

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, February 5, 2025, at 11:04 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 <i>by phone</i>	District Counsel
Sarah Sweeting	GMS
Maria Czmyr	Vesta Property Services

The following is a summary of the actions taken at the February 5, 2025, 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.

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THIRD ORDER OF BUSINESS

Consideration of Minutes of the January 8, 2025, Meeting

Mr. Oliver presented the minutes of the January 8, 2025, 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 January 8, 2025, Meeting were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated he had nothing to report unless there were any questions or comments for him.

B. Engineer

Mr. Oliver stated that Mr. Schaefer was not present by phone.

C. Manager

Mr. Oliver stated that the District manager will start working on the Fiscal Year 2026 budget and during the next meeting in March staff will ask for Board guidance on the budget. He also noted that with all the trees that have been taken down in the preserved areas, he would anticipate there will be more of that in the future and they will make that line item to be a little more robust than the current year's budget. Mr. Oliver stated that \$23,000 had been spent on dropping trees in the direction of St. John.

FIFTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers stated the only comments she had would be for Mr. Schaefer, who was not present during the meeting. Ms. Rogers noted that Mr. Shaefer was going to run the construction plans through the County for additional signage and she had not seen any emails on whether they are good to go regarding this. Mr. Oliver stated he will get in contact with Mr. Schaefer and report back to her.

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SIXTH ORDER OF BUSINESS**Audience Comments**

Resident asked if there was any update on the guest Wi-Fi at the pool. Ms. Rogers stated she did not have an update on the guest Wi-Fi at the pool. The resident asked about the timeline on the street maps on Conway Crescent. Ms. Rogers stated that the Land Development Department is looking to see if there were any on the engineering plans that were missed, and she was waiting to hear back from them and as they hear back an e-mail will be sent out. The resident noted that there have been mail issues and asked if there was anything they could do to help with that. Ms. Rogers stated that, unfortunately, it is a USPS issue that is not unique to Saint Augustine Lakes. She noted that she has emailed the post office once a week about the issue and she has been told that the locks that they must install to secure the mail are on back order and they have not provided an estimated time that the locks will arrive or be installed. Ms. Rogers stated that she encourages all the homeowners to start filing these complaints with the postmaster and hopefully that will speed up the process.

SEVENTH ORDER OF BUSINESS**Financial Statements as of December 31, 2024**

Mr. Oliver presented the financial statements as of December 31, 2024. He noted that these are unaudited and will be audited at the end of the fiscal year on September 30, 2025. Mr. Oliver said that the only unusual variance that he sees in the income statement is the line item for tree removals that was unbudgeted for this year. He noted that it has already surpassed \$23,000 so that will be added for Fiscal Year 2026.

EIGHTH 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.

NINTH ORDER OF BUSINESS**Next Scheduled Meeting – March 5, 2025, at 11:00 a.m.**

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

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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