

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, October 27, 2025, 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, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Maria Czmyr	Vesta Property Services
Sarah Sweeting	GMS

The following is a summary of the actions taken at the October 27, 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. 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.

October 27, 2025

St. Augustine Lakes CDD

THIRD ORDER OF BUSINESS

Consideration of Minutes of the September 22, 2025 Meeting

Mr. Oliver presented the September 22, 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. Polowy, with all in favor, the Minutes of the September 22, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposals

A. Elite Amenities for Fiscal Year 2026 Pool Monitors

Mr. Oliver stated this was the same firm that provided the pool monitoring services in the previous year with a total proposed amount of \$37,393.31 which is under the budgeted amount.

On MOTION by Ms. Rogers, seconded by Mr. Polowy, with all in favor, the Proposal from Elite Amenities for Fiscal Year 2026 Pool Monitors, was approved.

B. Doody Daddy for Additional Dog Stations – Miromar Lake Area

Mr. Oliver stated that this vendor provides services of current dog stations and this will add additional station costing a total of \$1,084 per month.

On MOTION by Ms. Rogers, seconded by Mr. Polowy, with all in favor, the Proposal from Doody Daddy for Additional Dog Stations, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

B. Engineer

There being no comments, the next item followed.

October 27, 2025

St. Augustine Lakes CDD

C. Manager – Review of Fiscal Year 2025 Goals & Objectives

Mr. Oliver presented the goals and objectives review which was provided in the agenda package for review. Mr. Oliver also reported that all the goals had been met and asked for Board ratification of the review.

On MOTION by Ms. Rogers, seconded by Mr. Polowy, with all in favor, the Fiscal Year 2025 Goals & Objectives, were ratified.

SIXTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers had no update from FPL regarding the light installation and as soon as she has more information she will share that with the Board.

SEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Oliver asked for audience comments. There was a question about weed control and landscape spraying. Resident asked about a ledge and piece of stone at the front entrance and asked if there could be a workorder put in to fix that.

EIGHTH ORDER OF BUSINESS

Financial Statements as of September 30, 2025

Mr. Oliver presented the unaudited financial statements through the end of September which reflect the entire fiscal year.

On MOTION by Ms. Rogers, seconded by Mr. Polowy, with all in favor, the Financial Statements as of September 30, 2025, were approved.

NINTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register for Board approval.

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

October 27, 2025

St. Augustine Lakes CDD

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – November 24, 2025,
at 11:00 a.m. at Holiday Inn Express, 2300 FL
16, St. Augustine, Florida**

Mr. Oliver noted the next meeting is on November 24, 2025, at 11:00 a.m. at the Holiday Inn Express. Board direction was to cancel this meeting.

On MOTION by Ms. Rogers, seconded by Mr. Polowy, with all in favor, Board Direction to Cancel the Meeting on November 24, 2025, was approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

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

DocuSigned by:

Jim Oliver

Secretary/Assistant Secretary

DocuSigned by:

Benzi Rogers

Chairman/Vice Chairman

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, December 15, 2025, 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
Maria Czmyr	Vesta Property Services
Sarah Sweeting	GMS
Michael Davie <i>by phone</i>	

The following is a summary of the actions taken at the December 15, 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. 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.

December 15, 2025

St. Augustine Lakes CDD

THIRD ORDER OF BUSINESS

Acceptance of Fiscal Year 2024 Audit Report

Mr. Oliver presented the Fiscal Year 2024 audit report which was included in the agenda package for Board review.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

FOURTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter for Fiscal Year 2025

Mr. Oliver presented the audit engagement letter from Berger, Toombs, Elam, Gaines & Frank for Fiscal Year 2025 audit. He requested that the Board ratify this engagement letter.

On MOTION by Ms. Rogers, seconded by Ms. Mayoros, with all in favor, the Audit Engagement Letter for Fiscal Year 2025, was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

B. Engineer

There being no comments, the next item followed.

C. Manager

Mr. Oliver reminded the Board of their annual ethics training deadline of January 1, 2026.

SIXTH ORDER OF BUSINESS

Supervisors Requests

Ms. Rogers discussed the District's current towing company and dying birds in the community. Signs for parking will be put in place in 2026. Quick Catch has removed all dead birds.

December 15, 2025

St. Augustine Lakes CDD

SEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Oliver asked for audience comments. Common area landscape deficiencies were discussed.

EIGHTH ORDER OF BUSINESS

Financial Statements as of November 30, 2025

Mr. Oliver presented the financial statements as of November 30, 2025.

NINTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register for Board approval.

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

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – January 26, 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 January 26, 2026.

ELEVENTH 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:
Bunji Rogers
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Chairman/Vice Chairman