

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, January 8, 2025, 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
William Fitzgerald	Supervisor

Also, present were:

Jim Oliver	District Manager
Wes Haber	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 January 8, 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. Five Supervisors were in attendance, constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments *(regarding agenda items listed below)*

Mr. Oliver noted there was a resident present. Mr. Oliver thanked the resident for being there and stated if anyone had any comments they would like to make to the Board that they could do that at this time. Hearing no comments, the next item followed.

January 8, 2024

St. Augustine Lakes CDD

THIRD ORDER OF BUSINESS

Consideration of Minutes of the December 4, 2024, Meeting

Mr. Oliver presented the minutes of the December 4, 2024, Board of Supervisors meeting and asked for any comments, corrections, or changes. Ms. Rogers stated there were no corrections and made a motion to approve.

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Minutes of the December 4, 2024, Meeting were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing to report.

B. Engineer – Update Regarding Speed Limit Signs

Mr. Schaefer stated that he had looked at the traffic signs that were on site. He added that they had put together an exhibit where they had added information to their plan. He passed out the exhibit so that everyone could look at it. Mr. Schaefer noted that there were existing signs at two sites. He added that as they come in from the main road in Phase 1A, they have an existing 35 mph speed limit sign. He also noted an existing 25 mph speed sign going into Phase 3.

Mr. Schaefer stated they proposed adding three additional signs that they think will be helpful. He wanted to discuss the sign that is beside the Amenity Center. He noted that they must park across from Water Management District 4 as they enter the center. He added that they must park there. He stated it was a 35-mph sign that would continue to the Arcadian Lakes Blvd. Mr. Schaefer noted that they were wanting to drop the speed limit down to 25 mph. Because of the pedestrian likelihood, dropping it down to 20 mph beside the Amenity Center might be better. After a detailed discussion about changing the speeds, they decided to add three additional speed limit signs. It was determined to bring the speed limit from 35 to 25 mph.

C. Manager

Mr. Oliver stated that it would take a few months, and they would start the budget process for FY26 soon.

January 8, 2024

St. Augustine Lakes CDD

FIFTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers asked Mr. Schaefer if they were still waiting for items from them before they could do the acquisition. Mr. Schaefer replied that no one had mentioned anything regarding the acquisition with the CDD. He added that he had not heard any discussions but would be available to help in acquisitions for the entire community. It was suggested that the conveyance documents and improvements to the CDD be obtained.

SIXTH ORDER OF BUSINESS

Audience Comments

Resident thanked the Board for putting up the new speed sign. She added that it was placed close to the school bus stop. She asked if there should be a school bus stop designated there. She noted that the location was an official school bus stop for their community.

Mr. Oliver responded that they don't typically have bus stop signs. They mentioned they might add a 'Caution, Children Playing' sign. He said that the school would decide where to put their signs. The resident stated that she just wanted something to indicate that there were children in the vicinity because in the morning kids are all over the place. The resident stated concern for all the kids. Ms. Czmyr noted that she would devise some proposals for caution in the area. There was no update available on the pool. The resident also asked about the construction trash. The resident said she only brought it up because the garbage was on the road.

SEVENTH ORDER OF BUSINESS

Financial Statements as of November 30, 2024

Mr. Oliver presented the unaudited financial statements as of November 30, 2024. Mr. Oliver noted that last fiscal year they had budgeted at 13,000, and the actual was just under \$12,000. Mr. Oliver noted they didn't have a separate line item for tree removals. He said there have been many trees removed, and that amount has been \$23,000 so far. He added that those are all being taken care of. He stated that the assessment receipt schedule has been updated. Mr. Oliver noted they expect a large distribution from Lake Johnson County.

EIGHTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register for Board approval.

January 8, 2024

St. Augustine Lakes CDD

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

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – February 5, 2025,
at 11:00 a.m.**

Mr. Oliver noted the next meeting is on February 5, 2025, at 11:00 a.m.

TENTH 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:

Benzi Rogers

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Chairman/Vice Chairman