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 Trout Creek Community Development District was held on **January 15, 2025, at 6:00 p.m.** 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.**
Katie Buchanan	**District Counsel, Kutak Rock, LLP**
Mike Yuro	**Yuro & Associates**
Belynda Tharpe	**General Manager, First Service Residential**
Jessica Knutelsky	**Assistant Manager, First Service Residential**
Brett Sealy	**MBS Capital Markets, LLC**

Members of the public present.

FIRST ORDER OF BUSINESS **Call to Order**

The meeting was called to order at 6:00 pm by Mr. Wright and pledge of allegiance was recited.

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

The audience had questions and comments in regard to additional landscaping and/or buffer for noise in Phase 3 Ryan Homes section, concerns regarding traffic and new highway close to community, as well as suggestions for more audience comment sections on agenda.

Mr. Wright stated he would reach out to the county to review concerns residents have regarding the berm and noise. He also will invite the developer representatives from Freehold to attend a meeting.

THIRD ORDER OF BUSINESS STAFF REPORTS

A. District Counsel

There was a question regarding if the commercial parcel at the north entrance could be assessed. Ms. Buchanan stated for the district to assess the commercial parcel it must be within the district boundaries, which she did not believe it was.

B. District Engineer

1.) Update Regarding Stormwater Outfall Repair

Ms. Buchanan updated the board that the contractor is willing to have another meeting with the district's new District Engineer. The board approved for Mr. Yuro to attend the meeting but requested that he also start getting additional bids to make repairs. Mr. Yuro stated he will inspect the area once more to see if there has been any additional settling.

2.) Update Regarding Goodhope Court Underdrain Evaluation

Mr. Yuro updated the board that he has not received any responses yet from bidders on this repair, but he believes the developer is also trying to reach out to contractors. The board authorized Supervisor Wright to take lead on this matter, but still directed Mr. Yuro to request bids.

3.) Update Regarding Subsurface Exploration on Pond 11B

Mr. Yuro updated the board that staff is still waiting for ECS's report on the meter readings.

4.) Update Regarding Traffic Signage Modifications

Mr. Yuro updated the board that staff was getting proposals for additional signs that were approved by the county. Ms. Knutelsky stated she received one proposal and waiting on others. Discussion ensued.

> On a motion by Ms. Murphy, seconded by Mr. Wright, with all in favor, the Board approved a not-to-exceed amount in the amount of $5,000.00 for the purchase of approved county traffic signs, for Trout Creek Community Development District.

Mr. Wright updated the board that the developer of a commercial parcel at the north end of the community would like to attend a future meeting to request access to Shearwater Parkway. The board agreed that this request may be best to review at the next workshop.

Mr. Wright also noted that he wants to work with the county to have them assist with adding crosswalks for the park and school locations.

Mr. Yuro stated he was requested to look at parking options at the facilities. He did a preliminary review but believes that it maybe best to review options at the back of the facilities and move golf cart parking in the front to another location. The board requested Mr. Yuro to provide a proposal for him to proceed with doing an official study for additional parking at the Kayak Club.

C. Landscape Maintenance Service Reports

D. Pond Aquatics Service Report

E. General Manager

1.) Review Security and Conduct Policy Violation Protocol

Ms. Tharpe stated this item needs to be tabled.

F. District Manager

1.) Financial Summary Report – YTD November 2024

Ms. Dobbins updated the board that the first quarter invoice for the shared water utility cost was sent to the HOA in the amount of $11,423.87. She also noted that the Dec. financials have not been finalized, but reported that as of December 19th, the district received a large deposit from the county over $1.1 million of assessments.

Ms. Dobbins requested the board to confirm their next workshop date. The board set their next workshop for February 4th, at 2pm. The board confirmed they will review topics regarding the bond re-financing, reserve study, new development request at front entrance and concerns from Ryan Homes residents with a developer representative.

The board also discussed if they should move the March regular meeting dates due to conflicting with spring break.

> On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved rescheduling the March meeting date to March 26th, for Trout Creek Community Development District.

FOURTH ORDER OF BUSINESS **CONSIDERATION OF SHARKS SWIM TEAM 2025 RENEWAL AGREEMENT**

The board and staff did not have any further concerns or changes to the renewal agreement.

FIFTH ORDER OF BUSINESS — **CONSIDERATION OF PRESTIGE LANDSCAPE IRRIGATION CLOCK PROPOSAL (KAYAK CLUB AND ADJACENT PROPERTY**

Mr. Wright stated this is a replacement due to damage from a storm, but also an upgrade. Ms. Dobbins stated if she could find out a date of the storm she will work on a claim with the insurance carrier. Ms. Tharpe said she will try to see if she can find out a range of time the storm may have happened.

SIXTH ORDER OF BUSINESS — **CONSIDERATION OF PRESTIGE PH 1 LANDSCAPE IRRIGATION REPAIR PROPOSAL**

Mr. Wright stated these are repairs that are needed and would be an approval for an "not to exceed" amount.

SEVENTH ORDER OF BUSINESS — **CONSIDERATION OF PRESTIGE PH 1 LANDSCAPE REMEDIATION PROPOSAL**

Mr. Wright asked the board for him to take the lead on reviewing this proposal so he could work with staff and Prestige to trim the cost down.

EIGHTH ORDER OF BUSINESS — **CONSIDERATION OF DISTRICT'S AMENITY WEBSITE COMMUNICATION PROPOSALS**

It was noted that this website could have a login for only reservations with all other areas meeting the public requirement. The board discussed the two proposals behind Tab. 9 of the agenda.

NINTH ORDER OF BUSINESS — **FURTHER CONSIDERATION OF SYNTHETIC TURF APPROVED PROPOSAL**

It was stated this item was approved at the December meeting, but since that time board members have requested it to be discussed again and were opposed it. Discussion ensued to only move forward with the paver portion of the proposal instead. The board also designated Supervisor Sajkowski to take the lead on reviewing other areas that may need remediation with staff.

TENTH ORDER OF BUSINESS — **CONSIDERATION OF OUTDOOR POOL DECK SPEAKERS PROPOSALS**

The board tabled this discussion, but appointed Supervisor Breslin to review access control options with staff.

ELEVENTH ORDER OF BUSINESS — **DISCUSSION REGARDING USE OF GOLF CART PATH FROM NORTH CREEK ENTRANCE TO 210**

The board tabled this discussion so staff can review further with District Counsel, District Engineer and the District Manager regarding county requirements and insurance concerns.

TWELFTH ORDER OF BUSINESS — **DISCUSSION REGARDING STAFF PERFORMING EXPLORATORY OPTIONS OF REOPENING OF THE NEST FACILITY**

Mr. Wright stated this agenda item is for the board to give Supervisor Loffredo authority to explore this topic further for it to be discussed at the March meeting.

THIRTEENTH ORDER OF BUSINESS — **DISCUSSION REGARDING STAFF PERFORMING EXPLORATORY OPTIONS OF CAFÉ/EATERY OPTIONS**

Mr. Wright stated this is also listed for the board to give Supervisor Loffredo authority to explore this topic further for it to be discussed at the March meeting.

FOURTEENTH ORDER OF BUSINESS — **DISCUSSION REGARDING RFP OF DISTRICT COUNSEL SERVICES**

Mr. Wright stated he recommends that the refinancing matter get resolved first if the board wants to move forward with this RFP.

FIFTEENTH ORDER OF BUSINESS — **CONSIDERATION OF RESOLUTION 2025-03, RECOGNIZING CONTRIBUTION (SERIES 2022 ASSESSMENTS)**

CONSIDERATION OF RESOLUTION 2025-04, ACCEPTING DEDICATION OF PROPERTY (Phases 3A-3C, 3G)

Discussion ensued regarding the board having an outside attorney review both of these resolutions. Ms. Buchanan did explain to the board she had Bond Counsel, who was involved with the district's bond issuances, review them and confirm the property noted in the resolutions needed to be owned by the district since the infrastructure on the property are CDD owned improvements. The adoption of these resolutions and acceptance of the property is required so the district complies and is following tax law.

However, Ms. Buchanan stated if the board wanted to table these resolutions again, that instead of the board hiring an outside attorney at this time, these resolutions should get reviewed by District Counsel if there is going to be a change, since they will need to review them as part of their due diligence working for the district. The board agreed to hold off on reaching out to an outside counsel until the District Counsel RFP process concluded.

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

The audience had questions and comments regarding the opening of the pathway to golf carts, request to see cost for any new amenities first, inquiry on warranty on pool speakers and concerns regarding ages of children that may be using the "nest".

SEVENTEENTH ORDER OF BUSINESS **BOARD VOTE ON BUSINESS ITEMS**

A. CONSIDERATION OF SHARKS SWIM TEAM 2025 RENEWAL AGREEMENT

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved the Sharks Swim Team 2025 Renewal Agreement, for Trout Creek Community Development District.

B. CONSIDERATION OF PRESTIGE LANDSCAPE IRRIGATION CLOCK PROPOSAL (KAYAK CLUB AND ADJACENT PROPERTY)

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved Prestige Landscape Irrigation Clock proposal for Kayak Club and Adjacent Property, for Trout Creek Community Development District.

C. CONSIDERATION OF PRESTIGE PH 1 LANDSCAPE IRRIGATION REPAIR PROPOSAL

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved Prestige PH 1 Landscape Irrigation Repair proposal, for Trout Creek Community Development District.

D. CONSIDERATION OF PRESTIGE PH 1 LANDSCAPE REMEDIATION PROPOSAL

Board tabled and authorized Clint to review further with staff and Prestige.

E. CONSIDERATION OF DISTRICT'S AMENITY WEBSITE COMMUNICATION PROPOSALS

On a motion by Ms. Loffredo, seconded by Ms. Murphy, by majority vote, with Mr. Breslin opposed, the Board approved Northern Help proposal for an Amenity Website, for Trout Creek Community Development District.

F. FURTHER CONSIDERATION OF SYNTHETIC TURF APPROVED PROPOSAL

On a motion by Mr. Wright, seconded by Mr. Breslin, by majority vote, with Ms. Loffredo opposed, the Board rescinded their approval from the December meeting and approved to only move forward with the paver portion with a not-to-exceed amount of $5,040.00, for Trout Creek Community Development District.

G. CONSIDERATION OF OUTDOOR POOL DECK SPEAKERS PROPOSALS

Board tabled item.

H. DISCUSSION REGARDING USE OF GOLF CART PATH FROM NORTH CREEK ENTRANCE TO 210

Board tabled item.

I. DISCUSSION REGARDING STAFF PERFORMING EXPLORATORY OPTIONS OF REOPENING OF THE NEST FACILITY and CAFÉ/EATERY OPTIONS

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board authorized Supervisor Loffredo to explore options of reopening of the nest facility and café/eatery options, for the board to discuss further at the March meeting, for Trout Creek Community Development District.

J. DISCUSSION REGARDING RFP OF DISTRICT COUNSEL SERVICES

On a motion by Ms. Loffredo, seconded by Mr. Breslin, with all in favor, the Board directed the District Manager to request proposals to be reviewed at the March meeting regarding RFP of District Counsel Services, for Trout Creek Community Development District.

K. CONSIDERATION OF RESOLUTION 2025-03, RECOGNIZING CONTRIBUTION (SERIES 2022 ASSESSMENTS)

Board tabled item.

L. CONSIDERATION OF RESOLUTION 2025-04, ACCEPTING DEDICATION OF PROPERTY (Phases 3A-3C, 3G)

Board tabled item.

EIGHTEENTH ORDER OF BUSINESS CONSENT AGENDA

A.) Consideration of Minutes for the Board of Supervisors' Regular Meeting held on December 18, 2024
B.) Consideration of Minutes for the Board of Supervisors' Workshop held on January 6, 2025
C.) Ratification of the Operation and Maintenance Expenditures for December 2024

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved the consent agenda, including December 18, 2024 and January 6, 2025 set of minutes and December 2024 operations and maintenance expenditures, in the amount of $595,853.10, for Trout Creek Community Development District.

NINTEENTH ORDER OF BUSINESS SUPERVISOR REQUESTS

Mr. Sajkowski inquired if there was a fee for anyone that wanted to use the Garden Facility. It as confirmed there was not a fee. Mr. Wright stated he has on his list to meet with the Garden Club to review the use and operation of that facility.

TWENTIETH ORDER OF BUSINESS ADJOURNMENT

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board adjourned the meeting at 9:02 p.m., for Trout Creek Community Development District.

Secretary /Assistant Secretary

Chairman / Vice Chairman