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 Board of Supervisors of the Trout Creek Community Development District **held an attorney-client shade session on August 20, 2025, at 5:30 p.m. to discuss matters relating to pending litigation. This session commenced prior to the regular meeting/public hearings** held on **August 20, 2025, at 6:00 p.m.** located 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.**
Chris Loy	**District Counsel, Kilinski Van Wyk**
Jennifer Kilinski	**District Counsel, Kilinski Van Wyk** *(speaker phone)*
Mike Yuro	**District Engineer, 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 shade session meeting to order at 5:30 pm.

SECOND ORDER OF BUSINESS — AUDIENCE COMMENTS (ONLY ON SHADE SESSION MATTER)

There were no audience members present.

THIRD ORDER OF BUSINESS **ATTORNEY-CLIENT SHADE SESSION**

Mr. Loy informed those in attendance the parameters of the shade session and its purpose. He noted the individuals included in the meeting and estimated the time (30 minutes) before the regular meeting would resume. It was noted that a transcript of the shade session will become public at the end of litigation should the Board decide to proceed.

FOURTH ORDER OF BUSINESS **CONCLUSION OF SHADE SESSION/CALL TO ORDER REGULAR MEETING**

The attorney-client shade session concluded at 5:58 p.m. Mr. Wright called the regular meeting to order at 6:06 p.m.

FIFTH ORDER OF BUSINESS **PLEDGE OF ALLEGIANCE**

The pledge of allegiance was recited.

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

Mr. Wright stated due to the amount of interest he will allow additional comments at this time regarding the Beachside Swim Team agenda item. The audience had questions/comments regarding supporting Beachside Swim Team practicing at the district's facilities. The audience had further questions/comments regarding the tennis program, maintenance of the courts, lighting at the roundabout, completion time frame of entrance along 16A, e-bike policies, county flashing crosswalk sign, use of trails within community, school traffic and county firehouse update.

SEVENTH ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel

1.) Ratification/Update on County Letter Regarding School Traffic Concerns

2.) Draft Policy for River Walking/Safe Use of Lazy River

Mr. Loy reviewed the updated River Walking Policy and that the activity can be approved by the board subject to the district's insurance covering the activity. Discussion ensued.

The board authorized Ms. Murphy to work with staff outside a meeting for any additional questions to be answered or changes to the policy.

**Board moved to agenda item 4A(4).*

3.) Grant of Easement with St. Johns County, Florida

Mr. Loy reviewed the easement and noted it would have a maximum time limit of 2 years. Mr. Wright stated he would like to look at a cost share with the county soon as well.

4.) Consideration of Litigation Attorney Proposals

Mr. Loy stated the board was requested at this time to approve a retainer proposal for a litigation attorney. The board selected Greenlee Law Firm and authorized Mr. Breslin to be the proxy on behalf of the board outside a meeting to work with them.

B. District Engineer

1.) Update Regarding Stormwater Outfall Repair

Mr. Yuro updated the board that he received one proposal for around $80,000 but hoping to get another, maybe two prior to their next workshop to review.

2.) Update Regarding Goodhope Court Underdrain Repair

Mr. Yuro stated the project was completed, but it was reported the curb was chipped. He will review further to confirm second installment payment.

3.) Update on Additional Streetlighting

Staff were directed to review the brightness of the lights and to look at options.

4.) Update on County Crosswalk Plans at School

Mr. Yuro noted the plan was approved by the county and he is working on gathering cost proposals for the next meeting. The board reviewed and confirmed they didn't want to wait if cost information was available sooner.

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

The Board will review at their next workshop.

C. Landscape Maintenance Service Reports

D. Pond Aquatics Service Reports

E. General Manager

Ms. Tharpe updated the board that the new playground equipment will be installed on October 6th.

1.) Review Amenity Suspension

F. District Manager

1.) Variance Report Presented by Supervisor Murphy

Ms. Dobbins updated the board that the district should receive $31,485 back from a lighting claim.

Ms. Murphy requested for the board to approve funding two previous paid expenses with Reserve Funds in the amount of $17,650 for Shearwater Pkwy road patching and $9,714 for a French Drain install.

EIGHTH ORDER OF BUSINESS **PUBLIC HEARING ON FISCAL YEAR 2025-2026 BUDGET & SPECIAL ASSESSMENTS**

Ms. Murphy reviewed the proposed budget information for the audience.

Mr. Loy then updated the audience that once the public hearing is open it will cover both the budget and the assessment process at one time.

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board opened the Public Hearing on Fiscal Year 2025-2026 Budget & Special Assessments, for Trout Creek Community Development District.

There were audience comments regarding the reason for cost going up, questions on the new amenity website, café cost and the process to review higher budget line items.

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board closed the Public Hearing on Fiscal Year 2025-2026 Budget & Special Assessments, for Trout Creek Community Development District.

1.) Consideration of Resolution 2025-11, Adopting Fiscal Year 2025-2026 Budget

After discussion the board changed General Fund budget lines 22, 58, 80, 112 and to reduce the Reserve Fund budget line 23 $50,000.

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board reduced the FY 26 Proposed Reserve Fund budget by $50,000, for Trout Creek Community Development District.

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board adopted Resolution 2025-11, Adopting Fiscal Year 2025-2026 Budget, as amended, for Trout Creek Community Development District.

1.) Consideration of Resolution 2025-12, Imposing Special Assessments

On a motion by Mr. Wright, seconded by Ms. Murphy, with all in favor, the Board adopted Resolution 2025-12, Imposing Special Assessments, for Trout Creek Community Development District.

NINTH ORDER OF BUSINESS **CONSIDERATION OF BEACHSIDE HIGH SCHOOL SWIM TEAM PROPOSED AGREEMENT**

Discussion ensued regarding the need to have flexibility in the afternoon for a two-hour block that fits the swim team schedule but to finish before dusk. The board approved the agreement to be amended to allow a range of time approved by the General Manager.

TENTH ORDER OF BUSINESS **PUBLIC HEARING ON ENCROACHMENT POLICY AND RATES RELATED TO SAME**

Mr. Loy reviewed the policy and said that this hearing will allow a fee to be set for these variance request to get processed.

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board opened the Public Hearing on Encroachment Policy and Rates Related to Same, for Trout Creek Community Development District.

An audience member had a question about if HOA approval was still required for a variance request. It was stated that resident approvals by the CDD will still be contingent on HOA approvals.

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board closed the Public Hearing on Encroachment Policy and Rates Related to Same, for Trout Creek Community Development District.

1.) Consideration of Resolution 2025-13, Adopting Encroachment Policy/Rates

After discussion the board agreed to set the application fee to $150.

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board adopted Resolution 2025-13, Adopting Encroachment Policy/Rates, for Trout Creek Community Development District.

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

Audience Members had questions/comments regarding not agreeing to cut the Reserve Fund, supported approval of the swim team agreement, developer updates on back phase and repairs they were making which block usage of driveway, committee options, request an adult only Lazy River Walking activity.

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

1.) Ratification/Update on County Letter Regarding School Traffic Concerns

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board Ratified Board Letter to County Requesting Transportation Safety Measures at Trout Creek Academy, for Trout Creek Community Development District.

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved Letter to be sent to County Requesting for Pedestrian Access Routes from District to Future Parks, for Trout Creek Community Development District.

2.) Draft Policy for River Walking/Safe Use of Lazy River

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved Policy for River Walking in substantial form, subject to insurance coverage of activity, for Trout Creek Community Development District.

3.) Grant of Easement with St. Johns County, Florida

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved Grant Easement with St. Johns County, for Trout Creek Community Development District.

4.) Consideration of Litigation Attorney Proposals

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved Greenlee Law Engagement, for Trout Creek Community Development District.

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board appointed Supervisor Breslin as proxy to discuss litigation matters with the attorney outside a meeting, for Trout Creek Community Development District.

5.) Update on County Crosswalk Plans at School

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved a not to exceed $15,000 to install Special Emphasis Crosswalk at Timberwolf Trail and Rangeline Dr., to be paid from the Capital Project Fund, for Trout Creek Community Development District.

6.) Review Amenity Suspension

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board reinstated resident "JS" and his household amenity privileges, effective immediately, for Trout Creek Community Development District.

7.) Reserve Fund Expenses

On a motion by Ms. Murphy, seconded by Mr. Wright, with all in favor, the Board approved using Reserve Funds to repay the General Fund for previous expenses in the amount of $17,650 and $9,714, for Trout Creek Community Development District.

8.) Beachside High School Swim Team Agreement

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved Beachside High School Swim Team Proposed Agreement, in substantial form, for Trout Creek Community Development District.

THIRTEENTH ORDER OF BUSINESS CONSENT AGENDA

A.) Consideration of Minutes for the Board of Supervisors' Meeting held on July 16, 2025
B.) Consideration of Minutes for the Workshop held on August 13, 2025
C.) Ratification of the Operation and Maintenance Expenditures for July 2025

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on July 16, 2025, they also approved the minutes for the workshop held on August 13, 2025, the board ratified operation and maintenance expenditures in the amount of $422,434.80 for July 2025, for Trout Creek Community Development District.

FOURTEENTH ORDER OF BUSINESS SUPERVISOR REQUESTS

The board discussed topics for their next workshop and directed the District Manager to advertise for it to be held on September 9, 2025, at 10 a.m.

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved their next workshop to be held on September 9, 2025, at 10 a.m., for Trout Creek Community Development District.

Mr. Loy also requested for the board to approve scheduling another shade session at 5:30 pm prior to their next regular meeting on September 17, 2025.

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved to schedule an attorney-client shade session on September 17, 2025, at 5:30 p.m., for Trout Creek Community Development District.

FIFTEENTH ORDER OF BUSINESS ADJOURNMENT

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board adjourned the meeting at 10:03 p.m., for Trout Creek Community Development District.

Secretary /Assistant Secretary

Chairman / Vice Chairman