

TROUT CREEK CDD WORKSHOP MINUTES 02/04/2025

Present:

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
Audience Members	

Meeting called to order at 2:02PM

Item 1) Developer Update: David Roane and Andy Smith from Freeholder Communities gave update regarding remaining community and district buildout. Ryan Homes residents were given an opportunity to ask questions and get feedback. Additionally, they stated that the fence along the property of Ryan Holmes was installed by Ryan Holmes and not developer or CDD property. Andy from Freeholders Communities stated it was approved by the HOA.

Item 2) 210 Commercial Lot: The board received a presentation from the owner of the Goddard School (Sam) who is currently in talks to purchase the 210 commercial lot from Freeholder communities. The board and resident were able to provide feedback.

Item 3) 2015 Series Bond Plan: Board received a presentation from MBS Capital representative Brett Sealy regarding the current bond Refi proposals and options for the 2015 series bond plan. The board discussed each of the option and allowed resident feedback.

Item 4) Reserve Study: Board member Ronnie Murphy provided the Board an update regarding the Reserve Study. The board discussed each of the options and allowed resident feedback.

Supervisor Comments: Board members comments with staff feedback

Meeting adjourned at 4:14 pm



Assistant Secretary



Chairman/Vice Chairman