

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, July 28, 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
Ronnie Polowy	Supervisor

Also, present were:

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

The following is a summary of the actions taken at the July 28, 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.

Resignation of Board Member

Mr. Oliver announced the resignation of Supervisor Fitzgerald to be effective immediately. He asked for a motion to accept the resignation.

July 28, 2025

St. Augustine Lakes CDD

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Resignation of Supervisor Fitzgerald, was approved.

SECOND ORDER OF BUSINESS

Audience Comments (*regarding agenda items listed below*)

Mr. Oliver opened the meeting to audience comments specific to agenda items.

Resident asked about speed limit signs. Mr. Oliver noted that will be addressed in the meeting.

Resident spoke about traffic enforcement. Mr. Oliver noted the attorney will speak about this topic and it could be modified.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the June 2, 2025 Meeting

Mr. Oliver presented the June 2, 2025 Board of Supervisors meeting minutes and asked for any comments, corrections, or changes. Ms. Rogers stated there was a meeting date that will need correction from June 2nd to June 23rd.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the June 2, 2025 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Adopting Rules Relating to Parking and Traffic Enforcement

Mr. Haber summarized the resolution on the policy to enforce parking locations and towing will be enforced. This gives the District authorization to enforce the policies and rules set by the CDD. Mr. Haber added they will need to have a vendor to carry out towing and work on the creation of signs. The CDD must allow the public to provide comments. Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta with all in favor, Opening the Public Hearing, was approved.

Mr. Oliver stated the public hearing is open and asked for public comments.

July 28, 2025

St. Augustine Lakes CDD

Resident (Michael) commented on parking, towing, and sidewalks. He would like the Board to hear their concerns on family visiting and possibly getting towed. Common area parking was discussed.

Resident comments were made on parking on the street, overflow parking possibility in common areas, parking signs, resurfacing the grass, actions to consider adding area for overflow parking, and visitor passes, towing, and rule enforcement. Audience members continued to provide possible solutions for the issue.

Mr. Oliver noted these are not in place at this time and they are trying to find a solution. Mr. Oliver asked for a motion to close the public hearing.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Closing the Public Hearing, was approved.
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Ms. Rogers commented on the map where there is no parking, problems with guest parking, not planning to turn grass into parking areas, and garages not used for parking. She stated the CDD will consider adoption of these rules, they will get towing signs to put up, and they will enforce the rules. She discussed holidays and event parking.

Ms. Rogers made the motion to adopt the resolution.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2025-07 Adopting Rules Relating to Parking and Traffic Enforcement, was approved.

FIFTH ORDER OF BUSINESS

Discussion of Fiscal Year 2026 Approved Budget (adoption August 25, 2025)

Mr. Oliver noted they will have a budget hearing on August 25th. He stated there will be notices sent and the public hearing will be advertised on the website and paper. He added there is a proposed assessment increase that will be \$277 per unit. He noted the revenue surplus was used to make last year's budget work. He added there was an increase in expenditures. He reviewed the increases in the budget under each line item. There will be a public hearing at the next meeting.

July 28, 2025

St. Augustine Lakes CDD

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated that he had nothing to report.

B. Engineer

Mr. Schaefer commented on the speed limit of 35 miles per hour on the main boulevard and noted that signs are posted. He added the state law is 30 miles per hour if not posted. Local roads typically do not have postings. He commented that speed bumps do not do very well.

C. Manager – Discussion of Fiscal Year 2026 Meeting Schedule

Mr. Oliver stated the 2026 meeting schedule is the same as the current schedule with meetings on the 4thst Monday of each month at 11:00 a.m. Ms. Rogers asked about moving the location due to an increase in participants. Another question was asked about meetings being later in the day. It was noted this will be taken under consideration. It was added the meetings are usually held later in the day when the Board transitions to homeowners as Board members.

On MOTION by Ms. Rogers, seconded by Mr. Mayo, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers provided updates on the road conditions and asphalt, curbing and driveway repair. She asked for any issues to be reported directly to her. She addressed landscaping issues including sodding.

EIGHTH ORDER OF BUSINESS

Audience Comments

Resident commented about streetlights and stated there are none in his area and asked what the schedule for installation is. Ms. Roger noted she will reach out again for a schedule.

Resident commented about putting in electronic signs that flash the speeding. The Board noted without an officer it was not effective.

Resident commented on a wire on the roadway and a pole that has been knocked down. Concern was expressed on a future accident.

July 28, 2025

St. Augustine Lakes CDD

Resident asked how many houses have been sold. The Board stated that is more of an HOA matter.

NINTH ORDER OF BUSINESS

Financial Statements as of June 30, 2025

Mr. Oliver presented the financial statements through the end of June 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. Della Penta, with all in favor, the Check Register, was approved.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 25, 2025, at
11:00 a.m. at Holiday Inn Express, 2300 FL
16, St. Augustine, Florida**

Mr. Oliver noted the next meeting is on August 25, 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. Polowy, with all in favor, the meeting was adjourned.

DocuSigned by:

Jim Oliver

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Secretary/Assistant Secretary

DocuSigned by:

Zuzi Rogers

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Chairman/Vice Chairman