MINUTES OF MEETING

TROUT CREEK

COMMUNITY DEVELOPMENT DISTRICT

The Workshop of the Board of Supervisors of the Trout Creek Community Development District was held on Wednesday, September 9, 2026 at 10:05 a.m., at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

FIRST ORDER OF BUSINESS – Roll Call

Mr. McGaffney called the workshop to order and conducted roll call.

Present were:

Clint Wright	Board Supervisor, Chairman
Heather Loffredo	Board Supervisor, Vice Chairman
Jim Breslin	Board Supervisor, Assistant Secretary
Ronnie Murphy	Board Supervisor, Assistant Secretary
Vincent Sajkowski	Board Supervisor, Assistant Secretary

Also, present were:

Howard McGaffney	District Manager, FSC Management Group
Jennifer Kilinski *(via phone)*	District Counsel, Kilinski | Van Wyk PLLC
Belynda Tharpe	General Manager, FirstService Residential
Jessica Knutelsky	Assistant General Manager, FirstService Residential

The following is a summary of the discussions had at the September 9, 2026 Trout Creek CDD Board of Supervisors Workshop. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

Supervisor Wright led all present in the pledge of allegiance.

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

A resident asked about the electrical study for night swimming.

A resident asked when the security session was scheduled for during the workshop.

A resident asked if the Board was still considering the proposed amenities. Discussion ensued.

The meeting moved to the Fifth Order of Business – Discussion Topics, at this time.

FOURTH ORDER OF BUSINESS – Shade Session*

In accordance with sections 119.071(3)(a), 286.0113(1), and 286.011(8) Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan and pending litigation. The closed session may occur at any time during the meeting and is expected to last approximately one (1) hour but may end earlier or extend longer.

The regular meeting was recessed at approximately 12:50 p.m. for the purpose of holding the Shade Session, and reconvened at approximately 12:52 p.m.

A. District Security Strategies

FIFTH ORDER OF BUSINESS – Discussion Topics

A. Policies

1. Exhibit 1: Parking & Towing Policy

Ms. Knutelsky provided a brief update regarding the status of the policy.

2. Exhibit 2: Solicitation Policy

Ms. Kilinski provided a brief update regarding the status of the policy.

3. Revised Revenue Share Policy

Ms. Knutelsky provided a brief update regarding the status of the policies, which included Exhibit 3. Discussion ensued.

4. Exhibit 3: District Vendor Cost Share Program

5. Golf Cart Registration Policy & Procedure

Ms. Knutelsky provided a brief overview of the proposed policy and procedure. Discussion ensued between staff, residents, and the Board.

B. Exhibit 4: Night Swimming – Electrical Engineering

Mr. McGaffney provided a brief overview of the proposed project. Discussion ensued.

SIXTH ORDER OF BUSINESS – General Manager's Update

Ms. Knutelsky provided updates on various possible projects that had been tabled. Discussion ensued, which included the agreement with Northern Helm for an application.

The meeting moved to the Eighth Order of Business – Audience Comments, at this time.

SEVENTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Loffredo asked about Timberwolf Tr. crossing guards, crosswalks, and the county possibly taking ownership, as well as accidents on 16A. Discussion ensued, which included the possibility of adding rumble strips.

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

A resident asked about the semi-permanent nets that were proposed. Discussion ensued.

A resident provided suggestions for the sound system set-up.

A resident asked about the cost of the night swimming project. Discussion ensued.

A resident noted personal experience with the traffic conditions at the back of the community.

NINTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 24 at 6:00 PM

TENTH ORDER OF BUSINESS – Next Workshop Reminder: October 7 at 6:00PM

ELEVENTH 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 workshop.

On a MOTION by Mr. Wright, SECONDED by Mr. Sajkowski, WITH ALL IN FAVOR, the Board adjourned the workshop at 12:54 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.*

Workshop minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on October 29, 2026.

Signature	Heather Loffredo (Nov 3, 2026 16:45:16 EST) **Signature**
Howard McGaffney	Heather Loffredo
Printed Name	**Printed Name**
Title: ■ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** ❐ **Vice Chairman**