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 **July 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**
Heather Loffredo	**Board Supervisor, Vice Chairperson** *(Teams Call)*
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.**
Chris Loy	**District Counsel, Kilinski Van Wyk**
Jennifer Kilinski	**District Counsel, Kilinski Van Wyk**
Mike Yuro	**Yuro & Associates**
Belynda Tharpe	**General Manager, First Service Residential**
Jessica Knutelsky	**Assistant Manager, First Service Residential**
Kyle Carasea	**Ruppert Landscaping**
Chris Kenny	**Prestige Landscaping**

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 recited.

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

The audience had questions/comments regarding new attorneys being able to explore ability of resident use of lazy river, concerns were also mentioned regarding roadway repairs needed and banking deposits made into the district accounts and amount of interest earnings. After discussion, the board requested a response from the District Manager by the next meeting.

FOURTH ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel

1.) Further Discussion Regarding Resolution 2025-03, Resolution 2025-04 & Developer Proposal

Mr. Loy updated the board that Resolution 2025-03 would acknowledge contributions from the developer which is not necessary for the board to adopt at this time, as well as Resolution 2025-04 since the district does not need to take the land and instead can use an easement.

Mr. Loy then proceeded to review a list of requests from the board to be sent to the Developer.

Mr. Loy then proceeded to update the board that VerdeGo has filed a suit against the district due to the payments that were withheld. Mr. Loy stated the district has not been served but can request a shade session.

After discussion the board directed staff to schedule a shade session prior to the start of the next regular meeting on August 20th at 5:30pm. Mr. Loy also noted that his firm will be recommending outside counsel to handle this lawsuit at a future meeting.

2.) Discussion Regarding County Letters

i.) Related to School Traffic Concerns

ii.) Concerning Multi-use Trail/Sidewalk for Future County Parks

The board discussed drafting a letter to several county officials to then be executed by all board members regarding the on-going safety concerns by the new school and request for resolution prior to school starting. The board appointed Ms. Loffredo to work with counsel on drafting this letter.

Mr. Wright stated he is also drafting a letter regarding other concerns to the county that he will provide to the board at the next meeting to review.

B. District Engineer

1.) Update Regarding Stormwater Outfall Repair

Mr. Yuro stated that the Geo Tech report was just received which gave two options for repair. He will review further and have a plan for a future meeting.

2.) Update Regarding Goodhope Court Underdrain Repair

Mr. Yuro noted the deposit was being processed per the agreement and the work is being scheduled.

3.) Update Regarding Final Design for Parking Improvements

Item was tabled.

4.) Update on Ryan Homes Streetlighting

Mr. Yuro recommended that the board consider other areas that may need lighting if this area would be added to save on cost. He stated he will reach out to FPL to research what options they may have for more or brighter lights.

5.) Discussion Regarding Crosswalk at School

Mr. Yuro will review other options to present at a meeting.

6.) Discussion Regarding Path – Seaforth & Rushing Dr.

Mr. Yuro stated he will continue to review this item and put a bid together to add a path for golf carts (not vehicles).

7.) Discussion Regarding Phase 1 Asphalt Resurfacing

Mr. Yuro noted after his review of the roadways in phase 2 he believes it still has life expectancy, but the first phase may have had a bad asphalt mix since it is ready for resurfacing.

C. Landscape Maintenance Service Reports

Ms. Tharpe stated she has had concerns about open tickets and weather concerns/delays. Both Ruppert and Prestige Representatives acknowledged those concerns and will review further with their staff and crew.

D. Pond Aquatics Service Reports

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

E. General Manager
1.) Discussion Regarding Fishing on District Ponds

Ms. Tharpe stated that the board needs to consider reviewing their fishing policies, especially before October 1st due to the additional mowing on pond banks. It was also suggested the District Engineer review the permit to see what type of fish can be stocked in the ponds for fishing.

Ms. Tharpe updated the board that Comcast has reached out requesting to come to a meeting to discuss service opportunities for the community. The board requested to have them attend the Sept. workshop.

F. District Manager
1.) Review of Variance Report YTD for May 2025

Ms. Dobbins stated she is working with staff on finalizing a lightning claim that is approximately $35K.

She reminded the board that their next workshop will be held on August 13th at 10:00 a.m.

FIFTH ORDER OF BUSINESS **CONSIDERATION OF NORTH CREEK GAZEBO REPLACEMENT PROPOSALS**

Item tabled.

SIXTH ORDER OF BUSINESS **CONSIDERATION OF PLAYGROUND EQUIPMENT PROPOSALS**

Item tabled.

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

Audience Members had questions/comments regarding a pine straw trailer, lazy river and need for lifeguards, fishing on district ponds, path issues off Seaport and a resident request for the board to determine its use but for it not allow golf carts.

EIGHTH ORDER OF BUSINESS **PART B - BOARD PROPOSED MOTIONS**

No board actions were made at this time.

NINTH ORDER OF BUSINESS CONSENT AGENDA

A.) Consideration of Minutes for the Board of Supervisors' Meeting held on June 18, 2025
B.) Consideration of Minutes for the Workshop held on July 1, 2025

Mr. Wright noted that the pledge was not recited at the workshop and that it should be removed.

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

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 June 18, 2025, they also approved the minutes for the workshop held on July 1, 2025, as amended; Mr. Wright noted the pledge was not recited at the workshop and it should be removed from the minutes, the board ratified operation and maintenance expenditures in the amount of $272,648.18 for June 2025, for Trout Creek Community Development District.

TENTH ORDER OF BUSINESS SUPERVISOR REQUESTS

Ms. Loffredo requests that staff continue to look at equipment options to hold virtual meetings.

ELEVENTH ORDER OF BUSINESS ADJOURNMENT

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board adjourned the meeting at 8:33 p.m., for Trout Creek Community Development District.

Secretary /Assistant Secretary

Chairman / Vice Chairman