

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 Monday, June 2, 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
Michael Della Penta	Vice Chairman
Chris Mayo	Supervisor
William Fitzgerald	Supervisor
Ronnie Polowy	Supervisor

Also, present were:

Jim Oliver	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Sarah Sweeting	GMS

The following is a summary of the actions taken at the June 2, 2025, St. Augustine Lakes Community Development District's Regular Board of Supervisors' Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m. Four Supervisors were in attendance, constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

Mr. Oliver opened the meeting to audience comments specific to agenda items. There being no comments, the next item followed.

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THIRD ORDER OF BUSINESS**Organizational Matters****A. Acceptance of Resignation Letter from Supervisor Csalovszki**

Mr. Oliver presented the letter of resignation from Supervisor Csalovszki and asked for a motion of approval.

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

B. Appointment of New Supervisor to Fill Unexpired Term of Office (11/28)

Mr. Oliver asked for the Board to appoint a Supervisor to fill the unexpired term of office which expires in November of 2028. Ms. Rogers nominated Mr. Polowy and there was a motion of approval.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the Appointment of Ronnie Polowy to Fill Unexpired Term of Office (11/28), was approved.

C. Oath of Office

Mr. Oliver administered the oath of office to Mr. Polowy and summarized the paperwork and guidelines as a member of the Board of Supervisors.

D. Election of Officers, Resolution 2025-05

Mr. Oliver presented the resolution and asked the Board what officers they would like to elect. Ms. Rogers stated that she would like to elect Mr. Della Penta as the Vice Chair and Mr. Polowy as an Assistant Secretary.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Resolution 2025-05 Election of Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS**Consideration of Minutes of the April 28, 2025 Meeting**

Mr. Oliver presented the April 28, 2025 Board of Supervisors meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

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On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the Minutes of the April 28, 2025 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption (August 25, 2025)(*budget will be sent under separate cover*)

Mr. Oliver presented the resolution and noted that the public hearing will be held August 25, 2025 and provided copies of the proposed budget to the Board under separate cover. Mr. Oliver highlighted portions of the budget with increases, summarized some of the budget line items, and offered to answer any questions the Board may have. The Board and staff discussed possible changes which will be edited before the final budget will be presented at the public hearing to be held in August.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, Resolution 2025-06 Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption for August 25, 2025, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated that he had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Oliver reminded the Board to update their Form 1 filings and wanted them to be sure to check the boxes that the ethics training had been completed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

There was a brief discussion about towing agreements where Mr. Haber will send updated information to the Board.

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EIGHTH ORDER OF BUSINESS**Audience Comments**

Resident Larry wanted to discuss the speed limit and is worried how fast people drive. Mr. Oliver noted that the concern has been brought to the engineer who will work with St. Johns County for possible solutions. He also has a concern with trash buildup from the builders. Staff will be sure to look into the issue.

NINTH ORDER OF BUSINESS**Financial Statements as of April 30, 2025**

Mr. Oliver presented the financial statements and offered to answer any questions.

TENTH 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.

ELEVENTH ORDER OF BUSINESS**Next Scheduled Meeting – July 28, 2025, at 11:00 a.m.**

Mr. Oliver noted the next meeting is on June 23, 2025, at 11:00 a.m. That meeting was cancelled, and the next scheduled meeting will be July 28, 2025 at 11:00 a.m.

TWELFTH ORDER OF BUSINESS**Adjournment**

Mr. Oliver asked for a motion to adjourn the meeting.

On MOTION by Ms. Rogers, seconded by Mr. Fitzgerald, with all in favor, the meeting was adjourned.

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

DocuSigned by:

Bunzi Rogers

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Chairman/Vice Chairman

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