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 **February 19, 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**
Chris Kenny	**Prestige Landscape**

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)**

Audience members had comments and questions regarding a RV Park that will be developed adjacent to the community and regarding pond bank maintenance.

THIRD ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel

Ms. Buchanan updated the board that she met with contractor regarding the stormwater outfall and there was no indication that they would be willing to fix the issue again.

B. District Engineer

1.) Update Regarding Stormwater Outfall Repair

Mr. Yuro stated he believes the immediate issue now is to secure the concrete spillway. He informed the board he can't tell if there will be more settling, but he doesn't see any more at this time. After board discussion Mr. Yuro was directed to work with Supervisor Breslin to have a geotechnical survey completed for a not to exceed amount of $5,000.00 and move forward with emergency repairs.

Ms. Buchanan also requested the board to confirm their direction regarding an invoice the district received from Vallencourt for a pump rental that was used during the time the stormwater outfall was being repaired. The board acknowledged they were not aware of this service being provided and confirmed they do not authorized payment.

2.) Update Regarding Goodhope Court Underdrain Repair

Mr. Yuro updated the board he received a proposal from Highwater Site Solutions and Vallencourt; and Vallencourt was pretty much double. Mr. Yuro noted he was trying to get one more proposal but had not heard back. After discussion the board agreed to give Mr. Yuro another week to confirm if he could get a third proposal and if not he could move forward with Highwater Site Solutions with a not to exceed $70,000. They also confirmed this would be an approval to get on the contractor's schedule but the repair will take place once the re-fi funding is received in a couple of months.

Supervisor Loffredo stated she would like to review this area with Mr. Yuro as well to review the limestone.

3.) Update Regarding Subsurface Exploration on Pond 11B

Mr. Yuro stated he is working to get proposals for the repair for the next meeting.

4.) Update Regarding Traffic Signage Modifications

Mr. Yuro stated that to add the flashing crosswalk signs per the proposal he would need to review and get County approval. He will resubmit his traffic plan for that area and resubmit. The board stated they would like to move forward subject to the County approving the modification.

5.) Discussion on the Review of CDD Pathways, Sidewalks and Roadways

Mr. Yuro stated prior the boulders being removed along with pathway to allow golf carts he would like to review the history of why they were installed and confirm they can be removed.

6.) Consideration of Amenity Area Parking Proposal

Mr. Yuro reviewed his proposal under Tab 1. He reminded the board that this design should provide +/- 30 additional spaces. The board agreed they would like to move forward with this project.

C. Landscape Maintenance Service Reports

1.) Ruppert Landscaping
2.) Prestige Landscaping

Mr. Kenny reviewed his proposal to start maintenance services for Phase 3H in the amount of $664.52 per month. He also reviewed an invoice that was due for his additional sulfur treatment from October 2024 in the amount of $14,480.91.

D. Pond Aquatics Service Report

E. General Manager

Ms. Tharpe reviewed a pool construction easement request for 151 Boylston Ct. and a fence variance request for 936 Windley Dr. The board authorized staff to draft a pool construction easement agreement to entered into between the property owner and the district which would require pictures of the district property being used before and after the construction and for any damage to be paid by the property owner. The board directed staff to review access points with the pond aquatic maintenance vendor to then be discussed at a future meeting amongst the board to develop an official policy for all fence variance pond easement requests.

1.) GM FSR Awards Nominations
2.) Café Square January Report
3.) Trout Creek CDD Square January Report
4.) Lifestyle January Summary
5.) Lifestyle January P&L
6.) Maintenance January Report

F. District Manager

1.) Financial Summary Variance Report – YTD December 2024

Ms. Dobbins updated the board the district did receive the first HOA payment for the shared water utility in the amount of $11,423.67.

FOURTH ORDER OF BUSINESS **CONSIDERATION OF REFUNDING 2015 BONDS**

After discussion Ms. Buchanan confirmed with the board, they would prefer to move forward with MBS' option 3 to refund 2015 Bonds and receive new money, which would require a notice and a District Engineer Report. She stated the District Engineer Report would need to include an estimate of cost for possible capital projects the new money would be used towards.

FIFTH ORDER OF BUSINESS **DISCUSSION REGARDING LITIGATION ATTORNEY ENGAGEMENT & DISTRICT COUNSEL REPRESENTATION**

Tabled.

SIXTH ORDER OF BUSINESS **FURTHER DISCUSSION REGARDING POOLSIDE SPEAKERS**

The board reviewed proposals under Tab 8 and prefer moving forward with Hi-Tech.

SEVENTH ORDER OF BUSINESS **CONSIDERATION OF TOT LOT PLAY FEATURE PROPOSAL**

Tabled.

EIGHTH ORDER OF BUSINESS **CONSIDERATION OF PHASE 1 LANDSCAPE REMEDIATION PROPOSALS**

Mr. Wright stated proposals presented were reviewed by him and the staff. The board gave a consensus they were comfortable moving forward with both Prestige proposals for Phase 1 remediation.

**Board moved to agenda item 5G.*

NINTH ORDER OF BUSINESS **CONSIDERATION OF HUB PRINTER UPGRADES**

Ms. Knutelsky review the updated Konica agreement for the copier in their office. The board approved moving forward with the new rate of $464.78 per month.

TENTH ORDER OF BUSINESS **DISCUSSION REGARDING CAFÉ OPERATIONS SUMMER 2025**

Ms. Tharpe reviewed the need for new café equipment, service window and a slushy machine in order to provide additional food service at the café. The staff is in the process of researching permit requirements and additional insurance coverage. The board agreed to fund additional items with current Reserve Funds.

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

Mr. Brandon Liebrecht requested that his amenity privileges be reinstated after the board decided to suspend them last month. Mr. Liebrecht reviewed his actions with the board and apologized for his behavior. Discussion ensued.

Audience members had comments and questions regarding residents being on fixed incomes, opening the pathway to golf carts, current pool speakers needing repair, audience participation, need for additional parking and insurance coverage.

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

A. Consideration of Refunding 2015 Bonds

On a motion by Mr.Wright, seconded by Ms. Loffredo, with all in favor, the Board approved moving forward with MBS Option 3 to refund 2015 Bond Series and to receive new money, for Trout Creek Community Development District.

B. Further Discussion Regarding Poolside Speakers

On a motion by Mr. Breslin, seconded by Ms. Loffredo, with all in favor, the Board approved Hi-Tech proposal in the amount of $29,468.57 and to be funding by Reserve Funds, for Trout Creek Community Development District.

C. Consideration of Phase 1 Landscape Remediation Proposals

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved Prestige's proposals in the amount of $21,079.00 & $40,126.29, for Trout Creek Community Development District.

D. Discussion Regarding Café Operations Summer 2025

On a motion by Ms. Loffredo, seconded by Mr. Breslin, with all in favor, the Board approved the purchase of additional café equipment, café service window installation and slushy machine totaling a not to exceed amount of $14,000.00 and to be funding by Reserve Funds, for Trout Creek Community Development District.

E. Consideration of Hub Printer Upgrades

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved Konica Printer Upgrade Agreement in the amount of $464.78/month, for Trout Creek Community Development District.

District Engineer - 1.) Update Regarding Stormwater Outfall Repair

On a motion by Mr. Wright, seconded by Ms. Murphy, with all in favor, the Board approved a not to exceed $5,000.00 for a Geotechnical Study and authorized to the District Engineer to work with Mr. Breslin to authorize emergency repairs, for Trout Creek Community Development District.

District Engineer - 2.) Update Regarding Goodhope Court Underdrain Repair

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved a not to exceed $70,000.00 to schedule with contractor to repair once refi fundings are received, for Trout Creek Community Development District.

District Engineer - 4.) Update Regarding Traffic Signage Modifications

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved a not to exceed amount of $13,338.00 Crosswalk Signs subject to County approval, for Trout Creek Community Development District.

District Engineer – 6.) Consideration of Amenity Area Parking Proposal

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved Yuro & Associates Amenity Area Parking – Conceptual Design Proposal in the amount of $4,950.00, for Trout Creek Community Development District.

Prestige – Phase 3H Landscape Maintenance

On a motion by Ms. Murphy, seconded by Mr. Breslin, with all in favor, the Board approved Prestige Phase 3H Landscape Maintenance Proposal in the amount of $664.52/month, for Trout Creek Community Development District.

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved payment to Prestige for October 2024 Sulfur Application, for Trout Creek Community Development District.

Review of Amenity Suspension

On a motion by Ms. Loffredo, seconded by Mr. Breslin, with all in favor, the Board approved reinstatement of Amenity Privileges to Mr. Liebrecht with conditions that his rental privileges will remain revoked and he is not authorized to consume alcohol on district property, for Trout Creek Community Development District.

Pool Construction Easement Request

On a motion by Mr. Breslin, seconded by Ms. Loffredo, with all in favor, the Board approved Counsel to draft a Pool Construction Easement Agreement between Property Owner at 151 Boylston Ct and the District authorizing Chair to approval final form of agreement, for Trout Creek Community Development District.

THIRTEENTH ORDER OF BUSINESS CONSENT AGENDA

A.) Consideration of Minutes for the Board of Supervisors' Regular Meeting held on January 15, 2025

B.) Consideration of Minutes for the Board of Supervisors' Community Workshop held on February 4, 2025

C.) Ratification of the Operation and Maintenance Expenditures for January 2025 - $395,457.69

On a motion by Ms. Murphy, seconded by Mr. Loffredo, with all in favor, the Board approved consent agenda items, including minutes for the Board of Supervisors' regular meeting held on January 15, 2025, minutes for workshop held on February 4, 2025 and ratification of the operation and maintenance expenditures for January 2025, in the amount of $395,457.69, for Trout Creek Community Development District.

FOURTEENTH ORDER OF BUSINESS SUPERVISOR REQUESTS

Mr. Wright stated he is reviewing trails and paths that were being put in Phase 3.

FIFTEENTH ORDER OF BUSINESS CONTINUED at 9:40 pm

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board continued the meeting to March 13, 2025 at 10:00 a.m., located at the Kayak Club, 100 Kayak Way, St. Augustine, FL, 32092 , for Trout Creek Community Development District.

Secretary /Assistant Secretary

Chairman / Vice Chairman