
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 the Trout Creek Community Development District was held on **January 6, 2026, at 10:00 a.m.** located at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092. The following is the agenda for the workshop:

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
Howard McGaffney	FCS Management Group

Members of the public present.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Wright called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS

COMCAST PRESENTATION

FSR Representatives hosted a call to help guide or coordinate with the Board/District related to bulk services from Comcast.

**Moved to CBus Project Completion Extension Request Item.*

THIRD ORDER OF BUSINESS

DISCUSSION OF CBUSS PROJECT COMPLETION EXTENSION REQUEST

CBUSS requested a project Timeline Extension: Requested the project deadline be extended by two weeks to February 13, 2026 to be considered at January meeting with new plaster selection (Tempool's White Elements Series: COBALT WHITE PL) as previous selection is no longer available.

FOURTH ORDER OF BUSINESS

**RESIDENT
FEEDBACK/COMMITTEE
DISCUSSION**

Resident Committees discussion ensued. The Board asked to have this discussion/consideration of committees as an agenda item on the February agenda.

FIFTH ORDER OF BUSINESS

**DISCUSSION ON GOLF CART
PATH IMPROVEMENTS**

Discussion about the addition or widening of 6 paths/areas.

SIXTH ORDER OF BUSINESS

**DISCUSSION OF ONGOING
PROJECT DEVELOPMENT ON
LONG-TERM OBJECTIVES
FOR RESIDENTIAL SERVICES**

Short-term goals were discussed such as: Financials and Budget, verifying ownership, identifying the plan.

Discussions ensued regarding the following:

- Pickleball Courts
- Basketball Court
- 2nd Amenity Center/Pool
- Food and Beverage
- Golf Cart Paths
- Parking: Kayak / Outpost
- 16A Buffer Wall

SEVENTH ORDER OF BUSINESS

**FINANCIAL DISCUSSION OR
UPDATES**

Supervisor and vendor payments discussed.

EIGHTH ORDER OF BUSINESS

**DISCUSSION ON
DEVELOPER SETTLEMENT
AGREEMENT**

NINETH ORDER OF BUSINESS

**DISCUSSION ON
TECHNOLOGY & VIRTUAL
MEETINGS**

General Discussions ensued about the desire to have full audio video production for the purpose of televising meetings.

TENTH ORDER OF BUSINESS

**DISCUSSION ON MILLING &
RESURFACING**

Discussion about the resurfacing of the road from “Springs” to the Roundabout at an approximate expense of \$168,000, how it would be funded and timing.

ELEVENTH ORDER OF BUSINESS

**DISCUSSION OF CATERING
REIMBURSEMENT REQUEST**

Mr. Wright reviewed a request for catering and rental reimbursement following an access control mishap for rental that occurred outside of normal office hours. Ratification of Chairman’s approval to provide reimbursement to be added to the consent agenda for the January meeting.

TWELFTH ORDER OF BUSINESS

**DISCUSSION OF OTHER
MATTERS CONCERNING THE
DISTRICT**

Board requested follow up on Supervisor and vendor payments due.

Ms. Tharpe reported damage/vandalism at Falls Park Volleyball, where the post and nets were damaged. Reported that someone used the fireplace at Outpost and used material that was not appropriate to use for fire pits.

PUBLIC COMMENT WAS HEARD ON THE FOLLOWING ITEMS

- Amenity Access Control: Policies, Operations, New readers, Vendor for Alarm Monitoring
- Unfavorable odor near area where JEA is working
- Paving,
- Golf cart path additions, and locations.

THIRTEENTH ORDER OF BUSINESS

ADJOURNMENT

Audience comments were received. The meeting adjourned at 12:05 pm.



Secretary /Assistant Secretary



Chairman / Vice Chairman