

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, June 11, 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
Tiffany Csalovszki	Supervisor
Ginny Feiner	Supervisor

Also, present were:

Jim Oliver	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Bill Schaefer	District Engineer
Maria Czmyr	Vesta
Sarah Sweeting	GMS

The following is a summary of the actions taken at the June 11, 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. Five 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 May 1, 2024 Meeting

Mr. Oliver presented the minutes of the May 1, 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 May 1, 2024, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Agreements:

A. Addendum to Yellowstone for Amenity Center Maintenance

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 Ms. Csalovszki, with all in favor, the Addendum to Yellowstone Agreement for Amenity Center Maintenance, was ratified.

B. C Buss Enterprises for Pool Maintenance Services

Mr. Oliver presented the C Buss Enterprises for Pool Maintenance Services and asked for a motion to approve.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Agreement with C Buss Enterprises for Pool Maintenance Services, was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Coastal Amenity Services Janitorial Proposal

Mr. Oliver presented the costal Amenity Services Janitorial Proposal and asked for a motion of approval.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Costal Amenity Services Janitorial Proposal, was approved.

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B. Doody Daddy Proposal

Mr. Oliver presented the Doody Daddy Proposal and asked for a motion to approve.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Doody Daddy Proposal, was approved.

C. Elite Amenities Pool Monitor Proposal

Mr. Oliver presented the Elite Amenities Pool Monitor Proposal and asked for a motion to approve.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Elite Amenities Pool Monitor Proposal, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date to Adopt (August 20, 2024, at 11 am) (Budget will be distributed under separate cover)

Mr. Oliver presented Resolution 2024-01 approving the proposed budget for Fiscal Year 2025 and setting a public hearing date to adopt the budget. The Board had no changes to the budget at this time.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Resolution 2024-01 Approving the proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for August 20, 2024, was approved.

SEVENTH ORDER OF BUSINESS

Discussion Regarding District Amenity Center Policies

Mr. Oliver noted in this policy, they would look for a motion to approve in substantial form, delegating a particular Supervisor to work with staff to finalize the document.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the District Amenity Center Policies, were approved in substantial form.

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EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber noted the annual user fees need to be kept on everyone’s radar because they will be adopted quickly after the pool is opened. Ms. Rogers asked what the standard price is for CDD’s in the area. Mr. Oliver determined the price will be a \$3,500 annual fee.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, Setting the Public Hearing Date to Adopt Rates Related to the Amenity Center Policies on August 20, 2024, was approved.

B. Engineer

Mr. Schaefer stated Phases 1 and 2 are fully built and accepted. We are still waiting on the finalized bills for Amenity to send into Saint John’s County to get final acceptance. We are working with the contactor for conversation start up. The construction is roughly 75-80% complete.

C. Manager – Designation of Landowners’ Election Date (November 5, 2024)

Mr. Oliver presented the number of registered voters living in the district as 218. This will be the first Landowner’s election and seats 1, 3, and 5 will be up for election. The election will be held on November 5, 2024, at 11:00 am.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Designation of Landowner’s Election date for November 5, 2024, was approved.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

Mr. Oliver noted that they need to get the certificate of authenticity from St. John’s County to be able to open the pool. They will plan on adding an AED. An audience member mentioned the monument sign needs to be updated, as well as asked how the mailboxes will be moved by the pool if there is still a plot of grass in that area. Ms. Rogers stated there was already a mailbox pad

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in the area, and they are hoping to get the mailboxes moved by next weekend. The audience member also mentioned there was a streetlight that has been out since it was put in and requested that it gets fixed, as well as asked what the rules were about wells. Ms. Roger informed the audience member to stay after the meeting so she can let him know the exact rules of the HOA about wells in the area.

An audience member asked if the election on November 5th is for homeowners to take seats at the counsel. Mr. Oliver informed the audience member that it is called a “Landowner’s Election”, and it is not for typical residents. To have the landowner’s seat, you must own a considerable amount of land.

Resident asked if the security will be monitoring the pool and the kid’s playground. Ms. Rogers answered they will hire off duty officers to monitor the areas, which we have money allocated for. The idea for a new sports court was brought up, however Ms. Rogers explained there will be no more amenities added, and if it happens, it will be up to the HOA.

ELEVENTH ORDER OF BUSINESS Financial Statements as of April 30, 2024

Mr. Oliver presented the financial statements as of April 30, 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 April 30, 2024, was approved.

TWELFTH 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.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – July 3, 2024 at 11:00 a.m.

Mr. Oliver noted the next meeting on July 3, 2024, at 11:00 a.m. would be cancelled. The next scheduled meeting will be August 20, 2024, at the Holiday Inn Express in Saint Augustine, Florida.

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FOURTEENTH 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:
Benji Rogers
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Chairman/Vice Chairman