

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 Wednesday, August 12, 2026 at 10:00 a.m., at the Kayak Club, 100 Kayak Way, St. Augustine,
6 FL 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	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>(via phone)</i>	District Counsel, Kilinski Van Wyk PLLC
18	Mike Yuro <i>(via phone)</i>	District Engineer, Yuro & Associates, LLC
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 August 12, 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 – New Business/Non-Agenda** *(limited to 3*
26 *minutes per individual)*

27 *The meeting moved to the Third Order of Business – Discussion Topics, skipping the Second Order*
28 *of Business – Audience Comments, at this time.*

29 **THIRD ORDER OF BUSINESS – Discussion Topics**

30 A. Continued Discussions – SASH Properties

31 Ms. Kilinski provided a brief update. Discussion ensued among the Board, staff, and Mr. Palli.

32 *Mr. McGaffney opened the floor to public comments at this time.*

33 A resident spoke in favor of Mr. Palli's plans.

34 B. Exhibit 1: FY 2027 Approved Budget – Updated

35 A resident noted concerns regarding the use of landscape budget.

36 A resident noted concerns regarding the increase in O&M and the capital reserve fund and asked
37 about the new survey. Discussion ensued regarding the new survey.

38 A resident asked about the status of towing signs.

Supervisor Murphy and Mr. McGaffney provided an overview of the actuals as well as the changes made to the proposed budget. Discussion ensued regarding changes since the approval as well as any further possible changes.

A resident noted that she was against a second amenity center due to current ongoing financial issues with the current amenities and asked if night swimming would affect the insurance. She also asked about previous discussions regarding IDs needed for residents to enter the amenities. Discussion ensued.

A resident discussed the need for District banking accounts that accrued interest as a way to add to the revenues, and various parts of the approved proposed budget as it was presented. Discussion ensued.

A resident suggested the Board utilize only the monies coming in from the assessments rather than the fund balance. Discussion ensued.

A resident asked about the 2018 townhomes reduction in assessments. Discussion ensued.

A resident asked about the printer lease, the increase in cost of electricity for street lights, and the Board of Supervisors fees. Discussion ensued.

A resident asked about possible grants. Discussion ensued.

C. Exhibit 2: Draft Proposed FY 2026-2027 Meeting Schedule

Mr. McGaffney presented the proposed meeting schedules. Discussion ensued.

FOURTH ORDER OF BUSINESS – General Manager’s Update

Ms. Knutelsky provided updates.

FIFTH ORDER OF BUSINESS – Supervisors’ Requests

This item was skipped.

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

This item was skipped.

SEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: August 27 at 6:00 PM

EIGHTH ORDER OF BUSINESS – Next Workshop Reminder: September 9 at 10:00AM

NINTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Wright, SECONDED by Mr. Letson, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:47 p.m. for the Trout Creek Community Development District.

**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 September 24, 2026.



Signature

Howard McGaffney

Printed Name

Title: ☒ Secretary ☐ Assistant Secretary



[Clint wright \(Oct 9, 2026 15:30:37 EDT\)](#)

Signature

Clint wright

Printed Name

Title: ☐ Chairman ☐ Vice Chairman