

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 **December 17, 2025, at 6:00 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 5:30 p.m.** This session will commence prior to the regular meeting/public hearings.

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
Lesley Gallagher	District Manager, Rizzetta & Co., Inc.
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
Mike Yuro	Yuro & Associates

Members of the public present.

SHADE SESSION AGENDA:

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Wright called the meeting to order 5:30 p.m.

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS (ONLY ON SHADE SESSION MATTER)

No audience present.

THIRD ORDER OF BUSINESS

**ATTORNEY-CLIENT SHADE
SESSION**

The attorney-client shade session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and relates to advice on pending litigation expenditures and litigation strategy related to VerdeGo vs. Trout Creek Community Development District, Case Number 2025CA000937, pending in the Circuit Court for St. Johns County.

Transcript of the shade session will become public at the end of litigation.

FOURTH ORDER OF BUSINESS

**CONCLUSION OF SHADE
SESSION/MOTIONS RELATED
TO SAME**

Shade session adjourned at 5:52 pm.

REGULAR MEETING AGENDA:

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Wright called the meeting to order 6:01 p.m.

SECOND ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

THIRD ORDER OF BUSINESS

**GENERAL AUDIENCE
COMMENTS (AGENDA AND
GENERAL COMMENTS
LIMITED TO 3 MINUTES EACH)**

Audience comments were taken on agenda and general comments excluding the request for proposals (RFP) for District Management Services. It was noted that the comments would be opened back up following the presentations on this subject.

Audience comments were heard on debt service distributions.

FOURTH ORDER OF BUSINESS

**NOTICE OF RIZZETTA &
COMPANY'S RESIGNATION OF
DISTRICT SERVICES**

The Board confirmed the effective date of the Rizzetta and Company resignation found under tab 1 of the agenda to be February 27, 2026.

FIFTH ORDER OF BUSINESS

CONSIDERATION OF PROPOSALS RECEIVED IN RESPONSE TO DISTRICT MANAGEMENT RFP

Mr. Loy noted that the RFP had been circulated to six companies and that they had received two responses. Presentations were provided by Governmental Management Services (GMS) and Vesta/FCS Management Group with each group taking questions from the board and took audience comments.

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the board selected the proposal from Vesta/ FCM Management Group with a commencement date of February 27, 2026, for Trout Creek Community Development District.

SIXTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

1.) Status of Settlement Agreement with Developer

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the board authorized staff and Supervisor Brezlin to work with Ms. Greenlee on a settlement letter to VerdeGo, for Trout Creek Community Development District.

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the board set a shade session at 5:30 pm on January 22, 2026 and directed staff to advertise for VerdeGo vs. Trout Creek Community Development District litigation, 2026, for Trout Creek Community Development District.

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the board approved a temporary construction easement to have the developer construct the crosswalk to be completed by January 5, 2026, for Trout Creek Community Development District.

It was also noted that the Developer was funding the construction of the crosswalk.

2.) Update Concerning Pond Maintenance and Mowing in the Woodlands

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the board approved amendment with Prestige Landscape, adding the pond bank mowing of phase 1 HOA area in the Woodlands at no expense to the district, for Trout Creek Community Development District.

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the board approved amending the current Charles Aquatics agreement effective January 1, 2026 at an expense of \$247/month adding the 4 ponds in the Woodlands, for Trout Creek Community Development District.

Mr. Wright requested a punch list be completed for the entry to share with the County.

B. District Engineer

1.) Update on Crosswalk Proposal

Mr. Yuro provided an update that he has a walk through with Mr. Roane from Freehold regarding the crosswalk. Mr. Breslin to also attend.

2.) Consideration of Proposal for Asphalt Testing & Vallencourt

Mr. Yuro updated the board that Vallencourt will not accept full responsibility due to age of the roadway. He is not recommending moving forward with testing at this time and will obtain resurfacing proposals.

3.) Consideration of Cross Walk Flashing Light Proposal for Phase 3 Traffic Circle

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the board approved three pairs of solar crosswalk flashing signs with a not to exceed amount of \$20,000.00 and authorized Ms. Loffredo to work with the District Engineer on locations for Trout Creek Community Development District.

**Mr. Wright left the meeting progress.*

C. Landscape Maintenance Service Reports

No comments on Ruppert and Prestige Landscape reports for November 2025 in the agenda.

D. Pond Aquatics Service Reports

No comments on pond reports for December 3, 5, 9, 2025 in agenda.

1.) Consideration of Charles Aquatics Phase 3 Carp and Barrier Installation Proposal – Under Separate Cover

This item was tabled to the January meeting.

E. General Manager

1.) Consideration of Amenity Access Fence Repair and/or Replacement Proposal

This item was tabled for further discussion at the workshop and January meeting as additional proposals were anticipated.

F. District Manager

1.) Variance Report Presented by Supervisor Murphy – no comments

Ms. Dobbins noted that the Poolsure invoice being paid in full totaling \$58,585.97, as directed.

SEVENTH ORDER OF BUSINESS

**CONSIDERATION OF CBUSS
BULK TILE PURCHASE
PROPOSAL**

On a motion by Ms. Loffredo, seconded by Mr. Breslin, with all in favor, the board approved the proposals from CBuss for the bulk tile purchases for the lap pool in the amount of \$14,843.15 and lazy river \$17,196.00 with CBuss to store the tile and counsel to include additional language in the agreement regarding this, for Trout Creek Community Development District.

EIGHTH ORDER OF BUSINESS

**BUSINESS ADMINISTRATION -
CONSENT AGENDA**

**A.) Consideration of Minutes for the Board of Supervisors' Meeting held on
November 19, 2025**

B.) Consideration of Minutes for the Workshop held on December 3, 2025

The board approved as amended to correct Ms. Murphy's name on each set of minutes.

On a motion by Ms. Loffredo, seconded by Mr. Breslin, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on November 19, 2025, the minutes of the Workshop held on December 3, 2025, as amended for Trout Creek Community Development District.

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

This item was tabled.

NINETH ORDER OF BUSINESS

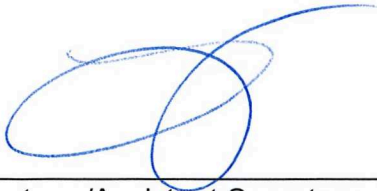
SUPERVISOR REQUESTS

A list of items for the January 6th workshop was provided.

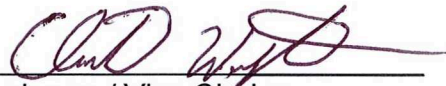
TENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Ms. Loffredo, seconded by Mr. Breslin, with all in favor, the Board adjourned the meeting at 8:28 p.m., for Trout Creek Community Development District.



Secretary /Assistant Secretary



Chairman / Vice Chairman