

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 **June 5, 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:

Chris Loy	District Counsel, Kilinski Van Wyk
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. and then the pledge of allegiance was recited.

SECOND ORDER OF BUSINESS

DISCUSSION REGARDING DEVELOPER RESPONSE TO MAJOR REPAIRS

Board members discussed developer proposal presented during last budget workshop. Board members agreed to present all questions or concerns to district counsel via email and district council will present recommendations during June meeting.

THIRD ORDER OF BUSINESS

**DISCUSSION REGARDING
RESOLUTION 2025-03 AND
RESOLUTION 2025-04**

Board members discussed developer proposal presented during last budget workshop. Board member agreed to present all questions or concerns to district counsel via email and district council will present recommendation during June meeting.

FOURTH ORDER OF BUSINESS

**DISCUSSION REGARDING
VERDEGO CLAIM**

Item not discussed per recommendation of the district council. Legal Council will provided board members recommendations by June meeting if possible.

FIFTH ORDER OF BUSINESS

**DISCUSSION REGARDING PH
3 RYAN HOMES CONCERNS**

Board members discussed on going issues and concerns related to Ryan Homes. Ryan Home residents were given an opportunity to voice their concerns to the board. Board member agreed to present all questions or concerns to district counsel via email and district council will present recommendation during June meeting.

SIXTH ORDER OF BUSINESS

**DISCUSSION REGARDING
COUNTY PARKS AND TRAFFIC**

Staff updated board members on future easement requests for the county park. Board members and staff discussed the future easement for the county park and the effects of construction on local traffic in the neighborhood. It was agreed that the best course forward is to request local stake holders to attend the June meeting to seek resolutions and clarification on concerns. Staff directed board member Heather to contact local stakeholders with an invitation to attend the meeting.

SEVENTH ORDER OF BUSINESS

**DISCUSSION ON OTHER
MATTERS AS IT RELATES TO
THE DISTRICT**

Staff updated the board on going issues and concerns.

EIGHTH ORDER OF BUSINESS

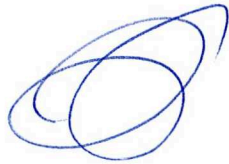
**BOARD MEMBER AND
AUDIENCE COMMENTS**

Audience members asked questions about the Ryan homes concerns.

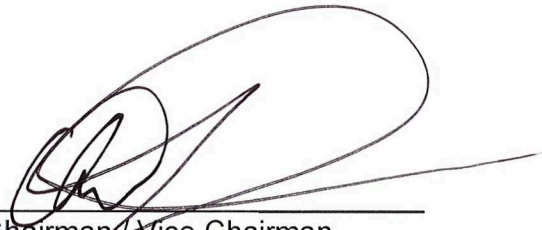
NINTH ORDER OF BUSINESS

ADJOURNMENT

Workshop was adjourned at 11:38 a.m.



Secretary /Assistant Secretary



Chairman / Vice Chairman
