

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 on 4/1/25 at 9:30

Attendance: Ronnie, Clint, Vince, Heather, Jim

Charles Aquatics Briefing: Primary access is through common areas instead of going through yards. Some ponds need to use the easements. Where the easements are located on property line there is a 10'-12' easement on those property lines. Some ponds have one easement while others have multiple easements.

Pond 9c has a common area by 11b. 9c has good access but has to use property easement.

28a/b and pond 31 in phase 3. Charles aquatics will create a map of the easements and access to each pond where it is accessible and all of the preferred routes for pond access. Map will also show storm flow.

Pond 22a – Still questioning the access. Phase 3 does not have any fish in the ponds.

Homeowners on the easements

93 Neighbor court asking for variance as neighbor next to them already has been permitted.

Outflows need to be clear and access granted. Especially during storms. If outflow needs to be accessible.

Charles Aquatics will send map by the end of the week to the Office and Board. Recommendation from First Residential for Motion for the board to consider.

Landscapers – Currently watering at 2 days a week Tuesdays/Fridays are our watering days. Current issues with sod dying. Landscapers would like the board to sign document where the board will not hold the landscapers liable if the sod dies to lack of watering.

Recommendation from Ruppert is 3 days currently with in the summer requesting 4 days a week.

Is possible to get a fine for watering more than the restriction.

Motion to approve of signing letter to not hold landscapers liable

Prestige - Update amenity clock has been replaced and fully operational.

Currently working on shearwater parkway sprinklers, head replacements, valve checks. Parkway should be 100% by end of next week.

Sod replacement is ongoing in phase 1.

Plant replacements will start after sod replacement.

Aeration of trees and deep drench is working for all the trees. Upcoming proposal for \$7500

Sulfur and PH modification is working in phase 3 with the roses/plants looking great.

Spraying at pool application for trees in amenity area has been completed. Phase 1 on trees will start next.

Amenity area (parking lot) landscaping improvements have been completed.

Will continue with 2 days a week and check for hotspots in middle of the day. Will run as needed when hot spots are found.

Turf aeration proposal for phase 3. \$8500 for board to consider.

Proposal offer for plant replacement/modification in phase 3. Another sulfur application as well.

Total proposals for Prestige - \$60k

Aeration on Bermuda should be aerated once a year. Bermuda every 3-5 years.

Sulfur application and aeration proposal for phase 3 most urgent. Prioritize proposals in what is needed.

Ronnie to check budget on what is possible.

Prestige will maintain the entrance at 16A and shearwater parkway.

Parking study –

Remove curb for back entrance along the back way to event lawn.

The price to add spots based on the ideas is not cost effective.

No actionable items at this time.

Playground equipment – new quotes from Kompan. Price will need to increase to 60k. Lead time is 15 weeks on equipment. Motion will be made to not to exceed 65K which will include the shade sail for playground.

Separate proposal for shade sail for dog park for next year in budget.

Amenity renovation and survey questions.

Jessica and Heather to combine and work through the survey questions. Client and Ronnie already sent to Jessica. Once final list is created they will be emailed to the board. Board will provide feedback and survey will be created.

Website and app just awaiting contract from Katie. Website and mobile app are already created and will be ready for beta testing. Send list of people to be involved in beta testing.

Ryan Homes Natural Buffer along 16A

Clint provided document on the natural buffer area.

Clint will be meeting with Andy from the Developer. No date set.

Ryan homes middle pond is currently failing. Ryan homes and developer are currently working on this. Pond 31.

Reserve study – Ronnie has some items where we can change the amount of reserve study where the amount needed would be less than the 572k contribution.

By cutting the road replacement inflation % estimates cut down over a million

Road patching and fixing roads cut down \$565k

Pergola replacement cut down.

Sidewalk replacement % cut down.

Boardwalk replacement and maintenance cut down.

Final number to cut down from 572k to \$517k

Per lot average would go from \$91 to \$71.

Café update equipment – out of the 14k that was approved so far \$2100 has been spent. Without the window and slushie machine. 11k unspent.

Clint will meet with the county on the park on Timberwolf along with the park across the street from the school. Will request Golf cart access to the parks as well as crosswalks. Mike Yuro to go with clint to the meeting with the Parks director. Projected timeline.

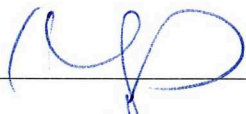
Survey question on the commercial space on the east side of Shearwater parkway past the school road.

RFP for Lawyer including litigation.

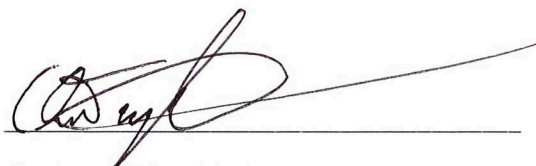
Closed door meetings?

Online meetings are not First Residentials responsibility. District Management should provide meeting . Including tech support.

Workshop adjourned 11:20am.

A stylized handwritten signature in blue ink, consisting of a large 'N' followed by a 'P'.

Asst. Secretary/Secretary

A stylized handwritten signature in black ink, featuring a large 'C' and 'S'.

Chairman/Vice Chairman