

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
D1BA5E5E7410418...
Secretary/Assistant Secretary

DocuSigned by:
Benzi Rogers
635A71EC3371457...
Chairman/Vice Chairman