

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, July 7, 2026 at 10:00 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 Heather Loffredo	Board Supervisor, Vice Chairman
11 Jim Breslin	Board Supervisor, Assistant Secretary
12 Ronnie Murphy	Board Supervisor, Assistant Secretary
13 Vincent Sajkowski	Board Supervisor, Assistant Secretary

14 Also, present were:

15 Howard McGaffney	District Manager, Vesta District Services
16 Mitchell Zwang (<i>via phone</i>)	District Counsel, Kilinski Van Wyk PLLC
17 Belynda Tharpe	General Manager, FirstService Residential
18 Jessica Knutelsky	Assistant General Manager, FirstService Residential

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20 *The following is a summary of the discussions had at the July 7, 2026 Trout Creek CDD Board of*
21 *Supervisors Workshop. Audio for this meeting is available upon public records request by emailing*
22 PublicRecords@vestapropertyservices.com.

23 **SECOND ORDER OF BUSINESS – Security Session***

24 ***In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting**
25 **may be closed to the public, as it relates to details of the District’s security system plan. The closed**
26 **session may occur at any time during the meeting and is expected to last approximately thirty (30)**
27 **minutes but may end earlier or extend longer.**

28 A. Public Comment

29 A resident noted issues regarding access control, checking of identification by current security and
30 ensuring patrons were residents.

31 A resident noted issues regarding unauthorized electric and other motorized recreational types of
32 vehicles, such as scooters and e-bikes and the safety concerns around them.

33 B. Closed Session – Discussion of Security Plan

34 *Mr. McGaffney announced the security session at approximately 10:06 a.m.*

35 C. Reconvene Open Session Workshop

36 *The workshop reconvened at approximately 10:50 a.m.*
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39 **THIRD ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
40 **agenda items)**

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

A resident commented on the Sporting Jax proposal regarding the groups plans to build a sporting complex with no plans for a pool.

A resident expressed her opinions regarding the building of another pool and the swim team proposals, which she was for said project but not for allowing swim teams to use the current pool.

A resident noted that she was against allowing outside swim teams to utilize the current pool as it took away the option from residents.

A resident asked about the current contract with the Sharks swim team as well as the specifics. Ms. Tharpe provided clarification on the contract's specifics and noted that the proposals were for residents only.

A resident discussed the specifics of the proposals as presented regarding heating the pool in relation to proposed schedules.

A resident noted the possible additional wear and tear of the pool due to more chemicals needed to be used for year-round swimming.

A resident noted that he was in favor of having the option to swim year-round within the community so that residents did not have to leave the community to do so.

Another resident voiced her opinions in favor of adding a swim team and for year-round swimming.

Another resident noted that he was in favor of a possible swim team contract and noted the possible benefits.

A resident noted that she was not in favor of a swim team contract and noted the issues involved with it.

A resident provided his input on how the community was not fully built out and occupied and was against a swim team utilizing the pool.

A resident asked about a previous swim instructor and staff provided an updated that said instructor had quit coming to the community and why.

Mr. Palli discussed the outstanding issues between his business and the District. Mr. Zwang provided updates on the matter. Discussion ensued.

The meeting moved to the Fifth Order of Business – General Manager's Update, at this time.

FOURTH ORDER OF BUSINESS – Discussion Topics

A. Meeting the Candidates Night

Mr. McGaffney presented the discussion topic. Discussion ensued.

FIFTH ORDER OF BUSINESS – General Manager's Update

A. Exhibit 1: Swim Team Proposal Options

Ms. Tharpe provided a brief overview of the requested revisions. Discussion ensued.

1. Exhibit 1A: Sporting Jax

2. Exhibit 1B: Swim Rise Aquatics

The meeting moved back to the Fourth Order of Business – Discussion Topics, at this time

SIXTH ORDER OF BUSINESS – Supervisors’ Requests

Supervisor Breslin requested a security workshop in September for 2 hours.

Discussion ensued regarding Sunshine laws in relation to social media.

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

A resident asked for clarification regarding two members of social media group who were running in the upcoming elections.

A resident noted that he had also been advised to not use social media during his term on the Board as a Board member.

A resident expressed his concerns regarding the overcrowding of the pool already without swimming organizations included.

A resident noted that at that current time the pool was not crowded and that she was for looking into adding a swim team contract to the District.

Another resident noted that the lap pool was empty at the time of the workshop, and that the waterslide and lazy river were more frequented, especially by kids.

Ms. Knutelsky and Ms. Tharpe provided updates from the Amenity Management team.

A resident noted what other people said regarding the lack of people in the lap pool at that time, and why a second amenity center wasn’t necessary.

EIGHTH ORDER OF BUSINESS – Next Meeting Quorum Check: July 23 at 6:00 PM

NINTH ORDER OF BUSINESS – Next Workshop Reminder: August 12 at 10:00 a.m.

TENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Loffredo, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board adjourned the meeting at 11:54 a.m. for the Trout Creek Community Development District.
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**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on August 27, 2026.

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Howard McGaffney (Sep 2, 2026 14:57:21 EDT)
Signature

Howard McGaffney
Printed Name

125 Title: ☐ Secretary ☐ Assistant Secretary


Clint wright (Sep 2, 2026 14:26:53 EDT)
Signature

Richard Wright's
Printed Name

Title: ☐ Chairman ☐ Vice Chairman

38. EXHIBIT 18 - Consent Agenda - July WS Mins.

Final Audit Report

2026-09-02

Created:	2026-09-01
By:	Jackie Leger (jleger@vestapropertyservices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAATRip68NBt_hANesfnT929Z9IMiAQZTsL

"38. EXHIBIT 18 - Consent Agenda - July WS Mins." History

-  Document created by Jackie Leger (jleger@vestapropertyservices.com)
2026-09-01 - 4:48:36 PM GMT
-  Document emailed to clint.troutcreekcdd@gmail.com for signature
2026-09-01 - 4:49:06 PM GMT
-  Email viewed by clint.troutcreekcdd@gmail.com
2026-09-02 - 6:26:17 PM GMT
-  Signer clint.troutcreekcdd@gmail.com entered name at signing as Clint wright
2026-09-02 - 6:26:51 PM GMT
-  Document e-signed by Clint wright (clint.troutcreekcdd@gmail.com)
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2026-09-02 - 6:26:55 PM GMT
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