

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, February 23, 2026 at 11:00 a.m. at the Holiday Inn Express, 2300 FL-16, St. Augustine, Florida.

Present and constituting a quorum were:

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

*The following is a summary of the actions taken at the February 23, 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. 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.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the January 26, 2026 Meeting**

February 23, 2026

St. Augustine Lakes CDD

Mr. Oliver presented the January 26, 2026 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Mayo, seconded by Mr. Della Penta, with all in favor, the Minutes of the January 26, 2026 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Proposal for Pond Bank Inspection Report**

Mr. Oliver noted that this item has not been provided by the District Engineer at this time, and he suggested that the Board table discussion of that item to a future meeting agenda.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

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

**B. Engineer**

There being no comments, the next item followed.

**C. Manager**

Mr. Oliver reminded the Board to complete their Form 1s by July 1, 2026.

**D. Operations**

Mr. Oliver noted that Maria was not in attendance.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests**

There were no Supervisor requests, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Oliver asked for any audience comments.

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**EIGHTH ORDER OF BUSINESS**

**Financial Statements as of January 31, 2026**

Mr. Oliver presented the financial statements as of January 31, 2026. The assessment receipt schedule shows a 96.26% collection rate. The general fund reflects a positive variance of approximately \$29,380.

**NINTH ORDER OF BUSINESS**

**Check Register**

Mr. Oliver presented the check register for Board approval.

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

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – March 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 is March 23, 2026.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Della Penta, seconded by Mr. Mayo, with all in favor, the meeting was adjourned at 11:23 a.m.

DocuSigned by:  
*Jim Oliver*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Benzi Rogers*  
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Chairman/Vice Chairman