

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, March 23, 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
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
Sarah Sweeting	GMS

The following is a summary of the actions taken at the March 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 being no members of the public present, the audience comment period was closed.

March 23, 2026

St. Augustine Lakes CDD

THIRD ORDER OF BUSINESS

Consideration of Minutes of the February 23, 2026 Meeting

Mr. Oliver presented the February 23, 2026 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Mayoros, seconded by Mr. Mayo, with all in favor, the Minutes of the February 23, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Pond Bank Inspection Report (*will be sent under separate cover*)

Mr. Schaefer reviewed a proposal for pond bank inspections. He provided an overview of the scope of services, noting that the District has 18 stormwater ponds requiring periodic inspection in accordance with water management district requirements. The proposed services include review of all outfall structures, visual inspection of all ponds, and preparation of a report documenting conditions and any recommended maintenance items.

It was noted that a formal cost proposal had not yet been provided. Staff advised that the proposal would be submitted following the meeting and reviewed by the Chair.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber provided a brief legislative update from the recent session. It was noted that a new provision has been added to Chapter 190, Florida Statutes, establishing a formal process for the recall of supervisors in community development districts with resident-elected boards. Mr. Haber indicated that this is not expected to impact the District at this time.

Mr. Haber also reported on changes to sovereign immunity limits, noting that the maximum recoverable amounts in certain negligence claims against government entities have been increased. However, it was noted that the District's current insurance coverage remains sufficient and is not expected to be adversely impacted.

B. Engineer

Mr. Schaefer reported that he had no additional updates at this time.

March 23, 2026

St. Augustine Lakes CDD

C. Manager

Mr. Oliver reported that staff will begin preparation of the proposed Fiscal Year 2027. Mr. Oliver also reminded the Board to complete and file Form 1 financial disclosure forms by July 1st.

D. Operations

The Operations Manager reported that there were no updates at this time.

SIXTH ORDER OF BUSINESS

Supervisors Requests

A Supervisor requested assistance from the District Engineer in locating a striping plan that had been requested.

SEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Oliver reopened the floor for audience comments. There being no members of the public present, the audience comment period was closed.

EIGHTH ORDER OF BUSINESS

Financial Statements as of February 28, 2026

Mr. Oliver presented the financial statements through February 28, 2026 representing five months into the fiscal year. Mr. Oliver reported no unusual variances, noting only that there had been no meeting room rental revenue to date, which will be considered in future budgeting. The capital reserve fund balance was reported at \$59,000, including a \$20,000 contribution made in February. The assessment receipt schedule was noted to be 96% collected.

NINTH 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.

March 23, 2026

St. Augustine Lakes CDD

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 27, 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 April 27, 2026.

ELEVENTH 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:

Buzzi Rogers

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Chairman/Vice Chairman