MINUTES OF MEETING

TROUT CREEK

COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee Meeting of the Board of Supervisors of the Trout Creek Community Development District was held on Thursday, September 24, 2026 at 6:01 p.m., at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum 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, FCS Management Group
Jennifer Kilinski	District Counsel, Kilinski | Van Wyk PLLC
Belynda Tharpe	General Manager, FirstService Residential
Jessica Knutelsky	Assistant General Manager, FirstService Residential
John Hannigan	Resident

The following is a summary of the discussions and actions taken at the September 24, 2026 Trout Creek CDD Board of Supervisors Audit Committee Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

SECOND ORDER OF BUSINESS – Audience Comments – *(limited to 3 minutes per individual for agenda items)*

This item was skipped to give the District Manager and District Counsel a chance to explain the Audit Committee process to the Board and to the audience.

Supervisor Wright led all present in reciting the Pledge of Allegiance.

THIRD ORDER OF BUSINESS – Administrative Items

A. Exhibit 1: Presentation of Current Auditor Contract for Reference

B. Exhibit 2: Review of RFP & Evaluation Criteria

Ms. Kilinski provided a brief overview of the process for auditor selection.

John Hannigan provided a brief explanation of his questioning of previous audits.

A resident asked if certain language was standard for all auditor RFPs for CDDs.

FOURTH ORDER OF BUSINESS – Business Items

A. Exhibit 3: Authorization to Proceed with Publications of RFP

On a MOTION by Mr. Wright, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board authorized staff to proceed with the RFP publication, for the Trout Creek Community Development District.

B. Scheduling of Next Meeting Date – October 22, 2026

FIFTH 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 Ms. Murphy, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:10 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 October 29, 2026.

Signature	Heather Loffredo (Nov 3, 2026 16:43:55 EST) **Signature**
Howard McGaffney **Printed Name**	Heather Loffredo **Printed Name**
Title: ■ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** ☐ **Vice Chairman**