

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, January 26, 2026 at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida.

Present and constituting a quorum were:

Zenzi Rogers	Chairperson
Michael Della Penta	Vice Chairman
Chris Mayo	Supervisor
Ronnie Polowy	Supervisor
Danielle Mayoros	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 January 26, 2026, 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. Five 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 October 27, 2025 Meeting and December 15, 2025 Meeting

Mr. Oliver presented the October 27, 2025 meeting minutes and the December 15, 2025 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 October 27, 2025 Meeting and December 15, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing to report but offered to answer any Board questions.

B. Engineer

Mr. Schaefer reported that there were no new project updates. He noted that several stormwater ponds have been operational for more than two years and may now require a compliance report to be filed with the Water Management District pursuant to the stormwater permit. Mr. Schaefer advised that he could prepare a proposal for the Board’s consideration if requested.

C. Manager

Mr. Oliver advised that although it is early in the year, preparation for the FY27 budget will begin in April 2026. The Board is expected to consider adoption of the budget in July or August 2026, with assessment rolls to be submitted to the Tax Collector by September 15, 2026.

FIFTH ORDER OF BUSINESS

Supervisors Requests

There were no Supervisor Requests, the next item followed.

SIXTH ORDER OF BUSINESS

Audience Comments

The HOA President requested approval to install a comment box near the pool bulletin board on CDD property, to be funded and managed by the HOA, for the purpose of collecting anonymous resident feedback. It was explained that an HOA representative would collect and

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summarize submissions. The Board indicated a willingness to coordinate with the HOA on this request.

Questions were raised regarding final pavement markings along Arcadian Lake Boulevard, specifically centerline striping. Staff advised that all pavement markings required by the approved county engineering plans will be installed following the second lift of pavement. Any additional markings beyond those plans would require engineering review, county approval, and separate funding. The HOA indicated it would review final conditions and follow up if additional markings are desired.

Clarification was provided that recent curb repair communications had been distributed and repairs will continue through the end of the week, limited to items identified by St. Johns County. Cosmetics repairs are not included.

Residents asked whether additional speed limits signage or reduced speed limits were planned. Staff confirmed that current signage reflects approved plans. Additional signage or speed limit reductions could be considered in coordination with engineering review and budget availability.

Landscaping concerns were raised, particularly around the amenity center. Staff explained that major landscape repairs will be addressed after the dormant season, following assessment and proposal by the landscape contractor.

Questions were asked regarding wooden stakes and silt fencing near pond and wetland areas. Staff confirmed that wetland mitigation work is complete and remaining materials will be removed.

Inquiries were made about Lennar signage throughout the community. Staff advised that signage would remain until all sales and closings are completed.

A resident raised concerns regarding curb damage near their driveway. Staff advised that only county-identified list items are currently being addressed and requested that residents submit photos and addresses for review.

A resident expressed concern regarding towing signage placement and communication. Staff clarified that towing signs are placed only on CCD property pursuant to an adopted towing policy and offered to review the specific location and communication issues after the meeting.

A concern was raised regarding drainage issues near the end of River Stream. Staff stated the area would be inspected.

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Clarification was provided regarding the scope of the current paving phase, noting that work is limited to Phases 3A and 3B, with additional areas to be addressed in future phases.

SEVENTH ORDER OF BUSINESS Financial Statements as of December 31, 2025

Mr. Oliver presented the financial statements as of December 31, 2025. The District is one-quarter into the fiscal year. The balance sheet reflects capital reserve funds of approximately \$47,000, with an additional \$20,000 projected to be funded during the fiscal year. The assessment receipt schedule shows a 93.6% collection rate. The general fund reflects a positive variance of approximately \$14,000, noting this is early in the fiscal year.

EIGHTH 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.

**NINTH ORDER OF BUSINESS Next Scheduled Meeting – February 23, 2026
at 11:00 a.m. at Holiday Inn Express, 2300 FL
16, St. Augustine, Florida**

Mr. Oliver stated that the next scheduled meeting was February 23, 2026.

TENTH 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 at 11:23 a.m.

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Jim Oliver
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Secretary/Assistant Secretary

Signed by:
Michael Della Penta
BAB4C01A5CCB420...
Chairman/Vice Chairman

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