

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, April 3, 2024 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

Also, present were:

Jim Oliver	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Sharon McShurley	Property Manager, Vesta
Sarah Sweeting	GMS

The following is a summary of the actions taken at the April 3, 2024 St. Augustine Lakes Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

Mr. Oliver opened the public comment period, there were no members of the public present.

April 3, 2024

St. Augustine Lakes CDD

THIRD ORDER OF BUSINESS

Consideration of Minutes of the March 6, 2024 Meeting

Mr. Oliver presented the minutes of the March 6, 2024, Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Minutes of the March 6, 2024, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Requisitions for Payment for Acquisition of Improvements (15)

Mr. Oliver presented requisition 15 payable to Kutak Rock for \$1,208.50. The Board had no questions on the requisition.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Requisition for Payment for Acquisitions of Improvements (15), was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber noted he had nothing further unless there were questions.

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Oliver stated that he received an agreement from Tiffany for the new area to be maintained by Yellowstone and it would be added onto the existing contract. The amount annually would be \$57,000 on top of the existing contract. The District will be billed only for work that is completed.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Contract Addendum from Yellowstone, was approved in substantial form.

April 3, 2024

St. Augustine Lakes CDD

Mr. Oliver noted that they are working on the proposed budget which will be presented at the May meeting. Budget discussion will include landscaping and the opening of the amenity center with a June timeline for opening.

SIXTH ORDER OF BUSINESS Supervisors Requests

Mr. Oliver asked if there was anything else to discuss. The Board discussed the annual report for the water management facilities from the engineer, and Mr. Oliver was directed to discuss that with the district engineer.

SEVENTH ORDER OF BUSINESS Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Financial Statements as of February 28, 2024

Mr. Oliver presented the financial statements through February 28, 2024. He added there were no issues with the general fund budget.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Financial Statements as of February 28, 2024, was approved.

NINTH ORDER OF BUSINESS Check Register

Mr. Oliver presented the check register for Board approval.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Check Register, was approved.

TENTH ORDER OF BUSINESS Next Scheduled Meeting – May 1, 2024 at 11:00 a.m.

Mr. Oliver noted the next meeting would be May 1, 2024, at 11:00 a.m.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Oliver asked for a motion to adjourn the meeting.

April 3, 2024

St. Augustine Lakes CDD

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the meeting was adjourned.

DocuSigned by:
Jim Oliver
D1BA5E5E7410418...
Secretary/Assistant Secretary

DocuSigned by:
Benzi Rogers
685A71EC3371457...
Chairman/Vice Chairman