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 **workshop** of the Board of Supervisors of Trout Creek Community Development District was held on **June 5, 2025, at 10:00 a.m.** at The Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

Attended:

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:

Chris Loy	**District Counsel, Kilinski Van Wyk**
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 10:04 a.m. and then the pledge of allegiance was recited.

SECOND ORDER OF BUSINESS **DISCUSSION REGARDING DEVELOPER RESPONSE TO MAJOR REPAIRS**

Board members discussed developer proposal presented during last budget workshop. Board members agreed to present all questions or concerns to district counsel via email and district council will present recommendations during June meeting.

THIRD ORDER OF BUSINESS — **DISCUSSION REGARDING RESOLUTION 2025-03 AND RESOLUTION 2025-04**

Board members discussed developer proposal presented during last budget workshop. Board member agreed to present all questions or concerns to district counsel via email and district council will present recommendation during June meeting.

FOURTH ORDER OF BUSINESS — **DISCUSSION REGARDING VERDEGO CLAIM**

Item not discussed per recommendation of the district council. Legal Council will provided board members recommendations by June meeting if possible.

FIFTH ORDER OF BUSINESS — **DISCUSSION REGARDING PH 3 RYAN HOMES CONCERNS**

Board members discussed on going issues and concerns related to Ryan Homes. Ryan Home residents were given an opportunity to voice their concerns to the board. Board member agreed to present all questions or concerns to district counsel via email and district council will present recommendation during June meeting.

SIXTH ORDER OF BUSINESS — **DISCUSSION REGARDING COUNTY PARKS AND TRAFFIC**

Staff updated board members on future easement requests for the county park. Board members and staff discussed the future easement for the county park and the effects of construction on local traffic in the neighborhood. It was agreed that the best course forward is to request local stake holders to attend the June meeting to seek resolutions and clarification on concerns. Staff directed board member Heather to contact local stakeholders with an invitation to attend the meeting.

SEVENTH ORDER OF BUSINESS — **DISCUSSION ON OTHER MATTERS AS IT RELATES TO THE DISTRICT**

Staff updated the board on going issues and concerns.

EIGHTH ORDER OF BUSINESS — **BOARD MEMBER AND AUDIENCE COMMENTS**

Audience members asked questions about the Ryan homes concerns.

NINTH ORDER OF BUSINESS — **ADJOURNENT**

Workshop was adjourned at 11:38 a.m.

Secretary /Assistant Secretary

Chairman / Vice Chairman