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 **September 9, 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:

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.

SECOND ORDER OF BUSINESS **REVIEW OF RESERVE STUDY & MAJOR IMPROVEMENTS/REPAIRS**

- **Reserve Study:**
  Supervisor Murphy provided a briefing on Reserve Study contributions.
  The Board agreed to revisit the Reserve Study and associated financial concerns during the October workshop. A meeting with the Reserve Study advisor is to be scheduled at that time.

- **A. Resurfacing of "Fun" Pool:**
  Staff briefed the Board on the need to resurface the Fun Pool.
  Board directed staff to:
  - Obtain proposals for the resurfacing.

    - Include a combined proposal for resurfacing all pools to explore cost savings.
    - Include Lap Pool heater replacement in the proposal.

- **B. Stormwater Outfall Repair Proposals:**
  Board Reviewed District Engineer's bids and recommendations.
  Board agreed to move forward with a vote at the upcoming meeting based on these recommendations.

- **C. Pergola Replacements:**
  Staff updated the Board on existing proposals.
  Board discussed concerns and directed staff to provide additional proposals for consideration at the September meeting for a final vote.

- **D. Parking at Kayak Club:**
  Discussion was **tabled** pending further clarification regarding developer negotiations.

- **E. Lap Pool Heater:**
  Discussed and included in the overall pool resurfacing proposal.

THIRD ORDER OF BUSINESS **REVIEW OF POLICIES & PROCEDURES**

- **A. Fishing on District Ponds:**
  Staff presented recommendations to allow fishing at **8 to 10 selected ponds**.
  Item will be placed on the **September meeting agenda** for:
    - Consideration of policy change.
    - Approval of bid to stock the ponds.

- **B. Bike Usage on Trails:**
  Board reviewed liability concerns and opted to **maintain current restrictions**.
  No changes will be made.

- **C. Committees:**
  Discussion held on forming committees and related Sunshine Law restrictions.
  Item was **tabled** to allow Board members to consult legal counsel.
  Will be **revisited at a later workshop**.

FOURTH ORDER OF BUSINESS **REVIEW OF UPDATES**

- **A. Amenity Website/App:**
  Staff provided a status update.

- **B. Amenity Survey:**
  Staff provided an update; additional information to follow.

- **C. Traffic & Safety:**
  Concerns discussed regarding school traffic and neighborhood safety.
  Board will continue working with **county officials and staff** to address these concerns.
- **D. Developer Negotiations:**
  Board Member Vinny presented updates from developer discussions.
  Board provided feedback, and staff will deliver a further update at an upcoming meeting.
- **E. County Fire Department:**
  Board Member Wright reviewed area infrastructure and slated fire department projects.
  Board discussed with **no further action at this time**.

FIFTH ORDER OF BUSINESS **ADJOURNENT**

Audience comments were received. The meeting adjourned at 12:18 pm.

Secretary /Assistant Secretary

Chairman / Vice Chairman