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, July 23, 2026 at 5:34 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:

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, Vesta District Services
Jennifer Kilinski	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
Paige Greenlee *(via phone)*	Greenlee Law

The following is a summary of the discussions and actions taken at the July 23, 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 – Shade Session – Time Specific: 5:30PM*

***In accordance with sections 119.071(3)(a), 286.0113(1), and 286.011(8) Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan and pending litigation. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.**

Mr. Zwang read the statutory notice regarding the closed session into the record before beginning the shade session. The Board returned to the public session at approximately 6:19 p.m.. A certified court reporter was present during the shade session, and the transcript will be made public upon conclusion of the litigation.

THIRD ORDER OF BUSINESS – Pledge of Allegiance

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

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

Ms. Loffredo provided comments on the record regarding complaints she had received about her position on the Board.

Martin Ishimoka introduced himself to the residents as a candidate running for County Commissioner.

A resident commented on possible misinformation regarding the swim team proposals. Mr. McGaffney provided clarification on the current status of the proposals.

A resident had questions regarding the security guard on sumpter enforcing rules regarding motorized recreational vehicles, signage about non-solicitation, and residents unable to access their driveways due to street parking.

A resident noted a previous comment she had made regarding the Board looking to other avenues of revenue to offset expenses for the community and that her husband had presented his concerns regarding the lack of a buffer on S.R. 16A to the County Commissioner.

A resident noted that the CDD rules stated that the pool could not be rented and that he was in objection of the swim team proposals.

Another resident expressed his objection to the swim team proposals and also noted the continued misuse of the mounds by bicycles and motorized recreational vehicles.

Sam Palli provided further comments regarding the ongoing SASH Properties discussion.

A resident thanked the Board for their commitment to the community.

A resident commented on rules and policies for campaigning within the district.

A resident expressed his objection to the swim team proposals.

Another resident expressed his objection to the swim team proposals.

A resident commented on Florida's cost saving requirements for CDDs and noted the need for cart path repairs and maintenance. Ms. Kilinski provided clarification on the Florida cost saving requirements.

A resident expressed his objection to non-residents utilizing the pools and the district's public reputation.

A resident expressed his concerns regarding the swim team proposals possibly limiting access to the pools for residents.

Another resident expressed her concerns regarding the swim team proposals.

A resident noted that while it was important for the district to find other streams of revenue, she did not believe that the swim team was the correct way to do it.

A resident commented on CDD revenues and the fund balance as well as Ruppert's proposal.

A resident commented on the Vice Chair's visit to Julington Creek Plantation CDD.

Supervisor Wright provided feedback on several of the residents' comments.

FIFTH ORDER OF BUSINESS – Staff Reports

On a MOTION by Mr. Breslin, SECONDED by Mr. Sajkowski, WITH ALL IN FAVOR, the Board agreed to move item VI. A. out of order, for the Trout Creek Community Development District.

A. District Counsel

Mr. Zwang provided updates on the following updates.

1. Update on SASH Properties Agreement

   Mr. Palli provided further comments on the update. Discussion ensued. The Board chose to stand with their previous motion on the matter.

2. Campaign Policies

> On a MOTION by Mr. Sajkowski, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board approved the proposed changes to the District signage policy as outlined by District Counsel, in substantial form to be ratified at the next meeting, for the Trout Creek Community Development District.

B. District Engineer

Mr. Yuro provided brief updates on the following items. Discussion ensued.

1. Update on Outfall Structure Repair

   Scheduled for August 1st

2. Update on Crosswalk at Shearwater Pkwy. & Calcutta-County Change Request

   This was submitted to the County, he received a call from the County reviewer, and a revision was requested. Mr. Yuro also noted that a golf cart policy would be needed and the Board agreed to continue with the original plan to widen the pedestrian path and add striping and signage to indicate as such.

3. Update on Outfall Pipe at Seaforth & Rushing

   The Board agreed that if this was not turned over to the District that it would become a developer responsibility to fix it.

4. Update on Inspections for Transfer of Assets/Improvements from Developer

   Supervisor Loffredo requested that a flashing cross walk sign be installed at the roundabout.

C. Landscape Maintenance Service Reports

1. Exhibit 1: Ruppert Landscape
2. Exhibit 2: Prestige Landscape

D. Exhibit 3: Pond Aquatics Service Reports

E. Exhibit 4: General/Assistant Manager

This item was not originally on the agenda.

Trout Creek Academy Parking Agreement

Ms. Tharpe provided a brief explanation of the agreement. Discussion ensued.

> On a MOTION by Ms. Murphy, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board approved the revision of the agenda to include the Trout Creek Academy Parking Agreement for consideration, for the Trout Creek Community Development District.

> On a MOTION by Ms. Murphy, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board approved the proposed parking agreement as outlined by the General manager, in substantial form, authorizing District Counsel to draft the agreement and the Chair/Vice Chair to execute the agreement to be ratified at the next meeting, for the Trout Creek Community Development District.

Ms. Knutelsky requested to close the café and pool decks early on August 29th in preparation for an adult-only pool party.

1. Exhibit 5: June Café Square Category Sales Report
2. Exhibit 6: June TCCDD Square Category Sales Report
3. Exhibit 7: June Maintenance Report
4. Exhibit 8: June Lifestyle Summary Report
5. Exhibit 9: June Lifestyle P&L Report

F. District Manager

1. Exhibit 10: District Management, Accounting, & Administrative Transition Report

SIXTH ORDER OF BUSINESS – Business Items

A. Exhibit 11: Consideration of Updated Swim Team Proposal Options – Board Request Revisions Summary

On a MOTION by Mr. Sajkowski, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board did not approve either swim team proposals, for the Trout Creek Community Development District.

1. Exhibit 11A: Sporting Jax
2. Exhibit 11B: Swim Rise Aquatics

B. Exhibit 12: Consideration of Hill Obstruction Plantings Proposal Options

Ms. Knutelsky presented the following proposals. Discussion ensued.

On a MOTION by Mr. Breslin, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board approved Supervisor Sajkowski to work with staff to approve landscape enhancements, at a not-to-exceed of $10,000.00 to be coded to capital projects, for the Trout Creek Community Development District.

1. Exhibit 12A: Ruppert Landscape
2. Exhibit 12B: Prestige – *If Available*

C. Exhibit 13: Consideration of Ruppert Landscape Proposals

This item was not considered.

1. Exhibit 13A: Sod Removal on Dirt Humps - $12,000.00
2. Exhibit 13B: Sod Removal on Dirt Mounds - $11,377.00

D. Exhibit 14: Consideration of Prestige Falls Park E-Bike Damage Proposal - $16,431.51

This item was not considered.

E. Exhibit 15: Consideration & Adoption of **Resolution 2026-16,** Designating Officers

On a MOTION by Mr. Wright, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-16,** Designating Officers, approving the change to the Vesta officers with the slate of the Board staying the same, for the Trout Creek Community Development District.

F. Exhibit 16: Consideration & Adoption of **Resolution 2026-17,** Designating Signatories

On a MOTION by Mr. Wright, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-17,** Designating Signatories, for the Trout Creek Community Development District.

G. Exhibit 17: Consideration & Adoption of **Resolution 2026-18,** Approving Landscape Maintenance Services RFP

1. Exhibit 17A: Landscape RFP Project Manual

On a MOTION by Ms. Loffredo, SECONDED by Ms. Murphy, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-18,** Approving Landscape Maintenance Services RFP, the instructions and evaluation criteria/scoring sheet, and authorizing District Staff to finalize the scope and specifications and to publish when complete, for the Trout Creek Community Development District.

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 18: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on June 9, 2026

B. Exhibit 19: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on June 25, 2026

C. Exhibit 20: Consideration for Acceptance – The June 2026 Unaudited Financial Statements

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

EIGHTH ORDER OF BUSINESS – Discussion Topics

Mr. McGaffney provided a brief update on the status of the FY 2025 audit.

Supervisor Wright requested that staff address repairs and maintenance needed on pedestrian and multi-use paths.

NINTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Loffredo requested soccer nets for the falls park. Discussion ensued regarding e-bikes policies in the community. She also asked about solidifying dates and times for candidates nights. Discussion ensued.

Supervisor Sajkowski asked for pricing on crosswalk.

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

A resident asked for clarification on campaigning policies and to meet the candidate's nights timing and dates for allowing County Commissioners to attend. She also asked about a crosswalk at Calcutta and the transfer from the developer in relation to code violations.

A resident asked that a summary of each Board meeting be sent out to residents in consideration of those who only watch the streams of the meetings and also noted types of discussions had on Facebook regarding Board agenda items.

A resident noted concerns regarding parking and overcrowding at the new regional park at Timberwolf, as well as concerns regarding the lack of crosswalks.

A resident asked about reclaimed water reportedly set to be added to the community when the buildout was completed, restoration of the roadway, and when the resident survey was scheduled to be sent out to the community.

A resident discussed the need for e-bike rules, and communication and enforcement of said rules.

A resident requested clarification on the crosswalk decision and the landscape RFP.

A resident requested that the Board consider updating the sound system so that audience members could better hear them.

A resident expressed his concern regarding the Board hearing the residents' concerns and discussed campaigning within the community. Ms. Kilinski provided further clarification on the legal recommendation for the current campaign policies within the community.

A resident expressed concerns regarding the e-bike policies not being properly communicated to the community, poor audio quality, misinformation, and asked about committees.

A resident noted what dates 16A and Timberwolf Trail were set to closed.

A resident provided recommendations for better sound quality.

A resident asked about adding resident run committees to the District.

Supervisor Sajkowski requested proposals for a crosswalk at the dog park and asked about previous discussions on committees. Ms. Kilinski provided previous legal input regarding committtees.

ELEVENTH ORDER OF BUSINESS – Next Workshop: Wednesday, August 12 at 10:00 AM

TWELFTH ORDER OF BUSINESS – Next Regular Meeting: Thursday, August 27 at 6:00 PM

THIRTEENTH 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. Murphy made a motion to adjourn the meeting.

On a MOTION by Ms. Murphy, SECONDED by Mr. Wright, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:39 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 August 27, 2026.

Howard McGaffney (Sep 2, 2026 15:25:06 EDT)	Clint wright (Sep 2, 2026 15:24:28 EDT)
Signature	**Signature**
Howard McGaffney	Clint wright
Printed Name	**Printed Name**
Title: ▣ **Secretary** ☐ **Assistant Secretary**	**Title:** ☐ **Chairman** ☐ **Vice Chairman**

40. EXHIBIT 19 - Consent Agenda - July Mins.

Final Audit Report 2026-09-02

Created:	2026-09-01
By:	Jackie Leger (jleger@vestapropertyservices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAATY2pTSSnvN5Nnq8qtz2CsEOH-wmrzERH

"40. EXHIBIT 19 - Consent Agenda - July Mins." History

Document created by Jackie Leger (jleger@vestapropertyservices.com)
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Email viewed by clint.troutcreekcdd@gmail.com
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Signer clint.troutcreekcdd@gmail.com entered name at signing as Clint wright
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