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 meeting of the Board of Supervisors of Trout Creek Community Development District was held on **April 16, 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**
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** ***(via speaker phone)***
Mike Yuro	**Yuro & Associates**
Belynda Tharpe	**General Manager, First Service Residential**
Jessica Knutelsky	**Assistant Manager, First Service Residential**
Brett Sealy	**MBS Capital Markets, LLC**
Chris Kenny	**Prestige Landscape**

Members of the public present.

FIRST ORDER OF BUSINESS **CALL TO ORDER**

Mr. Wright called the meeting to order at 6:03 pm and then the pledge of allegiance was recited.

The board moved to agenda item 5A and 5B.

SECOND ORDER OF BUSINESS **PRESENTATION BY MBS ON SERIES 2015 REFUNDING**

Mr. Sealy reviewed a summary of refunding options, their terms and conditions with the board. Mr. Wright then proceeded to hold the public hearing on special assessments.

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved to open the Public Hearing on Special Assessments, for Trout Creek Community Development District.

An audience member had a question regarding MBS fees as part of the refund. There were no additional comments.

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved to close the Public Hearing on Special Assessments, for Trout Creek Community Development District.

The board discussed the banking options and agreed SouthState Bank presented the best rate and offer.

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved SouthState Bank Refund Offering, for Trout Creek Community Development District.

THIRD ORDER OF BUSINESS **CONSIDERATION OF RESOLUTION 2025-06; AUTHORIZING DISTRICT PROJECTS & EQUALIZING, APPROVING & LEVYING SPECIAL ASSESSMENTS**

Ms. Buchanan reviewed the resolution behind Tab 7 with the board.

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board adopted Resolution 2025-06 Approving Special Assessments, for Trout Creek Community Development District.

Mr. Sealy stated that final documents will be prepared and brought back to the May 21st board meeting.

The board moved back to agenda item 3.

FOURTH ORDER OF BUSINESS **GENERAL AUDIENCE COMMENTS (NON-AGENDA ITEMS ONLY)**

An audience member had comments regarding cutting back landscape material at the roundabout.

FIFTH ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel

Ms. Buchanan updated the board that the district received a letter of demand from VerdeGo's attorney. After discussion, the board authorized Mr. Breslin to set up a meeting with Ms. Buchanan and VerdeGo's attorney.

Mr. Wright updated the board he met with the Developer to discuss them funding major repairs like the roadway, stormwater outfall and the pump that was used. He requested that the board authorize him to continue to work with Mr. Yuro on these matters. The board approved Mr. Wright to work with the District Engineer on the major repair matters.

B. District Engineer

1.) Update Regarding Stormwater Outfall Repair

Mr. Yuro stated that he felt the settlement was done but was still concerned with the undermining of the concrete spillway. He wants to review protecting that spillway in the meantime of the full repair. He is still waiting to hear back from the contractors and a Geo-Tech company.

2.) Update Regarding Goodhope Court Underdrain Repair

Mr. Yuro reminded the board they did approve Highwater for this repair, but the district is waiting for the re-fi funds to proceed into a contract.

3.) Update Regarding Subsurface Exploration on Pond 11B

Mr. Yuro stated the Geotech report confirmed that the recommended fix was to install the underdrain to capture the water so it can be sent out to the pond before it affects the slope and then to also fix the slope. Mr. Yuro confirmed he received one bid and is still waiting to hear from other contractors. He was under the impression the landscaper was also going to bid. He would recommend getting that bid and he will continue to reach out to his other bidders.

4.) Update Regarding Traffic Signage Modifications

Mr. Yuro stated there was a request for him to review whether flashing crosswalk signs can be installed at four locations; the three roundabouts and then the same intersection Shearwater Pkwy and Timberwolf Trail where stop signs were installed. He updated the board that the county would require a traffic study first of any changes to signage, so they have a history and for traffic enforcement. However, the county would approve special emphasis markings within the crosswalks without a study. Mr. Yuro pointed out the three roundabout crosswalks have pavers but the crosswalks to the school do not. He did want to add that he didn't believe the county would approve flashing crosswalk signs in these areas without the additional special emphasis markings.

Discussion ensued. Mr. Yuro said he would provide a proposal for the traffic study and estimate on the painting of the striping of the special emphasis markings.

5.) Discussion on the Review of CDD Pathways

Mr. Yuro reviewed the history of the bollards that were installed and stated that the board can remove them along the pathway towards Timberlin Creek Elementary School to allow golf carts. Discussion ensued. The board agreed to remove two of the three bollards at this time.

On a motion by Mr. Breslin, seconded by Mr. Sajkowski, with all in favor, the Board approved removal of two bollards along the pathway, for Trout Creek Community Development District.

6.) Consideration of Amenity Area Parking Proposal

Mr. Yuro reviewed his previous renderings. The board took no action at this time.

C. Landscape Maintenance Service Reports

D. Pond Aquatics and Pillar Service Reports

E. General Manager

1.) GM FSR Awards Nominations
2.) Café Square January Report
3.) Trout Creek CDD Square January Report
4.) Lifestyle January Summary
5.) Lifestyle January P&L
6.) Maintenance January Report

F. District Manager

1.) Financial Summary Variance Report – YTD February 2025

2.) Update Regarding District Counsel Proposals

Ms. Dobbins updated the board on firms she had reached out to regarding requesting proposals for District Counsel services. The board requested proposals to be presented at the May meeting.

Ms. Dobbins updated the board that the second quarter HOA water utility shared amount that was invoiced was $5,582.34. She also told the board that Rizzetta is working on getting the staff credit cards instead of debit cards.

SIXTH ORDER OF BUSINESS **AUDIENCE COMMENTS ON AGENDA ITEMS**

There were no audience comments.

SEVENTH ORDER OF BUSINESS **PART B – BOARD PROPOSED MOTIONS**

A. Discussion on Finalizing Policy Regarding Fence Variance Request on Drainage Easements

After discussion, the board authorized Mr. Breslin to work with Counsel to draft a policy for the board to approve and finalize.

B.) Discussion on St Johns River Water Management District Landscaping Water Restrictions

1.) Motion to Approve Addendum 1 to the Ruppert Landscape Maintenance Agreement

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved Addendum 1 to the Ruppert Landscape Maintenance Agreement, for Trout Creek Community Development District.

C.) Discussion on Kayak Club Playground Equipment

1.) Motion to Approve Logan Playground Equipment Not to Exceed $65,000.00

On a motion by Mr. Wright, seconded by Ms. Murphy, with all in favor, the Board approved Logan Playground Equipment, not to exceed $65,000.00 and to be paid with the re-fi funds, for Trout Creek Community Development District.

D.) Discussion on Prestige Landscape Proposals

1.) Motion to Approve Ph 3 Turf Aeration Proposals

On a motion by Mr. Breslin, seconded by Mr. Wright, with all in favor, the Board approved Phase 3 Turf Aeration proposals, for Trout Creek Community Development District.

E.) Discussion Regarding Proposed FY 26 Capital Improvement Items:

1.) Shade Sails for Dog Park and Playground

2.) Kayak Club Meeting Equipment

After discussion, the board directed staff to get pricing for meeting room equipment and to add the shade sails to the FY 26 Capital Improvement List.

EIGHTH ORDER OF BUSINESS **CONSENT AGENDA**

A.) Consideration of Minutes for the Board of Supervisors' Special Meeting held on March 26, 2025
B.) Consideration of Minutes for the Workshop held on April 1, 2025
C.) Ratification of the Operation and Maintenance Expenditures for March 2025

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved minutes of Board of Supervisors' special meeting held on March 26, 2025, and minutes for the workshop held on April 1, 2025, and ratified operation and maintenance expenditure for March 2025 in the amount of $280,532.886, for Trout Creek Community Development District.

NINTH ORDER OF BUSINESS **SUPERVISOR REQUESTS**

Mr. Wright updated the board that he asked a county representative to come to the next meeting to review their county parks and long-term maintenance.

TENTH ORDER OF BUSINESS **ADJOURNMENT**

On a motion by Mr. Wright, seconded by Mr. Sajkowski, with all in favor, the Board adjourned the meeting at 7:34 pm, for Trout Creek Community Development District.

Secretary /Assistant Secretary

Chairman / Vice Chairman