

1 **MINUTES OF MEETING**

2 **TROUT CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Workshop of the Board of Supervisors of the Trout Creek Community Development District
5 was held on Tuesday, June 9, 2026 at 10:01 a.m., at the Kayak Club, 100 Kayak Way, St. Augustine, FL
6 32092.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McGaffney called the meeting to order and conducted roll call.

9 Present were:

10	Clint Wright (<i>via phone</i>)	Board Supervisor, Chairman
11	Heather Loffredo	Board Supervisor, Vice Chairman
12	Jim Breslin	Board Supervisor, Assistant Secretary
13	Ronnie Murphy	Board Supervisor, Assistant Secretary
14	Vincent Sajkowski	Board Supervisor, Assistant Secretary

15 Also, present were:

16	Howard McGaffney	District Manager, Vesta District Services
17	Jennifer Kilinski (<i>joined in progress;</i>	District Counsel, Kilinski Van Wyk PLLC
18	<i>via phone</i>)	
19	Belynda Tharpe	General Manager, FirstService Residential
20	Jessica Knutelsky	Assistant General Manager, FirstService Residential

21
22 *The following is a summary of the discussions had at the June 9, 2026 Trout Creek CDD Board of*
23 *Supervisors Workshop. Audio for this meeting is available upon public records request by emailing*
24 *PublicRecords@vestapropertyservices.com.*

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

27 **Residents, please note that if you are unable to attend the meeting you may send your questions to**
28 **the District Manager, Howard McGaffney at howard@cddmanagers.com, up until the day before**
29 **the meeting.**

30 **(Live streaming & previously recorded meetings can be found here -**
31 **<https://www.youtube.com/@TroutCreekCDD>)**

32 Mr. McGaffney and Supervisor Loffredo provided a brief overview of what the discussions of the
33 workshop were going to consist of, especially regarding the survey. Discussion ensued regarding
34 the finalization of the survey.

35 A resident asked about the calculation of the bond payment amount for townhomes in relation to
36 the potential new bond. Mr. McGaffney and the Board responded to the resident's question.

37 A resident asked for clarification on the one-million contribution and the projected seven ten-
38 million bond. Mr. McGaffney responded to the resident's question.

39 A resident commented on the projected bond amount. Discussion ensued regarding the actual
40 amount of the projected bond amount with the possible interest included.

41 A resident asked about where the Board planned to put the proposed new amenities. Discussion
42 ensued.

A resident asked if they were going to be assessed for a new bond if they paid off the current bond and the new bond was issued. Discussion ensued.

A resident asked for clarification on the purpose of the survey. Discussion ensued.

The meeting moved to Item C. Exhibit 3, at this time.

THIRD ORDER OF BUSINESS – Discussion Topics

A. Exhibit 1: O&M Projections for Future Amenity Improvements

Mr. McGaffney fielded questions from the Board and from audience members.

B. Exhibit 2: Bond Sizing Report

C. Exhibit 3: Survey Questions for Future Capital Projects

Supervisor Loffredo asked the Board if they had any changes, they would like to have made to the survey. Discussion ensued with further information on the process provided by both Mr. McGaffney and Ms. Kilinski.

A resident asked about adding space for more deck chairs to the pool area.

A resident suggested that the Board include a size comparison of the current pool to the proposed pool in the survey. Discussion ensued.

A resident commented on the financial stability of the district. Discussion ensued.

Mr. McGaffney provided a brief summary of the overall purpose of the survey and subsequent discussions.

D. Exhibit 4: Proposal to Separate from the HOA and 360 Community Irrigation Clocks in Phase 2

Ms. Knutelsky provided a brief update and recommended that the Board table the item until more quotes could be procured. Discussion ensued.

E. Exhibit 5: Swim Team Proposal Options

The Board discussed both proposal options and directed General Management to provide both vendors with a list of district requests related to their proposals.

Three Lanes

Start Mid-September, not August, through April with Holiday breaks.

No Weekends

3:30PM-5:10PM

Shared Heating Costs – Equivalent to paying December and January propane and electric costs.

Provide Lessons

Residents Only, preferred

Pay the initial \$29,000.00 towards the capital improvement costs related to night swimming.

A resident noted that part of the crowding at the pool was due to resident kids that were part of the Sharks and was in favor of the year-round swimming proposal, especially for the kids.

A resident commented on the revenue versus the net operating revenue and expenses.

81 A resident commented in favor of swimming lessons.
82 A resident noted concerns regarding the year-round swimming. Discussion ensued
83 regarding the night swimming proposal.
84 A resident asked if the district was obligated to sign a three-year contract with a vendor
85 versus a one-year contract to allow for reevaluation of services and benefits to the
86 community.
87 A resident asked if the night swimming lighting proposal should be part of the survey.

- 88 1. Exhibit 5A: Sporting Jax
89 2. Exhibit 5B: Swim Rise Aquatics

90 F. Shaffer Engineering Electrical Engineering Design – Night Swimming Proposal

91 The Board requested that the proposal be included on the next agenda.

92 **FOURTH ORDER OF BUSINESS – General Manager’s Update**

93 Ms. Knutelsky provided a brief update.

94 **FIFTH ORDER OF BUSINESS – Supervisors’ Requests**

95 Supervisor Loffredo provided an update on the 16A wall. Discussion ensued.

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

98 A resident noted that it was against the law to smoke in a public area on government property. Mr.
99 McGaffney and Ms. Kilinski provided comments regarding district policies and government laws.

100 **SEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: June 25 at 6:00 PM**

101 All five Board members present stated that they would be attending the next Board meeting on June
102 25.

103 **EIGHTH ORDER OF BUSINESS – Next Workshop Reminder: July 7 at 10:00 AM**

104 **NINTH ORDER OF BUSINESS – Adjournment**

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

107 On a MOTION by Ms. Loffredo, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board
108 adjourned the meeting at 12:59 p.m. for the Trout Creek Community Development District.

109 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
110 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
111 *including the testimony and evidence upon which such appeal is to be based.*

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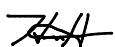
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115 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
116 **meeting held on July 23, 2026.**

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120 Howard McGaffney (Jul 30, 2026 16:47:40 EDT)

Signature

Howard McGaffney

Printed Name

121 Title: ☒ Secretary ☐ Assistant Secretary

Clint Wright (Jul 30, 2026 14:08:35 EDT)

Signature

Clint Wright

Printed Name

Title: ☒ Chairman ☐ Vice Chairman