

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, September 22, 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, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Maria Czmyr	Vesta Property Services
Sarah Sweeting	GMS
Michael Davies <i>by phone</i>	HOA

The following is a summary of the actions taken at the September 22, 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

Consideration of Minutes of the August 25, 2025 Meeting

Mr. Oliver presented the August 25, 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. Mayo, with all in favor, the Minutes of the August 25, 2025 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Oliver reminded the Board that they approved the Fiscal Year 2026 budget at their prior meeting and the assessment roll was provided to the county tax collector.

FIFTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers stated that they are still waiting on FPL to install light poles. She noted that the last she spoke to them, they had five jobs before St. Augustine Lakes, so they were probably still a month out. Ms. Rogers stated that eight additional poles will be added to Miramar Lake Dr., Conway Ct., Disston Cv., and River Strand Ln.

SIXTH ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Financial Statements as of August 31, 2025

Mr. Oliver presented the financial statements through the end of August and offered to answer any questions.

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EIGHTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register for Board approval.

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

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 27, 2025,
at 11:00 a.m. at Holiday Inn Express, 2300 FL
16, St. Augustine, Florida**

Mr. Oliver noted the next meeting is on October 27, 2025, at 11:00 a.m. at the Holiday Inn Express.

TENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Rogers, seconded by Mr. Mayo, 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