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 September 17, 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 **September 17, 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.**
Jennifer Kilinski	**District Counsel, Kilinski Van Wyk**
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**

Ms. Kilinski informed those in attendance the parameters of the shade session and its purpose. She 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 5:46 p.m. Mr. Wright called the regular meeting to order at 6:00 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)**

Audience comments were heard regarding an incident at the pool, basketball court request, lighting at the roundabout, plans for the county park, revisions requested to the minutes and a request for a fence around one of the two playgrounds.

County Commissioner Sarah Arnold joined the meeting and updated the board and audience that she had an emergency meeting scheduled for 3:30 p.m. the following day with representatives from the School District, Sheriff's Office, Public Works Department and members of the community to discuss ongoing concerns.

Public comments were continued regarding a child that had been struck by what was believed to be a construction vehicle, construction traffic at the roundabout, inquiries about when the back entry would be open, Rosemont and Timberwolf needing more law enforcement presence or crossing guards as there is no crosswalk. Commissioner Arnold also reviewed State legislation passed regarding hazardous walking conditions. Public comments and requests continued regarding having a main drop off and pick up area, speed limits, construction entrance and use of Shearwater Parkway instead, Sheriff's Office enforcement, construction debris on the multipurpose path, having a different entrance for kids to walk into the school, path at Tower Court, traffic calming devices, cost to maintain Timberwolf Road with traffic for park, County taking roads, making Shearwater Parkway and Timberwolf one way during school hours and golf cart parking.

SEVENTH ORDER OF BUSINESS **Staff Reports**

The Board moved to the District Engineer's Report on the agenda.

A. District Engineer

1.) Stormwater Outfall Repair Proposals

Mr. Yuro reviewed three bids received for the stormwater and outfall repair and noted he was comfortable with the Tigris proposal.

2.) County Crosswalk Proposal

Mr. Yuro reviewed that he has reached out to six contractors in total and has the proposal from the last meeting in the amount of $40,425.00. One contractor has declined to bid and he is waiting on proposals from the others.

3.) Discussion Regarding Use of Paths

Discussion ensued as to what would be required to make the community a designated golf cart community and if sidewalk widening would require County approval and permits. Mr. Yuro will investigate the requirements further with the County.

Mr. Yuro then noted that he will be confirming the punch list items are completed with the Goodhope project before any retainage is released. Mr. Yuro was also requested to attend the meeting with Commissioner Arnold tomorrow afternoon at 3:30 p.m.

The Board continued to the Landscape Maintenance Report on the agenda.

B. Landscape Maintenance Service Reports

The Board had no comments.

C. Pond Aquatics Service Reports

The Board had no comments.

D. General Manager Report

1.) Survey Update

Ms. Tharpe noted that the survey is being reworked and will be resent by mail and will include a QR code as part of this.
Ms. Knutelsky provided a presentation of the First Service Residential Year In Review.

The Board moved back to the District Counsel Report.

E. District Counsel

1.) Consideration of Besch and Smith Enforcement Update

Ms. Kilinski reviewed her recommendation of a 558 Construction Defect Notice being sent to Besch and Smith and Mr. Yuro providing a post construction review. It was also noted that her firm would work on the repair contract should Besch and Smith if they do not respond by the timeline provided.

2.) Requests from School District

Ms. Kilinski reviewed that a request had been received from the Deputy Sheriff who is a Youth Resource Officer at Timberlin Creek Elementary. The first part of the request was to have the District grant authorization to the Deputy grant trespass enforcement along a specific area of CDD property that is adjacent to the school in response to the recently passed open carry legislation. The second part of the request would allow the use of a specific area of CDD property to provide an evacuation path from the school in the event of an emergency. Discussion ensued regarding impacts of the open carry law, if both schools in the district would have the same request, the entity that would be responsible for installation, maintenance and upkeep of the evacuation path and any liability for the district. The board would discuss the trespass authorization further at their next workshop but in discussion felt that the use of CDD property to have a safe evacuation path in the event of an emergency with no liability to the district could be approved subject to the District Engineer reviewing the plans of the evacuation route and subject to the school being responsible for the maintenance and upkeep of the path and ramp.

3.) Update Regarding School Traffic Concerns

Ms. Kilinski updated the board that Commissioner Arnold requested a brief review of why the roads should be transferred to the County for her emergency meeting tomorrow. The board had no objection to her providing this information.

4.) Update on Developer Negotiations

Ms. Kilinski reviewed the latest offer received from the developer. The board tabled further discussion until after the county holds their meeting tomorrow and the board can review at their next workshop.

5.) Memo Regarding Committees and Sunshine Law

Ms. Kilinski reviewed her firm's memorandum regarding committee and sunshine law noting that she will also be bringing amended rules for consideration to the next meeting that would allow annual notices rather than individual meetings; workshop or committee notices can be included if dates were established for the full fiscal year in advance.

Ms. Kilinski then updated the board that the county had obtained a proposal in the amount of $37,000 for tree replacements within the easement by the school and is requesting the CDD perform the work which then they will then compensate the CDD. It was recommended that a second proposal be obtained and other options with the county be reviewed. District Counsel recommended the board wait for any feedback on the county taking the roads or updates on the wall from the developer and/or the county before taking any further action.

Ms. Kilinski provided an update on the lazy river walking activity noting that they checked with the Department of Agriculture and Consumer Services (DOACS) and there is no plan or permit that requires staffing and that the lazy river is excluded as a water feature under DOACS. Ms. Kilinski did note that her firm then went back to FIA with this information but at the time they thought from conversations that it was being staffed. She then stated that EGIS confirmed there would be coverage if the permit does not require staffing; and as it relates to how it operates today, it does not need to be staffed.

Mr. Yuro was also requested to contact Vallencourt to review the road issues and if they would handle any necessary repairs.

The Board then moved to the District Manager Report.

F. District Manager
1.) Variance Report Presented by Supervisor Murphy

Ms. Dobbins updated the board that she had received the insurance renewal proposal today and had also received a comparison bid. Due to the timing of receiving these, she had not had the opportunity to review in detail and requested authorization to work with the Chairman to review and approve in advance of the renewal deadline.

EIGHTH ORDER OF BUSINESS **Consideration of St. Johns County Polling Place Lease**

It was noted that this agreement would include the primary and general elections with those dates and times being outlined in the agreement.

NINTH ORDER OF BUSINESS **Consideration of Pergola Proposals**

This item was tabled for further discussion at the October workshop and regular meeting. It was noted that a termite bond might be needed for this structure as well.

TENTH ORDER OF BUSINESS **Discussion Regarding Resurfacing Pool(s)**

No changes were made to the RFP with proposals being requested to provide pricing for all three pools to include pricing on both quartz and pebble options and a lap pool heater.

ELEVENTH ORDER OF BUSINESS **Discussion Regarding Lap Pool Heater Proposal**

This item would be discussed at the workshop.

TWELFTH ORDER OF BUSINESS **Discussion Regarding Fishing Policy and Stocking of Ponds**

Discussion ensued regarding the overall cost to stock the ponds.

THIRTEENTH ORDER OF BUSINESS **Discussion of Falls Park Recreation Enhancements**

The board reviewed Falls Park recreation enhancements including outdoor volleyball and 9 square. Discussion ensued regarding the location and material for the volleyball posts.

FOURTEENTH ORDER OF BUSINESS **Consideration of C Buss Pool Maintenance Amendment**

The amendment included service for two days per week year-round at an expense of $2,800.00 monthly and $33,600.00 annually.

FIFTEENTH ORDER OF BUSINESS **Consideration of Resolution 2025-14, Designating Meetings for Fiscal Year 2025-2026**

Discussion ensued regarding moving meeting dates to the fourth week of the month and time of meetings. It was discussed that the October meeting would be moved to the 29th of the month, the November and December dates would remain the third Wednesday due to the holidays and the remaining meetings would be adjusted to the fourth Thursday of each month.

SIXTEENTH ORDER OF BUSINESS **Audience Comments on Agenda Items**

Audience Members had comments/questions regarding fishing, fence along Ryan Homes area, issue with the length of the meetings, pool heater committee and changes due to open carry law.

SEVENTEENTH ORDER OF BUSINESS **Proposed Board Motions**

1.) Stormwater Outfall Repair Proposals

> On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved the Tigris proposal for the outfall repair in the amount of $41,025.00, if there is no response after District Counsel first attempting to send a 558 Construction Defect Notice to Besch and Smith for Trout Creek Community Development District.

2.) Fiscal Year 2025-2026 Insurance Renewal

> On a motion by Mr. Breslin, seconded by Ms. Loffredo, with all in favor, the Board authorized the District Manager to work with the Chairman to finalize the fiscal year 2025-2026 insurance renewal, for Trout Creek Community Development District.

3.) Consideration of St. Johns County Polling Place Lease Agreement

> On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved the St. Johns County Polling Place Lease Agreement, for Trout Creek Community Development District.

4.) Consideration of Resolution 2025-15, Pool Resurfacing RFP

> On a motion by Mr. Breslin, seconded by Ms. Loffredo, with all in favor, the Board adopted Resolution 2025-15 and authorized the Chairman to finalize the pool resurfacing RFP to also include pricing for the three pools separately with two surface options and heater, for Trout Creek Community Development District.

5.) Consideration of Fishing Policies and Stocking

> On a motion by Mr. Breslin, seconded by Ms. Loffredo, with all in favor, the Board adopted fishing policies for eight designated ponds and proposal from Aquatic Management Plus LLC in the amount of $13,084.75, for Trout Creek Community Development District.

6.) Consideration of Falls Park Recreation Enhancements

> On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved a not to exceed amount of $1,000.00 to install volleyball with wooden post option, for Trout Creek Community Development District.

7.) Consideration of C Buss Pool Maintenance Amendment

> On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved the C Buss Pool Maintenance Amendment in the amount of $2,800.00 per month, for Trout Creek Community Development District.

8.) Consideration of Resolution 2025-14, Designating Meetings for Fiscal Year 2025-2026

> On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board adopted Resolution 2025-14 as amended, and setting the next workshop date for October 1st, for Trout Creek Community Development District.

EIGHTEENTH ORDER OF BUSINESS **Consent Agenda**

A.) Consideration of Minutes for the Board of Supervisors' Meeting held on August 20, 2025
B.) Consideration of Minutes for the Workshop held on September 9, 2025
C.) Ratification of the Operation and Maintenance Expenditures for August 2025
D.) Ratification of Series 2025 Capital Project Fund Requisitions CR 01, 02 & 03

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 August 20, 2025 as amended, the minutes of the Workshop held on September 9, 2025 as amended, Ratification of the Operation and Maintenance Expenditures for August 2025 in the amount of $409,516.70, Ratification of Series 2025 Capital Project Fund Requisitions CR 01, 02 & 03, for Trout Creek Community Development District.

NINETEENTH ORDER OF BUSINESS **Supervisor Requests**

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved scheduling a shade session for 5:30 p.m. on October 29, 2025, for Trout Creek Community Development District.

TWENTITH ORDER OF BUSINESS **Adjournment**

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board adjourned the meeting at 9:46 p.m., for Trout Creek Community Development District.

Secretary /Assistant Secretary

Chairman / Vice Chairman