signer clint.troutcreekcdd@gmail.com entered name at signing as Clint wright

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