MINUTES OF MEETING

TROUT CREEK

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Trout Creek Community Development District was held on Thursday, May 28, 2026 at 6:03 p.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:

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, Vesta District Services
Roy Van Wyk	District Counsel, Kilinski | Van Wyk PLLC
Mitchell Zwang	Kilinski | Van Wyk PLLC
Mike Yuro	District Engineer, Yuro & Associates, LLC
Belynda Tharpe	General Manager, FirstService Residential
Jessica Knutelsky	Assistant General Manager, FirstService Residential

The following is a summary of the discussions and actions taken at the May 28, 2026 Trout Creek CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

Supervisor Loffredo led all present in reciting the Pledge of Allegiance.

THIRD ORDER OF BUSINESS – Audience Comments – *(limited to 3 minutes per individual for agenda items)*

A resident commented on the budget being presented later in the meeting, specifically on the capital projects.

A resident commented on the lack of a buffer on 16A.

A resident had a question regarding the towing agreement to be discussed and considered later in the meeting.

A resident expressed concerns regarding the settlement agreement with Freehold.

A resident expressed concerns about the agenda package being posted to the website in a timely manner according to Florida Statutes and whether items were ready to be presented in the agenda package when posted.

A resident expressed concerns regarding the settlement agreement with Freehold.

A resident expressed concerns regarding agreement with the Sharks swim team.

A resident commented on the maintenance reports, specifically regarding the security and locking of the gym doors. She also commented on the electrical box blocking the crosswalk from Calcutta to Shearwater.

A resident commented on possible measures to take to protect the landscaping from e-bikes and scooters on Falls Park.

Ms. O'Lear from Vesta introduced the lifeguards who took part in the save over the Memorial day weekend.

Supervisor Loffredo provided responses to several of the audience comments, and noted that others would be discussed later in the meeting.

FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publications

FIFTH ORDER OF BUSINESS – Suspension Hearings

The Board held the hearing for Item B. and then Item A. as the residents were present for Item B. at the time of the hearing.

A. Krutous-Fridental – *Under Separate Cover*

Mr. Zwang provided a brief overview of the applicable rules and a summary of the facts provided by staff. Discussion ensued.

On a MOTION by Mr. Breslin, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board approved reinstating amenity privileges with no additional suspension time for the minor child, for the Trout Creek Community Development District.

B. Caristil – *Under Separate Cover*

Mr. Zwang provided a brief overview of the applicable rules and a summary of the facts provided by staff. The residents were given a chance to formally appeal the 30-day suspension. Discussion ensued.

On a MOTION by Ms. Loffredo, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board approved reinstating amenity privileges with no additional suspension time for Caristil, for the Trout Creek Community Development District.

Supervisor Breslin briefly left the meeting at approximately 7 P.M.

The meeting moved to Item B. under the Seventh Order of Business – Business Items, at this time.

SIXTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

Mr. Zwang asked if the Vice Chair would authorize the continuance as requested by the Defense Counsel, and Supervisor Loffredo agreed.

1. General Election Qualification Period Reminder – Noon on June 8, 2026 through Noon on June 12, 2026
2. Form 1 Submittal Reminder: July 1st
3. Request for June Shade Session

   The Board authorized an attorney-client session for June 25th.

B. District Engineer

1. Update on Timberwolf Tr. & Shearwater Pkwy. Initiative of Turning Over Ownership to the County

   Mr. Yuro provided a brief update on the process. Discussion ensued. The Board directed the District Engineer to work solely on Timberwolf Tr., and to contact Commissioner Arnold.

2. Update on Crosswalk Calcutta and Shearwater Pkwy.

   Mr. Yuro provided a brief update. The Board authorized the District Engineer to begin work on this project to finalize the plan and bring said plan back to the Board for consideration at a future Board meeting.

3. Update on Mill & Resurface Thermoplastic, Final Closeout

   Mr. Yuro provided a brief update.

4. Update on Outfall Repair Project

   Mr. Yuro provided a brief update. Discussion ensued.

> On a MOTION by Ms. Loffredo, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board approved the Tigris Outfall Structure Construction proposal, at a not-to-exceed of $98,000.00, to account for contingency, for the Trout Creek Community Development District.

C. Exhibit 2: Landscape Maintenance Service Reports

   Ms. Tharpe provided a brief update.

D. Exhibit 3: Pond Aquatics Service Reports

   Ms. Tharpe provided a brief update.

E. Exhibit 4: General/Assistant Manager

1. Exhibit 5: April Café Square Category Sales Report
2. Exhibit 6: April TCCDD Square Category Sales Report
3. Exhibit 7: April Maintenance Report
4. Exhibit 8: April Lifestyle Summary Report
5. Exhibit 9: April Lifestyle P&L Report
6. Update on Sunday Front Desk Staffing Level

> On a MOTION by Mr. Breslin, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board approved the coverage changes as presented by the General Manager, for the Trout Creek Community Development District.

F. District Manager

1. Exhibit 10: Presentation of St. Johns County Number of Qualified Electors – F.S. 190.006 – 4,045

SEVENTH ORDER OF BUSINESS – Business Items

A. Exhibit 11: Consideration of License Agreement

   This item was discussed and approved with Exhibit 13.

B. Exhibit 12: Consideration & Adoption of **Resolution 2026-12,** Approving FY 2026-2027 Proposed Budget, Declaring Special Assessments, & Setting Public Hearing

Mr. McGaffney and Supervisor Murphy provided a brief overview of the proposed FY 2026-2027 budget as it stood at the time of the meeting.

A resident encouraged the Board to set the highwater mark for the budget as presented and then work on decreasing it between the time of the meeting and the budget public hearing.

A resident asked whether the refurbishment of the lazy river was included in the reserve fund and noted other hot topics within the community that weren't included in the budget.

A resident suggested that the $100,000.00 set to go towards a potential new pool be allocated to other needs within the community, such as parking and more deck chairs at the pool.

A resident suggested adding more to the budget for legal services.

A resident provided a suggestion on how to add more parking to the district.

Mr. Yuro provided comments based on studies completed and meetings had regarding additional parking within the district. Discussion ensued.

Another resident suggested possible areas for additional parking.

On a MOTION by Mr. Breslin, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-12,** Approving FY 2026-2027 Proposed Budget, Declaring Special Assessments, & Setting Public Hearing, for the Trout Creek Community Development District.

The meeting moved to the Tenth Order of Business – Public Hearing, at this time.

C. Exhibit 13: Consideration of Settlement Agreement – Freehold

Mr. Zwang provided a brief explanation of this item as well as Exhibit 11. Discussion ensued and questions from residents answered.

The meeting recessed at approximately 8:32 p.m. and reconvened at approximately 8:41 p.m.

Discussion continued.

On a MOTION by Ms. Murphy, SECONDED by Mr. Sajkowski, WITH Supervisor Breslin voting 'yay' and Supervisor Loffredo voting 'nay', the Board approved the Settlement Agreement with Freehold and the License Agreement (Exhibit 11), for the Trout Creek Community Development District.

D. Exhibit 14: Consideration of Outfall Structure Construction Proposals – *To Be Distributed*

This item was considered under the District Engineer's report.

E. Exhibit 15: Consideration of ASAP Towing Agreement

On a MOTION by Ms. Loffredo, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board approved the ASAP Towing Agreement, for the Trout Creek Community Development District.

F. Exhibit 16: Consideration of SASH Properties, LLC MOU

Mr. Zwang provided a brief update. The soon to be owner of the property presented his side of the transaction. Discussion ensued with the Board choosing to wait for the results of the traffic analysis and to make any considerations at the next Board meeting. A member of the PZA, who requested the traffic analysis, provided comments on the matter.

EIGHTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 17: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on April 7, 2026

B. Exhibit 18: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on April 23, 2026

C. Exhibit 19: Consideration for Acceptance – The April 2026 Unaudited Financial Statements

D. Exhibit 20: Ratification & Adoption of **Resolution 2026-13,** Amended Variance Policy-Fence

E. Exhibit 21: Ratification of Shearwater Sharks Amended Agreement

On a MOTION by Ms. Loffredo, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board approved the Consent agenda as presented, for the Trout Creek Community Development District.

NINTH ORDER OF BUSINESS – Discussion Topics

TENTH ORDER OF BUSINESS – Public Hearing – Amended & Restated Rules of Procedure, Amenity, Rates, Fees & Charges of the District, Suspension & Termination of Privileges Rule & Rules Relating to Overnight Parking & Parking Enforcement

Mr. Zwang provided a brief overview of each item that was part of the public hearing. Discussion ensued.

A. Open the Public Hearing

On a MOTION by Mr. Breslin, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board opened the Public Hearing at approximately 7:36 p.m. for Amended & Restated Rules of Procedure, Amenity, Rates, Fees & Charges of the District, Suspension & Termination of Privileges Rule & Rules Relating to Overnight Parking & Parking Enforcement, for the Trout Creek Community Development District.

B. Exhibit 22: Presentation of Amended & Restated Rules of Procedure

C. Exhibit 23: Presentation of Amenity, Rates, Fees & Charges of the District

D. Presentation of Suspension & Termination of Privileges

E. Exhibit 24: Presentation of Rule & Rules Relating to Overnight Parking & Parking Enforcement

F. Open the Public Comments

A resident asked about the previous Resolution for Rules of Procedure and whether the one presented would replace Resolution 2020-10, and about the proposed amenity rates changes for non-residents. Discussion ensued to answer the resident's questions.

Supervisor Sajkowski left the meeting momentarily.

A resident asked about the criteria for the towing zones as well as e-bike rules within the District. Discussion ensued to answer the resident's questions.

A resident asked if the towing policy was related to the guest parking within the communities. Discussion ensued to provide clarification as requested.

A resident asked that the District take into consideration violators of the parking policies who only park for 5-10 minutes at a time but were blocking residents from parking or leaving as well as parking as an issue overall. Discussion ensued regarding parking issues.

A resident asked how the District planned to enforce safety training and registration on e-bikes and golf carts.

A resident provided a suggestion on how to ensure people comply with the rules regarding safety training and registration for e-bikes and golf carts.

A resident asked for clarification on who could make decisions on towing. Discussion ensued to provide clarification as requested.

A resident asked about a policy the District had with the Sheriff's office regarding enforcement. Discussion ensued.

A resident provided an example of how Eagle Harbor, another community, enforced golf cart registration and commented on the increased revenue of the budget.

G. Close the Public Hearing

On a MOTION by Ms. Loffredo, SECONDED by Mr. Sajkowski, WITH ALL IN FAVOR, the Board closed the Public Hearing for Amended & Restated Rules of Procedure, Amenity, Rates, Fees & Charges of the District, Suspension & Termination of Privileges Rule & Rules Relating to Overnight Parking & Parking Enforcement, for the Trout Creek Community Development District.

H. Exhibit 25: Consideration & Adoption of **Resolution 2026-14,** Adopting Rules of Procedure, Suspension, Disciplinary Rule, & Amenity Rates

On a MOTION by Ms. Loffredo, SECONDED by Mr. Sajkowski, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-14,** Adopting Rules of Procedure, Suspension, Disciplinary Rule, & Amenity Rates, for the Trout Creek Community Development District.

I. Exhibit 26: Consideration & Adoption of **Resolution 2026-15,** Adopting Towing Policies

On a MOTION by Ms. Loffredo, SECONDED by Ms. Murphy, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-15,** Adopting Towing Policies, for the Trout Creek Community Development District.

The meeting returned to Item A. under the Sixth Order of Business – Staff Reports, at this time.

ELEVENTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Murphy requested a Security Shade Session at the next meeting and requested that certain monies be moved into an account that earns more interest.

Discussion ensued regarding bond sizing, which would be further discussed at the next workshop.

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

A resident commented on possible traffic patterns with the new development and asked whether staff felt supported in their decisions when dealing with policy violators.

A resident noted that the light at the dog park was too bright and requested an answer to her previous question regarding liability when acquiring property from Freehold. Discussion ensued.

A resident asked for an answer on his previous question to redirect funds to fix current issues within the district versus putting it towards a new pool. Discussion ensued.

THIRTEENTH ORDER OF BUSINESS – Next Workshop: June 9th at 10:00 a.m.

FOURTEENTH ORDER OF BUSINESS – Next Regular Meeting: June 25th at 6:00 p.m.

FIFTEENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Loffredo, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:36 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 June 25, 2026.

Howard McGaffney (Aug 6, 2026 12:14:48 EDT)
Signature
Howard McGaffney
Printed Name

Title: ▣ Secretary ☐ Assistant Secretary

Clint wright (Aug 6, 2026 12:04:00 EDT)
Signature
Clint wright
Printed Name

Title: ⊟ Chairman ☐ Vice Chairman