

MINUTES OF MEETING
ST. AUGUSTINE LAKES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the St. Augustine Lakes Community Development District was held on Wednesday, September 6, 2023 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Chris Mayo	Vice Chairman
Tiffany Csalovszki	Supervisor
Ginny Feiner	Supervisor
Michael Della Penta	Supervisor

Also, present were:

Marilee Giles	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Bill Schaefer	District Engineer

The following is a summary of the actions taken at the September 6, 2023 St. Augustine Lakes Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 11:00 a.m. Five Supervisors were in attendance at the meeting constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

Ms. Giles opened the public comment period, there were no members of the public present.

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THIRD ORDER OF BUSINESS

Consideration of Minutes of the August 9, 2023 Meeting

Ms. Giles presented the minutes of the August 9, 2023 Board of Supervisors meeting and asked for any changes.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Minutes of the August 9, 2023 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Conveyance of Improvements to District

FIFTH ORDER OF BUSINESS

Consideration of Requisition, Payment for Acquisition of Improvements

Mr. Haber stated he has no documents, but the documents are complete. He noted at this point all that needs to be done is signed by the appropriate parties. Bill, I think we have your Engineers Certificate signed. There are a few documents to be signed by Lennar and a few to be signed by the contractors that did the work. He stated then the requisition can be processed immediately thereafter. He stated if anyone needs anything from him or have any questions about the execution of those documents, please let him know, otherwise they are good to go with getting them signed, attaching them to a requisition and submitting to the Trustee for payment. Once that is done, the documents will be collected and provided to GMS to include in the next agenda for formal ratification by the Board. He noted in a prior meeting he had gone over what the improvements were and the amount. He stated he would be happy to answer any questions. Ms. Feiner stated she has the documents and they have been routed to the contractors for signature.

SIXTH ORDER OF BUSINESS

Ratification of Requisitions (6-8)

Ms. Giles stated this starts on PDF page 12 and its ratification of requisitions (6-8).

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Requisitions (6-8), were ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated that he had no report unless there were any questions. Ms. Rogers asked for an update on the pond maintenance contract with Lake Doctors. Mr. Haber stated unless he

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overlooked it and it is sitting in his inbox, he thinks it is prepared and out. He stated that is an easy one to prepare and he is 99% sure that he prepared it out for review and signature, but he will confirm and if not, he will get that done today. Ms. Giles stated she would follow up with Sarah who is here today.

B. Engineer

Mr. Schaefer stated he had nothing to report.

C. Manager

Ms. Giles stated she had nothing from Jim to report to the Board.

EIGHTH ORDER OF BUSINESS Supervisors Requests

Ms. Rogers asked Ginny if there was anything that they needed to be tracking for bringing online for maintenance. Ms. Feiner stated no that she did get with Tiffany already about the pond in Phase 2B that we are going to close out right now but that is it. Ms. Rogers stated they had their first closings last month so do have homeowners now.

NINTH ORDER OF BUSINESS Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Financial Statements as of June 30, 2023

Ms. Giles presented the financial reports as of June 30, 2023 which are in the agenda packets, on page 23 of the iPads.

ELEVENTH ORDER OF BUSINESS Check Register

Ms. Giles presented the check register on page 33 of the agenda which is for \$4,897.75. She noted she sees no unusual variances in either the financial report or the check register. She noted unless there are any comments or questions, she is looking for a motion to approve the check register.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Check Register for \$4,897.75, was approved.

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TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 4, 2023
at 11:00 a.m.**

Ms. Giles stated that the next meeting is scheduled for October 4, 2023 at 11:00 a.m. at this same location. Ms. Rogers asked Mr. Haber if he had anything that is pressing for the October 4th meeting. He stated he does not other than anticipating and hoping that those acquisition documents will be complete. He noted they can wait until the November meeting for ratification, and we will still be able to process the payment, so I do not have anything. Ms. Rogers stated she didn't think an October meeting would be needed. Ms. Giles asked if she wanted to make it official and cancel it now. Ms. Rogers agreed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Giles asked for a motion to adjourn the meeting.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the meeting was adjourned at 11:10 a.m.

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

DocuSigned by:

Benzi Rogers

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Chairman/Vice Chairman