

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.troutcreekcdd.org

CDD Workshop - Start 10:34am End 12:21pm

People Present:

Ronnie

Jim

Heather

Clint – on phone

Vinny

Belynda

Jessica

- 1) Design Variances. We needed to come back to the issue from last CDD meeting, that when residents wanted fences in their backyards by ponds, how that would work relating to CDD easements for pond maintenance, and if we should approve it or not. The end result is that we all agreed to allow the HOA to approve fences only if they left a 10-foot space from the end of their property line, so there would be room for maintenance staff to inspect and Charles Aquatics was comfortable with this plan.
- 2) Boat Storage near Palisades after discussion with residents that went to the meeting at the elementary school, it was decided that this is not a CDD issue, and didn't require any further CDD involvement
- 3) Cutting Grass to Ponds – Vinny wanted to re-address the mowing of CDD property by the ponds and make them all consistent. It was originally agreed upon to mow all the CDD property by the ponds, and the cost was included in the 2024-2025 budget. However, after many residents complained, and more thought was given to the issues that could arise from this, the board reversed their decision. Belynda said she would send out some of these issues to the Board that were being questioned. The board agreed to put it on as an agenda item for the next CDD meeting for the Board to decide.

- 4) Length of Meetings – all the board members agreed we need to shorten the length of meetings hopefully down to 2 hours. In order to do that, we agreed that at the workshops after discussing an item, we would draft what the motion will be. Then they would be sent to Melissa/Belynda to be forwarded to all Board members and to be put on the next CDD Board agenda. For all new business items that come up after the workshop, once the items are discussed in the CDD meeting, a motion will be drafted immediately after discussion, and all motions would be held until after audience comments to be voted on. We will never wait until the end of meeting to try to remember all the motions and then vote on them.

Ronnie had suggested that we switch off CDD meetings between 3:00 and 6:00, but Heather had suggested to wait until we had a real virtual meeting in place before considering changing meeting times. We did discuss the idea of residents sending questions in after workshops or CDD meetings, and we can gather them and answer them outside of the CDD meeting

- 5) April Meeting Dates:

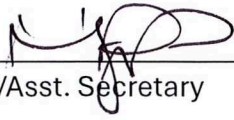
April 1st at 9:30am – next CDD workshop

April 17th at 6:00pm – next CDD Board meeting (changed from the 16th due to a conflict)

April 24th at 10:00am – First Budget Workshop

- 6) Café Update – Belynda advised the Board that the CDD currently only has a carry out food permit, where all food will have to be pre-packaged, none can be prepared at the café. Therefore, some of the menu items that were agreed on need to be changed, there cannot be hotdogs, French fries, chicken tenders, or slushies. As far as equipment that was agreed to be purchased, it will be everything except for the slushie machine and the food warmer. Also pertaining to the beer/wine license, there are many insurance and liability issues that have not been quantified yet, as well as a security guard that would have to check all bags coming into the pool, to make sure no one is bringing in any liquor which has a cost as well. Before any further action to research the change requirements, it was agreed to conduct a fact-based resident survey.
- 7) There was discussion between residents and the board about the need to get a resident survey out to decide before we spend time and money, if there is a majority of residents who desire a change in the nature of the current café, agree that it will be worth the costs related to them. Before we send out that survey, we need to specify what the plan would be including cost estimates, impact on current design plans, and the need to inspect resident bags for food and alcohol. We agreed to send the survey out by e-mail, since the social media app won't be available yet. There were comments about possibly doing a town hall if we don't get enough survey responses

- 8) In talking about the architect fees for year 3 and 5, it was agreed to put \$5,000 for architect's costs in next year's budget for a schematic design for the year 3 plan.
- 9) Outdoor games/Shade sail – The outdoor games costs \$9,377 and shade sail is \$2,500 but we don't know how much the installation charges are yet. We agreed to make a motion to approve up to \$15,000. A discussion was also had about the accessories for the games which are a pool table, a foosball table, and a ping pong table. It was agreed that we cannot let the accessories stay outside with the tables, because they will get damaged or go missing. It was agreed that residents need to sign in and out for the equipment and the café person would be the person responsible, and the accessories will only be available only during the Hub operating hours.
- 10) Tot Lot Playground equipment – In prior CDD meeting the Board approved up to \$50,000 for playground equipment. Belynda supplied Board with new choices that were made of wood to keep with the general aesthetic, versus plastic. The Board agreed on the Multideck Tower Monkey Bars which costs \$37,500 plus shipping of \$5,625, but the vendor gave a cost of \$15,000 for installation which would bring the total up to \$58,125. Since we only approved \$50,000, Belynda was going to see if we could get someone else or get vendor to reduce the installation costs, since they installed all our pool furniture. The Board members also wanted to get a shade sail over the equipment to provide shade for the users of the equipment which will cost around \$2,500
- 11) The Nest Options - Belynda went through the options: 1) to put the nest back and purchase the play equipment and leave the children unattended like before. 2) to use First Service staff at \$16/hr. from hours 7am-7pm which would require 2.5 people, which costs approximately \$70,000 in salaries plus benefits and overhead (around \$100,000) The staff would only sign the children in and out of the nest, they would not supervise the children. 3) Get a 3rd party vendor that specializes in supervising children for those hours, which would cost more than Option 2, but we don't have any estimates yet. 4) Do nothing and leave the offices there. The Board agreed to make a motion and put all 4 options in it to vote on
- 12) Pool Heater Quotes – Belynda supplied 3 vendor quotes for pool heater, that does not include an electrician cost to upgrade the panel, but they averaged around \$60,000. The ongoing utility and maintenance costs are still an unknown, so the board and staff decided to talk to other CDD's that have heated pools or the vendors to get an idea of what the annual costs would be, so there an agreement to table it until the budget workshop

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Secretary/Asst. Secretary

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Chairman/Vice Chairman