

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, August 25, 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
Danielle Janse van Rensburg	Supervisor

Also, present were:

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

*The following is a summary of the actions taken at the August 25, 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 present in person 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 were no comments at this time.

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**THIRD ORDER OF BUSINESS**

**Organizational Matters**

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

Mr. Oliver stated William Fitzgerald is no longer a part of the Board and asked for a nomination to fill his seat. Ms. Rogers made a motion to appoint Ms. Danielle Janse van Rensburg.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Appointment of Danielle Janse van Rensburg to Fill Unexpired Term of Office (11/28), was approved.

**B. Oath of Office for Newly Appointed Supervisor**

Mr. Oliver administered the oath of office to newly appointed Supervisor Danielle Janse van Rensburg.

**C. Election of Officers, Resolution 2025-08**

Mr. Oliver presented resolution 2025-08 to the Board. He stated this would add Ms. Danielle Janse van Rensburg as an Assistant Secretary if there were no other changes made to the Board.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2025-08 Election of Officers adding Danielle Janse van Rensburg as Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the July 28, 2025 Meeting**

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

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Minutes of the July 28, 2025 Meeting, were approved as amended.

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## **FIFTH ORDER OF BUSINESS**

### **Public Hearing Adopting the Budget for Fiscal Year 2026**

Mr. Oliver stated mailed notices were sent to residents informing them of this public hearing. He proceeded to give an overview of the budget. He noted on page 8 of the budget is the Capital Reserve Budget that equals \$20,000 and the last page is the Assessment schedule.

Mr. Oliver stated the Annual Maintenance Assessments are proposed to increase from \$1,217 to \$1,494 for all units. He noted the Special Assessments increase from \$487,000 to \$598,000 and the carry forward surplus is set at \$57,000. He added the Administrative budget had an increase of \$7,000 and the Security budget was increased to \$15,000. He stated the Grounds Maintenance had the largest increase of \$40,000, with a large reason for the increase being tree removals being added to the budget from the previous year. He noted the total expenditures were increased by \$59,000 and \$20,000 is set to be moved into the Capital Reserve Fund. He added the bonds in the budget are 20-year bonds.

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 any comments.

Resident asked if the watering increase is for all of the District because he has been trying to decrease his water bill. Mr. Oliver stated the amount in the budget is only for the areas that is maintained by the District and would not affect individual resident's water bills.

Resident asked what the Trustee was. Mr. Oliver stated when the District bonds money, the Trustee keeps the money safe.

Resident noted there was a tree on the side of the playground that is at risk of falling.

Resident asked what the date is for the Board to be turned over to the homeowners. Mr. Oliver stated it is set at 2028, however, that can happen sooner.

Resident asked what each individual household would be paying with the increase. Mr. Oliver stated the increase is on the last page of the budget. Resident then asked what the budget or the lake is. Mr. Oliver stated it is for the chemicals that are added to the lake to keep it in compliance.

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Resident asked when they will be paying the increase. Mr. Oliver stated it will be a line item on the property tax bill they will receive on November 1, 2025. He noted if they pay by November 30<sup>th</sup>, they will receive a 4% discount on the tax bill.

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

**A. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026**

Mr. Haber presented resolution 2025-09 to the Board. He stated this will allow the Board to adopt the final version of the FY 26 budget.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026, was approved.

**B. Consideration of Resolution 2025-10, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026**

Mr. Haber presented resolution 2025-10 to the Board. He stated this resolution provides for the funding of the FY 26 budget and certifies the O & M and debt service assessments.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Resolution 2025-10, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Haber stated the language for parking enforcement was still being worked through and offered to answer any questions the Board had.

**B. Engineer**

Mr. Schaefer was not present at the meeting.

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### **C. Manager – Discussion of Goals and Objectives**

Mr. Oliver stated all special districts in Florida must have a set of goals and objectives. He presented them to the Board and stated they were all easily obtainable by the District.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Goals and Objectives for Fiscal Year 2026, was approved.

### **SEVENTH ORDER OF BUSINESS**

#### **Supervisors Requests**

Ms. Rogers stated she received an update from FPL informing her they plan to install seven additional light poles in the district.

Mr. Della Penta asked if there were any planned improvements for Conway Court. Ms. Rogers stated she will find out and provide an update.

### **EIGHTH ORDER OF BUSINESS**

#### **Audience Comments**

Resident asked what the interest rates are on the bonds the District has. Mr. Oliver stated he will have to find out what the exact numbers are.

### **NINTH ORDER OF BUSINESS**

#### **Financial Statements as of July 31, 2025**

Mr. Oliver presented the financial statements through the end of July 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 – September 22, 2025, at 11:00 a.m. at Holiday Inn Express, 2300 FL 16, St. Augustine, Florida**

Mr. Oliver noted the next meeting is on September 22, 2025, at 11:00 a.m.

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**TWELFTH ORDER OF BUSINESS                      Adjournment**

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

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, 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