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 the Trout Creek Community Development District will be held on **October 29, 2025, at 4:00 p.m**. located at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092. The District Board will **also conduct an attorney-client shade session at 3:30 p.m.** This session will commence prior to the regular meeting/public hearings.

Present and constituting a quorum:

Clint Wright	**Board Supervisor, Chairman -** ***(Joined meeting in progress)***
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.**
Mike Yuro	**District Engineer, Yuro & Associates**
Belynda Tharpe	**General Manager, First Service Residential**
Jessica Knutelsky	**Assistant Manager, First Service Residential**
Chris Loy	**District Counsel, Kilinski Van Wyk**
Roger Claxton	**Ruppert Landscaping**
Kyle Carasea	**Ruppert Landscaping**

Members of the public present.

It was noted that the attorney client shade session had been cancelled.

FIRST ORDER OF BUSINESS **CALL TO ORDER**

Ms. Loffredo called the meeting to order at 4:01 p.m.

SECOND ORDER OF BUSINESS **PLEDGE OF ALLEGIANCE**

The pledge of allegiance was recited.

Mr. Wright joined the meeting in progress.

It was noted that the board would be moving to agenda item 5B - Resolution 2026-01; Awarding RFP for Pool Resurfacing

THIRD ORDER OF BUSINESS **RESOLUTION 2026-01; AWARDING RFP FOR POOL RESURFACING**

The Board opened only this item up for audience comments noting that they would take additional comments following this item.

There were no audience comments on awarding the RFP for pool resurfacing.

A representative from CBuss was available to answer questions from the Board regarding their proposal. Discussion ensued regarding the heating options provided and warranty. The CBuss representative noted that a $5000 discount would be provided if the one pool resurfacing and heat pump proposal were both selected. It was also noted that the proposed pricing did not include electrical or plumbing (gas) work.

The board accepted staff's recommended ranking of CBuss 100 points and Oak Wells 95 points.

On a motion by Mr. Breslin, seconded by Ms. Loffredo, with all in favor, the board approved the CBuss proposal for the pebble resurfacing finish on the fun pool, hybrid heating option on the lap pool with the $5000 discount being applied and adopting resolution 2026-01 in doing so, for Trout Creek Community Development District.

On a motion by Ms. Loffredo, seconded by Mr. Wright, with all in favor, the board then authorized Mr. Breslin to approve to not exceed amount of $10,000 each for electrical and plumbing (gas) work, for Trout Creek Community Development District.

The Board also authorized staff to notify the landscape company of this project.

Mr. Wright noted that agenda item 6F - Consideration of Staff/Maintenance Golf Cart Proposal was being removed from the consent agenda and would be reviewed under section 5 instead.

The board moved back to Audience Comments.

FOURTH ORDER OF BUSINESS **GENERAL AUDIENCE COMMENTS**

Audience comments were heard on the following: Mr. Laudenslager requested an opportunity to present an investment and interest earnings strategy at the November workshop, basketball, Woodlands ponds, Dream Finders parking concerns. The board requested updated estimates for basketball and would review basketball requests further at their November workshop.

FIFTH ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel

1.) Update/Consideration of Besch and Smith/Outfall Project

Mr. Loy updated the board that his firm has been working with Mr. Yuro on this and the insurer of Besch and Smith have notified the district that they are hiring their own third-party engineer and requested that they also be on notice. Notice was sent to Prosser. The District engineer, Prosser engineer will meet on site to review but no date has been provided yet. Mr. Wright requested that he be able to attend as well. There was no objection to this.

2.) Update/Consideration of Developer Negotiations

Discussion ensued regarding the developer's offer.

On a motion by Mr. Wright, seconded by Ms. Murphy, with Mr. Breslin and Ms. Loffredo opposed, the Board approved the developer's offer contingent on the following: developer building a cross walk for the school, rebuilding the intersection, building a path to the school, $445,000 unrestricted, trade mark, as is verbiage and that the CDD was not under any obligation to accept real property, for Trout Creek Community Development District.

Mr. Loy requested clarification that if the County was to pay for the crosswalk that the board would still accept, this was confirmed.

The Board then moved to agenda item 4A-4

4.) Further Discussion/Direction Regarding Timberlin Creek Trespass and Evacuation Requests

The Board discussed the Timberlin Creek Trespass request and noted that they would take no further direction on this until there was further clarification on the new open carry laws with the State. They then moved on to the discussion regarding the evacuation request. It was noted that the Board is open to this idea but requested that Mr. Loy and Mr. Yuro first communicate to the school district that it is their responsibility to confirm with the county that there are no restrictions on the planning requirement for the development edge and that this path would meet all ADA standards. They also requested confirmation that the school district would pay all costs to implement and maintain this pathway including but not limited to design and permitting costs.

The Board then moved back to agenda item 4A -3

3.) Update/Direction on County Tree Replacement Project

It was noted that this item would be discussed at the November workshop and no action was taken.

B. District Engineer

1.) County Crosswalk Proposals/Traffic Update/Cost & Process to Turnover Roads

It was noted that this item would be discussed at the November workshop, and no action was taken.

2.) Update on Golf Cart Approved Roads and Paths

Direction was given to Mr. Yuro to inquire with the county what steps would be required to extend the golf cart path to 210 and future shops and provide an update at the next meeting.

3.) Update on Goodhope Court Project

It was noted that this project is complete and the final payment of $17,810 may be made.

4.) Authorize Engineer to 2nd Amenity Center Site Plan, not to exceed $2,500

Mr. Yuro noted that he was reviewing the area behind the dog park as a potential location but needed to confirm the conservation easement.

5.) Authorize Engineer to Obtain Architect Bids for Kayak Club Kitchen Remodel

The Board provided direction for Ms. Tharpe to obtain quotes from architects for the Kayak Club remodel to add a short order island.

6.) Review Requirements for Pool Lighting for Night Swimming

It was noted that the current lighting is not sufficient for night swimming. Mr. Yuro was going to consult a lighting contractor for pricing on lighting that would allow night swimming.

7.) Options Regarding Shearwater Parkway Resurfacing

Mr. Yuro updated the board that Vallencourt has been responsive and is reviewing.

C. Landscape Maintenance Service Reports

Low pressure issues were reviewed. Ruppert was directed to work with Ms. Tharpe on watering schedules.

1.) Prestige Addendum and Ruppert Amendment – Ph 2 Addition/Removal

This item was not reviewed at this meeting and will be returned to the November meeting.

2.) Ratification of Prestige Amenity Landscaping Replacement Proposal

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the board ratified the Prestige amenity landscaping replacement proposal in the amount of $18,087.31, for Trout Creek Community Development District.

D. Pond Aquatics Service Reports

It was noted that Mr. Charles from Charles Aquatics would be attending the November 5th workshop.

E. General Manager

1.) South Creek Asphalt Path

This item was tabled.

Ms. Tharpe shared FSR's recent safety inspection ratings.

F. District Manager

1.) Variance Report Presented by Supervisor Murphy

No comments.

SIXTH ORDER OF BUSINESS **REVIEW INTEREST BANKING OPTIONS FOR RELEASE OF REVENUE ACCOUNT FUND**

It was noted that this item would be discussed at the workshop on November 5th.

SEVENTH ORDER OF BUSINESS **REVIEW AMENITY SUSPENSION(S)**

It was noted that this item would be reviewed when the resident with the suspension attends the meeting.

EIGHTH ORDER OF BUSINESS **RESOLUTION 2026-02; WAIVE PORTION OF RULE 1.3(1); PROVIDING REASONABLE NOTICE**

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the board adopted the Resolution 2026-02; Waive Portion of Rule 1.3(1); Providing Reasonable Notice, for Trout Creek Community Development District.

1.) Approval of FY 26 Workshop Dates

On a motion by Ms. Loffredo, seconded by Mr. Breslin, with all in favor, the board approved as presented the FY 26 Workshop dates, for Trout Creek Community Development District.

The Board then moved to agenda item 6F - Consideration of Staff/Maintenance Golf Cart Proposal which was removed from the consent agenda

NINETH ORDER OF BUSINESS **CONSIDERATION OF STAFF/MAINTENANCE GOLF CART PROPOSAL**

On a motion by Mr. Murphy, seconded by Mr. Wright, with all in favor, the board approved the proposal from Green Cove Springs Golf Carts for the Sierra model in the amount of $12,275.00 to be paid from the capital reserve, for Trout Creek Community Development District.

The Board then moved back to the business items consent agenda under section 6 – part B reviewing options under each item and noting which fund they would be paid from.

TENTH ORDER OF BUSINESS **BUSINESS ITEMS – PART B CONSENT AGENDA**

A.) Motion to Approve Sunshine States Solutions of N. FL Wooden Pergola Proposal

The Board selected the option from Sunshine State Solutions of N. Florida for the base wooden pergola without roof in the amount of $44,016 to be paid from the capital reserve.

B.) Motion to Approve Straight Pressure Estimate

The Board approved the straight pressure estimate in the amount of $28,000 to be paid from the capital reserve.

C.) Motion to Approve Simpson Pressure Cleaner Trailer

The Board selected the 3200 PSI option in the amount of $4499 to be paid from the O&M budget.

D.) Motion to Approve Southern Breeze Outpost Furniture Purchase

The Board approved the Southern Breeze outpost furniture proposal in the amount of $11,180 to be paid from the capital reserve.

E.) Motion to Approve Southern Breeze Kayak Club Furniture Estimate

The Board approved the southern Breeze Kayak club furniture proposal in the amount of $39,850 to be paid from the capital reserve.

G.) Motion to Nominate Supervisor Sajkowski to work with District Staff to Send Notice to County, Developer and Commissioner Regarding Vegetation Replacement at Ryan Homes Location.

H.) Motion to Nominate Supervisor Wright to work with District Staff Regarding County Tree Replacement Locations

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved the option from Sunshine State Solutions of N. Florida for the base wooden pergola without roof in the amount of $44,016 to be paid from the capital reserve, approved the straight pressure estimate in the amount of $28,000 to be paid from the capital reserve, approved the 3200 PSI option in the amount of $4499 to be paid from the O&M budget, approved the Southern Breeze outpost furniture proposal in the amount of $11,180 to be paid from the capital reserve, approved the Southern Breeze kayak club furniture proposal in the amount of $39,850 to be paid from the capital reserve, approved to Nominate Supervisor Sajkowski to work with District Staff to Send Notice to County, Developer and Commissioner Regarding Vegetation Replacement at Ryan Homes Location, approved to Nominate Supervisor Wright to work with District Staff Regarding County Tree Replacement Locations, for Trout Creek Community Development District.

ELEVENTH ORDER OF BUSINESS **BUSINESS ADMINISTRATION - CONSENT AGENDA**

A.) Consideration of Minutes for the Board of Supervisors' Meeting held on September 17, 2025

B.) Consideration of Minutes for the Workshop held on October 1, 2025

C.) Ratification of the Operation and Maintenance Expenditures for September 2025

D.) Ratification of Series 2025 Capital Project Fund Requisitions CR 04 & 05

E.) Ratification of FY 26 District Insurance Policy

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on September 17, 2025, the minutes of the Workshop held on October 1, 2025, Ratification of the Operation and Maintenance Expenditures for September 2025 in the amount of $431,855.36, Ratification of Series 2025 Capital Project Fund Requisitions CR 04 & 05, Ratification of FY 26 District Insurance Policy, for Trout Creek Community Development District.

TWELFTH ORDER OF BUSINESS **SUPERVISOR REQUESTS**

No Supervisor Comments

THIRTEENTH ORDER OF BUSINESS **ADJOURNMENT**

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board adjourned the meeting at 5:54 p.m., for Trout Creek Community Development District.

Secretary /Assistant Secretary

Chairman / Vice Chairman