

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, March 5, 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 <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 March 5, 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 a.m. Five Supervisors were in attendance, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments** (*regarding agenda items listed below*)

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

March 5, 2024

St. Augustine Lakes CDD

### **THIRD ORDER OF BUSINESS**

#### **Consideration of Minutes of the February 5 2025 Meeting**

Mr. Oliver presented the minutes of the February 5, 2025, 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 Ms. Csalovszki, with all in favor, the Minutes of the February 5, 2025 Meeting, were approved.

### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Attorney**

Mr. Haber noted in reviewing street towing; the law authorizes towing but it would require signage every 25 feet in order to be able to have the CDD tow. Another option is to look at the HOA documents. If the HOA documents prohibit street parking there is an agreement that the CDD and HOA can enter into which would shift the responsibility for enforcement of street parking and the HOA could take whatever measures it has the ability to take such as fining to enforce its covenants.

On MOTION by Ms. Csalovszki, seconded by Ms. Rogers, with all in favor, Authorizing Zenzi Rogers to work with District Counsel to Prepare an Agreement between HOA and CDD Authorizing HOA to Enforce its Covenants on CDD Owned Roads, was approved.

##### **B. Engineer**

Mr. Oliver will provide additional information regarding county plans and whether the CDD has authorization to put up additional signage as soon as he hears back from the Engineer.

##### **C. Manager**

Mr. Oliver stated the budget process for FY26 will start soon.

### **FIFTH ORDER OF BUSINESS**

#### **Supervisors Requests**

Ms. Csalovszki noted there is a missing street sign for Distant Cove. She has a proposal for \$16,800 for spring mulch that needs to be signed.

March 5, 2024

St. Augustine Lakes CDD

On MOTION by Ms. Rogers, seconded by Ms. Csalovszki, with all in favor, the Proposal for Spring Mulch for \$16,800, was approved.

**SIXTH ORDER OF BUSINESS**

**Audience Comments**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Financial Statements as of January 31, 2025**

Mr. Oliver presented the financial statements through January 31, 2025. The assessment receipt schedule shows the Districts on roll collections at 98.6%.

**EIGHTH ORDER OF BUSINESS**

**Check Register**

Mr. Oliver presented the check register for Board approval.

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

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – April 2, 2025, at 11:00 a.m.**


Mr. Oliver noted the next meeting is on April 2, 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.

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Secretary/Assistant Secretary

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635A71EC3371467  
Chairman/Vice Chairman