

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, October 2, 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

Also, present were:

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

The following is a summary of the actions taken at the October 2, 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. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

Mr. Oliver noted there are no audience members present today.

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St. Augustine Lakes CDD

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Supervisor Feiner

Mr. Oliver received a resignation letter from Supervisor Feiner that is effect September 27, 2024. Mr. Oliver asked for a motion to accept the resignation.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, Accepting the Resignation from Supervisor Feiner, was approved.

B. Appointment of New Supervisor to Fill the Unexpired Term of Office

Mr. Oliver asked if the Board wishes to fill that vacancy today or at a later time. Ms. Rogers asked if it makes sense to fill it now with the landowner’s election in November. The Board consensus was to wait until after the Landowners’ election meeting.

C. Oath of Office for Newly Appointed Supervisor

D. Election of Officers, Resolution 2025-01

Items C and D were tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the August 20, 2024 Meeting

Mr. Oliver presented the minutes of the August 20, 2024 Board of Supervisors meeting and asked for any comments, corrections, or changes. He noted in the short term the meetings will be here at the GMS offices in St. Augustine and notice is on the website with this address.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Minutes of the August 20, 2024, Meeting, were approved.

FIFTH ORDER OF BUSINESS

Ratification of First Amendment with Elite Amenities

Mr. Oliver stated this was for the September staffing coverage in the amount of \$1,542.60. He asked for a motion to ratify.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the First Amendment with Elite Amenities, was ratified.

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SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing to report unless there are any questions for him.

B. Engineer – Update Regarding Speed Limit Signs

Mr. Oliver stated that Mr. Schaefer had not joined the meeting yet. Mr. Oliver noted that they were going to have him give the Board an update on the adequacy of the speed limit signs but he will circle back with him.

C. Manager

Mr. Oliver had nothing significant to report other than the property tax bills will go out November 1st. He received communication from St. Johns County advising the District to take down additional trees and that will happen October 7-11. A ticket has been put in with FBL for the street light outage on Lake St. Clair. Ms. Czmyr is in the process of planning the holiday event for December 15th. Ms. Sweeting gave an update on the AED machine.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers updated the Board on the work to the broken sidewalks and cleanup of open space tracts.

EIGHTH ORDER OF BUSINESS

Audience Comments

Mr. Oliver noted no members of the public were present.

NINTH ORDER OF BUSINESS

Financial Statements as of August 31, 2024

Mr. Oliver presented the unaudited financial statements as of August 31, 2024. The District is fully collected for FY24. There is a modest positive variance.

TENTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register for Board approval.

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

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 6, 2024
at 11:00 a.m.**

Mr. Oliver noted the landowner’s election is on November 5th. Ms. Rogers noted there is nothing for next month so they can cancel the regular November meeting.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Oliver 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.

DocuSigned by:
Jim Oliver
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Secretary/Assistant Secretary

DocuSigned by:
Bunzi Rogers
635A71EC3371457...
Chairman/Vice Chairman