

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, May 1, 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
Michael Della Penta	Supervisor

Also, present were:

Jim Oliver	District Manager, GMS
Joe Brown <i>by phone</i>	District Counsel, Kutak Rock
Bill Schaefer <i>by phone</i>	District Engineer
Sharon McShurley	Property Manager, Vesta
Sarah Sweeting	GMS

The following is a summary of the actions taken at the May 1, 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. Three 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 and there were no audience comments pertaining to agenda items at that time.

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THIRD ORDER OF BUSINESS

Consideration of Minutes of the April 3, 2024 Meeting

Mr. Oliver presented the minutes of the April 3, 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 Mr. Mayo, with all in favor, the Minutes of the April 3, 2024, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Addendum to Yellowstone Agreement

Mr. Oliver presented the addendum that was discussed at the last Board of Supervisors meeting to bring an additional area online. This item has already been executed by staff and they are just looking for a motion to ratify that motion.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Addendum to Yellowstone Agreement, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Pool Cleaning

Mr. Oliver presented the three proposals for pool cleaning services to the Board which were also provided in the agenda package. After looking over the proposals together the Board decided to go with C Buss Enterprises totaling \$1,300 a month.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Pool Cleaning Proposal from C Buss, was approved.

B. Yellowstone Proposal for Amenity Center

Mr. Oliver presented the proposal from Yellowstone for amenity center landscape maintenance to be added to their services totaling \$31,800 per year which will be incorporated into the Fiscal Year 2025 budget.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Yellowstone Proposal for Amenity Center, was approved.

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SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2025 Budget

Mr. Oliver noted that the proposed budget will be brought to the Board at the June meeting before finalization at a Public hearing in August. He also added that it looks like the budget will be supported by the current level of assessments and they do not anticipate an increase which will be good news to the residents. In addition to pool and landscape services that are increasing they are looking into security services that will help manage the vandalism and trespassing occurrences. After a brief discussion of budget line items, discussion moved forward. No motion was needed on this item at this time.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Brown, District Counsel filling in for Mr. Haber, stated he had nothing further and reminded the Board of the ethics training that needs to be completed by the end of the year. There being no questions from the Board, the next item followed.

B. Engineer

Mr. Schaefer had nothing further for the Board and offered to answer any questions. Ms. Rogers asked about a requirement on the report for the stormwater management facilities and asked for an update on that process. He gave an update stating that an assessment on the stormwater management facility will be submitted every five-years while every two-years a pond walk will be conducted after the ponds are constructed and accepted by the Water Management District.

C. Manager – Report on the Number of Registered Voters (218)

Mr. Oliver presented the number of registered voters living in the District as 218.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers asked to reschedule the regularly scheduled meeting in June which will be scheduled on June 11, 2024 at 11:00 a.m. at the same location.

NINTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

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TENTH ORDER OF BUSINESS Financial Statements as of March 31, 2024

Mr. Oliver presented the financial statements as of March 31, 2024. He added there were no issues with the general fund budget and asked for a motion of approval.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Financial Statements as of March 31, 2024, was approved.

ELEVENTH ORDER OF BUSINESS Check Register

Mr. Oliver presented the check register for Board approval.

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

TWELFTH ORDER OF BUSINESS Next Scheduled Meeting – June 11, 2024 at 11:00 a.m.

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

THIRTEENTH ORDER OF BUSINESS Adjournment

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

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

DocuSigned by:
Jim Oliver
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Secretary/Assistant Secretary

DocuSigned by:
Benzi Rogers
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Chairman/Vice Chairman