MINUTES OF MEETING

TROUT CREEK

COMMUNITY DEVELOPMENT DISTRICT

The Workshop of the Board of Supervisors of the Trout Creek Community Development District was held on Tuesday, March 10, 2026 at 10:01 a.m., at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

FIRST ORDER OF BUSINESS – Roll Call

Mr. McGaffney called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Clint Wright	Board Supervisor, Chairman
Heather Loffredo	Board Supervisor, Vice Chairman
Jim Breslin	Board Supervisor, Assistant Secretary
Ronnie Murphy	Board Supervisor, Assistant Secretary
Vincent Sajkowski	Board Supervisor, Assistant Secretary

Also, present were:

Howard McGaffney	District Manager, FCS Management Group
Jennifer Kilinski *(via phone)*	District Counsel, Kilinski | Van Wyk PLLC
Mitchell Zwang *(via phone)*	Kilinski | Van Wyk PLLC
Belynda Tharpe	General Manager, First Service Residential
Jessica Knutelsky	Assistant General Manager, First Service Residential
Patricia Kehr	Accounting Manager, Vesta District Services
Marcelle Scott	Accounts Payable Supervisor, Vesta District Services
Mike Yuro	District Engineer, Yuro & Associates

The following is a summary of the discussions had at the March 10, 2026 Trout Creek CDD Board of Supervisors Workshop. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

SECOND ORDER OF BUSINESS – Discussion Topics

The meeting began with Item G.

A. Exhibit 1: Amenity Expansion Planning

Supervisor Loffredo presented the discussion topic. Discussion ensued regarding potential projects presented by Supervisor Loffredo with District Counsel providing legal input on funding options. The Board agreed to conduct another survey of the residents regarding the potential issuance of a bond to pay for the following improvements to the amenities, construction of a new pool, food and beverage improvements, additional golf cart path improvements, and additional parking.

Supervisor Wright left the meeting at approximately 10:35 a.m. and returned approximately 10:40 a.m.

B. Update & Discussion on Streaming Service

Mr. McGaffney presented the discussion. Discussion ensued. District Staff provided recommendations as well as an update on the current challenges of the streaming service. The Board agreed to continue to work with Lutt Media on a trial basis and to work towards putting the video recorded meetings on a YouTube account for the District.

The meeting moved back to Item A. and combined Item C. with it, at this time.

C. Community Enhancements & Budget

This item was discussed with Item A.

D. Pond 22b Outflow

Mr. Yuro and Ms. Kilinski provided a brief update with another update to be provided at the next Board meeting after the scheduled meeting with all parties involved after the workshop.

E. Ratification of Requisition CR53 Series 2018

Ms. Kilinski provided a brief update.

F. Current Community Suspension

Ms. Kilinski provided legal input regarding how to handle community suspensions. Discussion ensued among the Board and staff regarding suspensions and penalties for violations at the amenities facilities, and the challenges in identifying who violated the rules, especially when parents share access codes with their children. The Board directed District Counsel to draft a proposed policy change with specific details on suspension lengths for the Boards' review and consideration.

G. Community Towing Ordinance

Ms. Knutelsky presented the discussion topic. Discussion ensued regarding the need to update the towing policy and enforcement of the procedures for the community. District Counsel provided input noting the need for proper signage and the notice requirements before updated towing measures could be implemented. They also clarified that the signs must be placed at entrances and exits, as well as every 25-feet in other areas for specific reasons, to allow for district-wide towing without individual notice to vehicle owners. Ms. Knutelsky noted that the signs provided by ASAP Towing would not cost the district, and that she would confirm this. The Board agreed to update the towing policy and the map, and to schedule a public hearing for the May meeting.

The meeting moved back to Item B., at this time.

H. Pool Heating

This item was discussed during Item A.

I. Night Swimming

This item was discussed during Item A.

J. Changing the April and May Workshop Dates:

Mr. McGaffney provided a brief explanation for the change request. Discussion ensued. The Board agreed to keep the workshop on its originally scheduled date for April, and agreed to set the budget workshop for Monday, May 11th at 10:00 a.m.

1. Monday, April 13th at 10:00 a.m.
2. Monday, May 11th at 10:00 a.m.

THIRD ORDER OF BUSINESS – Supervisors' Requests

There being no Supervisors' requests, the next item followed.

Ms. Tharpe and Ms. Knutelsky noted that the General Manager should be given an opportunity to provide operations updates to the Board at workshops. They presented a visual document of amenity center physical assets that was provided at no cost to the District, which helps document the current assets of the Amenity Center.

Mr. McGaffney introduced Patricia Kehr, Accounting Manager, and Marcelle Scott, Accounts Payable Supervisor, to the Board and provided them with a moment to introduce themselves as well.

FOURTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda *(limited to 3 minutes per individual)*

Residents asked questions and provided comments on the parking and towing policies, amenity expansion items that were discussed, and the principal and interest payments.

FIFTH ORDER OF BUSINESS – Next Meeting Quorum Check: March 26 at 6:00 PM

SIXTH ORDER OF BUSINESS – Adjournment

Mr. McGaffney asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Wright made a motion to adjourn the meeting.

On a MOTION by Mr. Wright, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:00 p.m. for the Trout Creek Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on April 23, 2026.

Howard (May 5, 2026 08:18:46 EDT)	Chairman Wright (May 5, 2026 08:14:42 EDT)
Signature	**Signature**
Howard McGaffney	Clint wright
Printed Name	**Printed Name**
Title: [x] **Secretary** ☐ **Assistant Secretary**	**Title:** ☐ **Chairman** ☐ **Vice Chairman**

March WS Mins.

Final Audit Report 2026-05-05

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Status:	Signed
Transaction ID:	CBJCHBCAABAA8NHWMh9UmiPaxlD7QD7Yz-XZfL7KpNdJ

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2026-04-30 - 4:36:44 PM GMT

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2026-04-30 - 4:36:48 PM GMT

Email viewed by Chairman Wright (clint.troutcreekcdd@gmail.com)
2026-05-05 - 12:13:56 PM GMT

Document e-signed by Chairman Wright (clint.troutcreekcdd@gmail.com)
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Document emailed to Howard (howard@cddmanagers.com) for signature
2026-05-05 - 12:14:44 PM GMT

Email viewed by Howard (howard@cddmanagers.com)
2026-05-05 - 12:18:33 PM GMT

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