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 **May 21, 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** ***(via speaker phone)***
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 6:02 p.m. and then the pledge of allegiance was recited.

SECOND ORDER OF BUSINESS **PLEDGE OF ALLEGIANCE**

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

An audience member presented a petition with names signed by approximately 200 residents regarding their objections to the removal of the buffer and shrubs being proposed to replace it behind their homes built by Ryan Homes in Phase 3. Residents expressed additional concerns regarding work being done on the new expressway and how close the roadway is to their backyards. There were also concerns mentioned regarding dirt the homes have due to on-going construction and a fire hydrant being used by a Dream Finders vendor.

The board responded that they will be reviewing all of these concerns further at their next workshop. Mr. Wright also stated that anyone can make a complaint to the county regarding the removal of this buffer. He then requested the District Engineer provide a cost for a fence/wall for that area and directed staff to reach out to Ryan Homes regarding the impacts of the dirt to the surrounding property.

**Board moved to agenda items 5A, 5B, 5C, 5D and 5E.*

FOURTH ORDER OF BUSINESS **FINAL PRESENTATION ON BOND SERIES 2015 REFUND**

1.) **Final Series 2025 Refunding Results**
2.) **Final Supplemental Special Assessment Allocation Report, Series 2025**

Ms. Buchanan reminded the board that they will have $500,000.00 placed in a construction account to be used for the approved capital projects within the next 3 years. She also noted that approximately $464,000.00 will be moved to a Trustee Revenue Account due to tax restrictions until November 1, 2025. After that time, these funds can be transferred to the district's General Fund account. The board acknowledged that these funds will not be used until next fiscal year anyway.

FIFTH ORDER OF BUSINESS **RESOLUTION 2025-07, SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITALIMPROVEMENT REVENUE REFUNDING BOND, SERIES 2025**

Ms. Buchanan reviewed resolution 2025-07 with the board.

On a motion by Ms. Murphy, seconded by Ms. Loffredo, with all in favor, the board adopted Resolution 2025-07, Setting forth the specific terms of the District's Capital Improvement Revenue Refunding Bond, Series 2025, for Trout Creek Community Development District.

SIXTH ORDER OF BUSINESS **CONSIDERATION OF RESOLUTION 2025-08, APPROVING SALE, ISSUANCE AND TERMS OF SALE OF CAPITAL IMPROVEMENT REVENUE & REFUNDING BOND, SERIES 2025**

On a motion by Ms. Loffredo, seconded by Mr. Wright, with all in favor, the board adopted Resolution 2025-08, Approving Sale, Issuance and Terms of Sale of Capital Improvement Revenue & Refunding Bond, Series 2025, for Trout Creek Community Development District.

SEVENTH ORDER OF BUSINESS **CONSIDERATION OF REVENUE AND REFUNDING BOND, SERIES 2025 – BNY TRUSTEE FEE SCHEDULE**

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the board approved Revenue and Refunding Bond, Series 2025 – Bank of New York Trustee Fee Schedule, for Trout Creek Community Development District.

EIGHTH ORDER OF BUSINESS **PRESENTATION REGARDING COUNTY COMMUNITY PARKS OFF TIMBERWOLF TRAIL**

Mr. Bill Sullivan reviewed the park project his company is working on with the county with the board and audience. He stated that construction should start this summer. The board expressed easement and traffic concerns while the project is on-going and after completion. The board stated further discussions will hopefully take place at the next regular meeting since staff has invited several county representatives to attend.

NINTH ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel

Ms. Buchanan updated the board that she, along with staff and Supervisor Breslin met with VerdeGo and their attorney. She stated that VerdeGo was not in agreement and threatened a lawsuit and may file against board members personally. She noted they did offer a settlement that the district pays them $67,000 of their outstanding invoices. Discussion ensued. The board decided to not accept their settlement offer.

On a motion by Mr. Breslin, seconded by Ms. Loffredo, with all in favor, the board did not accept VerdeGo's settlement offer to pay them $67,000.00, for Trout Creek Community Development District.

B. District Engineer

1.) Update Regarding Stormwater Outfall Repair and Ratification of UES Geotech Agreement

Mr. Yuro updated the board that Geotech did provide a proposal (under Tab 1) which came in $500.00 more than what the board initially approved. The Chairman did execute the agreement, and the inspection is being scheduled.

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the board ratified the UES Geotech Agreement, for Trout Creek Community Development District.

2.) Update Regarding Goodhope Court Underdrain Repair

Mr. Yuro updated the board that he will confirm the Highwater's proposal is still current so an agreement can get drafted now that the closing of the refunding is about to take place.

3.) Review Pond 11B Repair Proposals

Mr. Yuro recommended the board accept Ruppert's proposal for the price subject to his review that their scope match's his specs of the project.

4.) Update Regarding Traffic Study and Crosswalk Striping Cost

Discussion ensued. The board tabled this item until the district can further discuss options with the county regarding crossing guards.

The board also asked Mr. Yuro if he reviewed erosion on pond 21A. Mr. Yuro stated that this is not the same as pond 11B and is more surface erosion due to lack of vegetation. He stated it just needs turf.

C. Landscape Maintenance Service Reports

D. Pond Aquatics Service Reports

E. General Manager

Ms. Tharpe update the board that the shuttle will cost $7,280.00 for 3 holidays. Also, that to hire the off-duty office now requires for them to have at least a 6-hour shift.

F. District Manager

1.) Presentation of Voter Registration Count
2.) Review of Variance Report YTD for March 2025

Ms. Dobbins reviewed dates for the board's next workshop. The board directed the district manager to schedule a workshop for June 5, 2024.

TENTH ORDER OF BUSINESS — **CONSIDERATION OF LANDSCAPE MAINTENANCE PROPOSAL FOR ADDITIONAL POND BANK MOWING**

It was stated the proposals presented are the additional cost to mow the ponds the board recently approved. These agreements will be amended and will take effect October 1, 2025.

ELEVENTH ORDER OF BUSINESS — **CONSIDERATION OF FPL STREET LIGHTING AGREEMENT – PHASE 3J**

TWELFTH ORDER OF BUSINESS — **CONSIDERATION OF LAZY RIVER POOL PUMP REPAIR PROPOSALS**

The board confirmed this repair will be paid out of reserves.

THIRTEENTH ORDER OF BUSINESS — **CONSIDERATION OF DISTRICT COUNSEL PROPOSAL**

Ms. Kilinski reviewed her proposal and introduced Mr. Loy as an associate that will also service this district.

FOURTEENTH ORDER OF BUSINESS — **PRESENTATION OF FISCAL YEAR 2025/2026 PROPOSED BUDGET**

1.) Consideration of Resolution 2025-09, Approving Fiscal Year 2025/2026 Budget and Setting Public Hearing

Ms. Dobbins reviewed the resolution and proposed budget stating there were no further comments or changes since the board's workshop. The board will set the budget public hearing for their August 20, 2025 meeting at 6:00 p.m.

FIFTEENTH ORDER OF BUSINESS — **AUDIENCE COMMENTS ON AGENDA ITEMS**

There were audience comments and concerns regarding VerdeGo's settlement, developer's proposal offer on repairs, budget deadlines and questions on plans for future amenity facilities.

SIXTEENTH ORDER OF BUSINESS — **BOARD PROPOSED MOTIONS**

B. District Engineer

3.) Review Pond 11B Repair Proposals

> On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the board approved Ruppert Pond 11B repair proposal in the amount of $9,715.00, for Trout Creek Community Development District.

E. General Manager

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the board approved Increase to Amenity Management's credit card balance limit to $10,000.00, for Trout Creek Community Development District.

F.) Consideration of Landscape Maintenance Proposal for Additional Pond Bank Mowing

On a motion by Mr. Breslin, seconded by Mr. Loffredo, with all in favor, the board approved Ruppert's and Prestige's Landscape Maintenance proposal for additional pond bank mowing, effective October 1, 2025, for Trout Creek Community Development District.

G.) Consideration of FPL Street Lighting Agreement – Phase 3J

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the board approved FPL Street Lighting Agreement for Phase 3J, for Trout Creek Community Development District.

H.) Consideration of Lazy River Pool Pump Repair Proposals

On a motion by Mr. Wright, seconded by Ms. Murphy, with all in favor, the board approved the C Buss Proposal in the amount of $29,377.18 to be funded out of the Reserve Account, for Trout Creek Community Development District.

I.) Consideration of District Counsel Proposal

On a motion by Mr. Sajkowski, seconded by Ms. Loffredo, with all in favor, the board approved the Kilinski Van Wyk proposal for District Counsel Services, for Trout Creek Community Development District.

J.) Presentation of Fiscal Year 2025/2026 Proposed Budget

1.) Consideration of Resolution 2025-09, Approving Fiscal Year 2025/2026 Budget and Setting Public Hearing

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the board adopted Resolution 2025-09, Approving Fiscal Year 2025/2026 proposed budget and setting Public Hearing, for Trout Creek Community Development District.

SEVENTEENTH ORDER OF BUSINESS CONSENT AGENDA

A.) Consideration of Minutes for the Board of Supervisors' Meeting held on April 16, 2025
B.) Consideration of Minutes for the Workshop held on May 6, 2025
C.) Ratification of the Operation and Maintenance Expenditures for

April 2025

D.) Acceptance of Audited Financial Statement Ending Sept. 30, 2024

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the board approved minutes of Board of Supervisors' meeting held on April 16, 2025, minutes for the workshop held on May 6, 2025, ratified operation and maintenance expenditure for April 2025 in the amount of $457,234.45, and accepted the audited financial statement ending September 30, 2024, for Trout Creek Community Development District.

EIGHTEENTH ORDER OF BUSINESS SUPERVISOR REQUESTS

The board talked about workshop agenda items, including but not limited to the two resolutions that have been tabled. The board directed staff to send them to new counsel to review.

NINTEENTH ORDER OF BUSINESS ADJOURNMENT

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the board adjourned the meeting at 8:24 p.m., for Trout Creek Community Development District.

Secretary /Assistant Secretary

Chairman / Vice Chairman