

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 **August 13, 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:

Melissa Dobbins	District Manager, Rizzetta & Company
Lesley Gallagher	District Manager, Rizzetta & Company
Belynda Tharpe	General Manager, First Service Residential
Jessica Knutelsky	Assistant Manager, First Service Residential
Joe Gerena	Lifestyle Director, First Service Residential
Lucy Acevedo	Regional Director, First Service Residential

Members of the public present.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Wright called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS

DISCUSSION REGARDING ADMINISTRATIVE ITEMS, CAPITAL PROJECTS AND OTHER MATTERS AS IT RELATES TO THE DISTRICT

Mr. Wright reviewed a refinance and reserve summary and the reserve balance from the July financials. Ms. Loffredo reviewed a cost comparison of selected expenses between communities.

The fiscal year 2025/26 proposed budget revenues and expenses were reviewed line by line with the following adjustments being made:

Line 13 – Interest Earnings Revenue was increased to \$25,000.
Line 15 – HOA Capital Transfer Revenue was included in the amount of \$110,000.
Line 22 – Special Events Food Trucks Revenue was increased to \$35,000.
Line 58 – Off Duty Deputy/Security Expense was increased to \$70,000.
Line 66 – Garbage – Recreation Facility Expense was reduced to \$15,000.
Line 68 – Water Utility Reclaimed Expense was reduced to \$445,000.
Line 72 – Stormwater System Maintenance Expense was reduced to \$3,000.
Line 74 – Common Area Pinestraw Mulch Expense was reduced to \$140,000.
Line 75 – Entry & Walls Maintenance Expense was reduced to \$2,500.
Line 77 – Holiday Decorations Expense was reduced to \$7,500.
Line 80 – Landscape Replacement Plants, Shrubs Expense was reduced to \$75,000.
Line 85 – Access Control Maintenance & Repair Expense was increased to \$10,000.
Line 91 – Community Garden Maintenance Expense was reduced to \$500.
Line 92 – Dog Waste Station Expense was reduced to \$750.
Line 93 – Employee Amenity Staffing Contract Expense was reduced to \$905,000.
Line 94 – Facility Renovation Expense was reduced to zero.
Line 96 – Fitness Equipment Maintenance Repair Expense was reduced to \$4,000.
Line 102 – Pool Chemicals Expense was reduced to \$59,000.
Line 103 – Pool Maintenance Contract Expense was reduced to \$35,000.
Line 105 – Television, Phone, Internet & Tech Expense was increased to \$15,000.
Line 107 – Tennis Court Maintenance & Supplies Expense was reduced to \$5,000.
Line 110 – Wildlife Management Services Expense was reduced to \$1,500.

Beachside High School Swim Team request will be brought to the regular meeting on August 20, 2025.

Suspension appeal will be brought to the regular meeting on August 20, 2025.

Shade session was noted to be at 5:30 pm August 20, 2025.

THIRD ORDER OF BUSINESS

SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Mr. Sajkowski requested that the district email distribution list be updated.

Mr. Wright requested that any resident concerns be brought to the Board and staff in advance to allow them the opportunity to review concerns and respond.

Audience comments were heard on the following: collection costs and early payment discount, debt service amounts and interest, process if budget goes over, request to simplify budget and group services, audit services, legal counsel & litigation fees, suspensions, landscaping, fitness equipment maintenance budget line, miscellaneous expense lines, F.S. 190.008 and comments, reducing budget, F.S. 286.011 and shade session, aqua safety update, community garden, buffer wall, back entry landscaping, carry forward.

FOURTH ORDER OF BUSINESS

ADJOURNMENT

Workshop was adjourned at 1:04 p.m.



Secretary /Assistant Secretary



Chairman / Vice Chairman