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 **June 18, 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:

Lesley Gallagher	**District Manager, Rizzetta & Co., Inc.**
Chris Loy	**District Counsel, Kilinski Van Wyk**
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**

The pledge of allegiance was not recited.

THIRD ORDER OF BUSINESS **DISCUSSION REGARDING TRAFFIC SAFETY & LAND USE CONCERNS WITH COUNTY REPRESENTATIVES**

Director Martin and Commander Tennyson from the St. Johns County Sheriff's Office, Dr. Asplen, Mr. Abbatinozzi, Mr. Pantano and Ms. O'Connell from the St. Johns County School District and Mr. Kent from St. Johns County Public Works Department made introductions and provided a brief update of their roles. Comments were heard from the Board and audience regarding school traffic and enforcement, new parks and additional Traffic including construction materials and vehicles, concerns with Timberwolf Trail and Shearwater Parkway, turn lanes at Timberwolf and 16A, PSAs and crosswalks, requests for buffer wall, traffic signal and traffic study and representatives provided responses stressing continued communication between the community members and each division of the County represented is essential.

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

Comments were heard on requests for activities for teens in the community, lighting requests, documents filed with St. Johns County, pocket parks and adding equipment and fishing policies.

FIFTH ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel

Mr. Loy updated the Board that he has not been contacted by VerdeGo and that the agreement with Northern Helm is in process. He then provided an update on E-bikes and the regulation mechanism for these.

B. District Engineer

1.) Update Regarding Stormwater Outfall Repair

Mr. Yuro noted that the contractor was on site for their field report within the last couple of weeks.

2.) Update Regarding Goodhope Court Underdrain Repair

Mr. Yuro updated the Board that the Goodhope Court underdrain repair is in the contractual phase and they have asked for a deposit this week.

The pond behind 162 Tower Court was then discussed and Mr. Yuro noted that this is an issue that the developer should correct by re-grading the banks and should be put on notice to do so. He shared his recommendation to not accept the pond as is.

Mr Yuro then reviewed rough costs for a potential wall at 16A and he was also requested to bring proposals for final designs of parking options to the next meeting reconfiguring the amenity parking to include the elimination of some the golf cart parking as this would be easier to relocate.

C. Landscape Maintenance Service Reports

There were no comments regarding the landscape maintenance reports and the landscape account managers were requested to attend the next meeting.

D. Pond Aquatics Service Reports

There were no comments regarding the pond aquatics maintenance reports at this time.

E. General Manager

1.) Approval for Nest TV Purchase

Ms. Tharpe and Ms. Knutelsky were available to answer questions regarding their reports. It was noted that the purchase of a 65" LG Nest TV in the amount of $496.00 would be reviewed later in the agenda. Ms. Tharpe also updated the Board that they were in the process of reviewing the policies and procedures and would bring back update recommendations including increasing fees for private rentals. Night swimming was also discussed.

F. District Manager

1.) Review of Variance Report YTD for April 2025

There were no questions regarding the Variance Report YTD for April 2025.
The Board directed Ms. Gallagher to advertise for the July workshop to be July 1st , at 10 am and set the budget workshop for August 13th, at 10 am contingent on Ms. Dobbins being available and should she not be available the budget workshop would then be held August 12th, at 10 am.

SIXTH ORDER OF BUSINESS **CONSIDERATION OF RESOLUTION 2025-03, RECOGNIZING CONTRIBUTION (SERIES 2022 ASSESSMENTS)**

This item was tabled to the next meeting.

SEVENTH ORDER OF BUSINESS **CONSIDERATION OF RESOLUTION 2025-04, ACCEPTING DEDICATION OF PROPERTY (PHASES 3A-3C, 3G)**

This item was tabled to the next meeting.

EIGHTH ORDER OF BUSINESS **DISCUSSION REGARDING DEVELOPER PROPOSAL FOR MAJOR DISTRICT REPAIRS**

Mr. Loy requested that the Board members individually send their comments to him directly to compile a response and review at the next meeting. In the interim, he will respond to the developer that the Board is working on a response.

NINTH ORDER OF BUSINESS **DISCUSSION REGARDING RYAN HOMES PHASE 3 CONCERNS**

Discussion ensued regarding any code violation and which party would have received this notification. It was requested that Mr. Loy contact the County for a copy of the code violation.

Mr. Sajkowski left the meeting in progress.

TENTH ORDER OF BUSINESS **CONSIDERATION OF CINTAS FACILITY SERVICES PROPOSAL**

ELEVENTH ORDER OF BUSINESS **CONSIDERATION OF PHASE 1 GAZEBO REPLACEMENT PROPOSALS**

The Board reviewed proposals from C&H and Custom Canopies. Discussion ensued regarding removal of the pillars in this area and use of the CDD parcel adjacent. The Board directed Ms. Knutelsky to bring three options for shades to the next meeting and to also include pricing to remove pillars and add some playground equipment options for adjacent CDD owned parcel.

TWELFTH ORDER OF BUSINESS **CONSIDERATION OF RESOLUTION 2025-10, SETTING HEARING ON EASEMENT ENCROACHMENT**

Discussion ensued regarding the fee to be charged for review of the easement variance application. It was noted that the fee could be reduced from the advertised rate during the public hearing but could not be increased. An application review fee of $500.00 was noted.

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

Audience comments were heard on the following items: fences and approval authority, termite bond, insurance on gazebo, pond reports and rating of pond conditions, FPL, lack of golf cart parking for school, fees for amenity room rentals and fees for guest passes.

FOURTEENTH ORDER OF BUSINESS **BOARD PROPOSED MOTIONS**

Consideration of District Purchase of Nest TV

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved the purchase of a Nest TV, for Trout Creek Community Development District.

Consideration of Cintas Facility Services Proposal

On a motion by Wright, seconded by Ms. Loffredo, with all in favor, the Board approved CINTAS Facility Services proposal, for Trout Creek Community Development District.

Consideration of Resolution 2025-10, Setting Hearing on Easement Encroachment Policy

On a motion by Mr. Breslin, seconded by Ms. Loffredo, with all in favor, the Board approved Resolution 2025-10, setting public hearing on easement encroachment policy for August 20, 2025 at the Kayak Club during the course of the regular meeting and set the fee for $500.00 for advertising purposes for Trout Creek Community Development District.

FIFTEENTH ORDER OF BUSINESS **CONSENT AGENDA**

A.) Consideration of Minutes for the Board of Supervisors' Meeting held on May 21, 2025
B.) Consideration of Minutes for the Workshop held on June 5, 2025
C.) Ratification of the Operation and Maintenance Expenditures for May 2025

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 May 21, 2025, and minutes for the workshop held on June 5, 2025, and ratified operation and maintenance expenditure for May 2025, in the amount of $350,230.14, for Trout Creek Community Development District.

SIXTEENTH ORDER OF BUSINESS SUPERVISOR REQUESTS

There was a supervisor comment regarding unpaid property tax bills resulting in unpaid assessments.

SEVENTEENTH ORDER OF BUSINESS ADJOURNMENT

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board adjourned the meeting at 9:17 p.m., for Trout Creek Community Development District.

Secretary /Assistant Secretary

Chairman / Vice Chairman