

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 **November 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:

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 10:02 a.m.

SECOND ORDER OF BUSINESS

PONDS WITH MR. CHARLES OF CHARLES AQUATICS

Item was not discussed as Mr. Charles did not attend.

THIRD ORDER OF BUSINESS

COUNTY CROSS WALK PROPOSALS / TRAFFIC UPDATE / COST & PROCESS FOR ROAD TURNOVER

FOURTH ORDER OF BUSINESS

**FOUR-WAY INTERSECTION
VERSUS ROUNDABOUT
IMPROVEMENT FOR
TIMBERWOLF TRAIL**

The Board discussed the outcome from the County meeting regarding the four-way intersection and County feedback that a roundabout is the preferred traffic option for that intersection, and the safest according to County and State standards. The Board decided to maintain the current roundabout and add caution lights.

FIFTH ORDER OF BUSINESS

**GOLF CART RIGHT OF WAY,
LIMITATIONS FOR THE
NEIGHBORHOOD, AND
CONSIDERATION FOR
ACCESS TO 210 SHOPS**

Mr. Wright provided an update on retail parcels at the front of the neighborhood and turned considerations over to staff.

SIXTH ORDER OF BUSINESS

**SHEARWATER PARKWAY
RESURFACING UPDATES /
OTHER ENGINEERING
UPDATES OR CONCERNS**

Mr. Wright provided a brief update.

SEVENTH ORDER OF BUSINESS

**TREE PROPOSALS - COUNTY
TREE REPLACEMENT
PROJECT**

Mr. Wright instructed staff to have each district landscape company submit bids for trees in their areas of responsibility to ensure warranty compliance and accountability.

EIGHTH ORDER OF BUSINESS

DEVELOPER NEGOTIATIONS

The Board discussed the outcome of the County Townhall and how the developer-agreed-upon Board motion failed, and the necessity to bring it back to a vote at the coming meeting.

NINETH ORDER OF BUSINESS

**ARCHITECT QUOTES FOR THE
KAYAK KITCHEN REMODEL**

Ms. Loffredo updated the Board on current constraints and ongoing issues.

TENTH ORDER OF BUSINESS

BASKETBALL

The Board discussed the item and agreed that no action would be taken at this time. However, the Board agreed to survey residents later for consideration.

ELEVENTH ORDER OF BUSINESS

BUDGET UPDATE

Mr. Murphy provided a budget update. Board agreed on necessary expenditures for the remainder of the current budget cycle.

TWELFTH ORDER OF BUSINESS

**REVIEW OF INTEREST
BANKING OPTIONS FOR
RELEASE OF REVENUE
ACCOUNT FUND**

Item was tabled. Further discussion will occur with district management.

THIRTEENTH ORDER OF BUSINESS

**INTEREST INCOME
PRESENTATION BY BUD
LAUDENSLAGER**

The Board agreed that Mr. Breslin would review the presentation with district management and provide an update at the November meeting regarding concerns and considerations.

FOURTH ORDER OF BUSINESS

**SUPERVISOR
COMMENTS**

Ms. Loffredo brought up her concerns regarding the current District management company. She recommended going back to RFP for a new management company, and it was agreed that this item would be included on the November meeting agenda.

FIFTH ORDER OF BUSINESS

ADJOURNMENT

Audience comments were received. The meeting adjourned at 12:15 pm.



Secretary /Assistant Secretary



Chairman / Vice Chairman