

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 **July 1, 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:

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.

SECOND ORDER OF BUSINESS

ENGINEERING / CONSTRUCTION

1.) SIDEWALK/CROSSWALK AT SCHOOL

The Board discussed recent efforts and ongoing challenges in improving traffic flow near the school. Board Member Heather will follow up with local county leadership regarding next steps.

2.) NORTH CREEK GAZEBO

Staff provided a status update on all aspects of the North Creek Gazebo project. The Board directed staff to secure additional proposals for consideration.

3.) ROAD RESURFACING (PHASE 1)

The Board and staff discussed the continued road repair and resurfacing efforts in Phase

The Board agreed to have the district engineer present an assessment and recommended course of action at a future meeting.

4.) AMENITY CENTER PARKING IMPROVEMENTS

The Board and staff addressed the ongoing parking issues at the amenity center and discussed the potential to add more spaces. The district engineer will bring a final assessment to the next meeting to develop a detailed scope of work and initiate the bidding process.

5.) COUNTY LETTERS – SIDEWALK & SCHOOL TRAFFIC PROPOSALS

The Board agreed to submit formal requests to the county:

Board Member Wright will work with district counsel to draft a letter regarding sidewalk proposals.

Board Member Heather will work with district counsel to draft a letter addressing school traffic concerns.

6.) INFRASTRUCTURE REVIEW

The Board reviewed general infrastructure repair needs within the district. Staff was directed to bring any concerns to the Board as they arise for prompt remediation.

THIRD ORDER OF BUSINESS

LEGAL ISSUES

1.) RESOLUTIONS 2025-03 AND 2025-04

Review of these resolutions was tabled pending feedback from district counsel.

FOURTH ORDER OF BUSINESS

GENERAL MANAGER DISCUSSION ITEMS

The Board discussed the following matters with the General Manager and directed staff to return with updates or proposals at a future meeting:

- Installation of a light near the Ryan Homes development
- Fishing policy or infrastructure
- Playground equipment improvements or upgrades
- Budget and project status updates

FIFTH ORDER OF BUSINESS

**SUPERVISOR/STAFF
COMMENTS**

None noted.

SIXTH ORDER OF BUSINESS

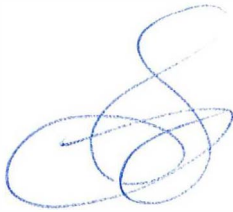
Audience Comments

None noted.

SEVENTH ORDER OF BUSINESS

ADJOURNMENT

Workshop was adjourned at 11:38 a.m.



Secretary /Assistant Secretary



Chairman /Vice Chairman