

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 **workshop** of the Board of Supervisors of Trout Creek Community Development District was held on **October 1, 2025, at 10:00 a.m.** at The Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

Attended:

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:

Belynda Tharpe	General Manager, First Service Residential
Jessica Knutelsky	Assistant Manager, First Service Residential

Members of the public present.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Wright called the meeting to order at 10:04 a.m.

SECOND ORDER OF BUSINESS

FURTHER REVIEW OF RESERVE STUDY

Mr. J.J. Barron, with Reserve Advisors, discussed the reserve study funding plans with the board.

Mr. Wright left meeting. Discussion continued among Ms. Loffredo, Mr. Sajkowski, and Mr. Murphy, with staff present.

THIRD ORDER OF BUSINESS

UNFINISHED BUSINESS

- Discussion to create first committee and select chairperson.
Motion to follow.
- October 29th Meetings:
 - 3:30 p.m. – Shade Session
 - 4:00 p.m. – CDD Meeting
 - 6:00 p.m. – Safety Meeting
 - CDD Regular Meeting Dates (6:00 p.m. at Kayak Club):
November 19, 2025
December 17, 2025
January 22, 2026
February 26, 2026
March 26, 2026
April 23, 2026
May 28, 2026
June 25, 2026
July 23, 2026
August 27, 2026
September 24, 2026
- Workshop Dates (10:00 a.m. at Conference Room, Kayak Club – Committee Meetings to follow as needed):
November 5, 2025
December 3, 2025
January 6, 2026
February 10, 2026
March 10, 2026
April 7, 2026
May 12, 2026
June 9, 2026
July 7, 2026
August 11, 2026
September 8, 2026

FOURTH ORDER OF BUSINESS

**DISCUSSION ON MOTIONS
TO BE APPROVED**

- Motion to direct District Engineer, Mike Yuro, to conduct Golf Cart Study for all phases (time is of the essence due to issues at Seaforth).
- Motion to approve Straight Pressure estimate.
- Motion to approve Simpson Pressure Cleaner Trailer.
- Unfinished Business: Discussion on Golf Cart estimates – Jessica to obtain additional quotes.
- Motion to approve Southern Breeze Outpost Furniture Purchase.
- Motion to approve Southern Breeze \$23,000 estimate for Kayak Club furniture.
- Motion to direct Mike Yuro to initiate site plan and location of second amenity center (approx. \$2,500).
- Motion to hire architect for Kayak Club kitchen remodel (approx. \$20,000).
- Direct staff to send survey update to residents (Board to review draft before distribution).
- Direct Mr. Sajkowski to coordinate with legal counsel to send a letter to the County, Developer, and Sarah Arnold regarding the replacement of vegetation at Ryan Homes locations.

FIFTH ORDER OF BUSINESS

ADJOURNMENT

Audience comments were received. The meeting adjourned at 12:07 pm.



Secretary /Assistant Secretary



Chairman /Vice Chairman