

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, April 27, 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 |
| Maria Czmyr | Vesta |
| Sarah Sweeting | GMS |

The following is a summary of the actions taken at the April 27, 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 and noted that an additional opportunity for audience comments would be provided later in the meeting.

April 27, 2026

St. Augustine Lakes CDD

THIRD ORDER OF BUSINESS

Consideration of Minutes of the March 23, 2026 Meeting

Mr. Oliver presented the March 23, 2026 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 March 23, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal for Pond Bank Inspection Report

Mr. Oliver presented a proposal from Dominion Engineering Group to complete the required pond bank inspection report. Mr. Oliver explained that the St. Johns River Water Management District requires a biannual inspection of the stormwater system, including all 18 ponds within the District. The proposal includes review of permit information, design plans, and calculations, as well as site inspections and preparation of an observation report, for a total base fee of \$7,700. Optional services related to repair matrices and preparation of plans for corrective work were also included but would be determined based on inspection findings.

Staff confirmed that funding for this service is included within the current budget under the engineering line item.

On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Proposal for Pond Bank Inspection Report in the Amount of \$7,700, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber reported he had no updates and was available for questions. There were no questions from the Board.

B. Engineer

Mr. Schaefer was not in attendance.

April 27, 2026

St. Augustine Lakes CDD

C. Manager

Mr. Oliver reminded Board members of the requirement to file their annual Form 1 financial disclosure with the Florida Commission on Ethics by July 1. He outlined the upcoming budget process, noting that a proposed fiscal year budget will be presented at the May 18 meeting, with a public hearing for final adoption scheduled for August 24. The Board will have several months to review and refine the budget, and the public will have the opportunity to provide input prior to adoption.

D. Operations

Ms. Czmyr reported that there were no significant updates. She noted that a recent inspection was conducted with Yellowstone, during which all common areas were reviewed. It was observed that conditions had improved compared to prior reports, though some areas for further improvement were identified and discussed with the contractor.

SIXTH ORDER OF BUSINESS

Supervisors Requests

There were no Supervisor Requests.

SEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Oliver reopened the floor for audience comments.

A resident inquired about the status of asphalt installation within the community. Staff responded that paving of the main road and remaining areas is scheduled for the following month, with completion anticipated by the end of that month. The resident also expressed concern regarding meeting times being held during the day and requested consideration for evening meetings to allow greater community participation.

A resident raised safety concerns regarding streetlight installation at 103 Kingsley, noting that the base had not been properly filled, leaving a hole and overgrown grass around it. The resident also expressed concern about debris left at the site and a large tree behind the property near the lake that could pose a risk during storms. Staff acknowledged the concerns and indicated the issues would be reviewed and addressed.

A resident provided a formal statement expressing broader concerns about community maintenance, incomplete roadwork, and responsiveness to resident issues. She emphasized the

April 27, 2026

St. Augustine Lakes CDD

importance of proper oversight of common areas and services funded by CDD assessments and urged continued attention to maintaining property values and community standards.

A resident presented a petition signed by the community members requesting the resignation of current CDD Board members and a transition to resident-led governance. The speaker cited concerns regarding communication, responsiveness, and overall community control, proposing a phased resignation and replacement process in accordance with Florida law.

A resident inquired about landscaping and pest control, specifically ant piles and midge activity. Staff noted that landscape contracts typically include general maintenance and some pest control but would confirm details and coordinate with vendors as needed.

A resident asked how the Board would proceed in addressing the various concerns raised. Staff clarified that asphalt work is a developer responsibility and that reported issues are being coordinated with the development team. Maintenance concerns should be directed to management for vendor follow-up. Staff also explained communication processes, Sunshine Law requirements, and budget limitations affecting decision-making.

A resident raised concerns about lack of road striping (center line) for safety. Staff explained that striping is not required by the County but could be considered in a future budget or potentially as a shared cost with the HOA.

Additional comments included requests for improved lighting near mailboxes, concerns about potential future development connections to the community, solicitation activity, propane tank safety in garages, and interest in security measures such as gates or cameras. Staff explained that certain items fall under HOA responsibility, while others are limited by CDD regulations, public access requirements, and cost considerations.

EIGHTH ORDER OF BUSINESS

Financial Statements as of March 31, 2026

Mr. Oliver presented the financial reports included in the agenda package. He noted that, as required for a unit of government in Florida, the District will undergo its annual audit at the end of the fiscal year on September 30. The income statement through March reflected a slight positive variance, and the assessment receipt schedule indicated that 97.79% of assessments have been collected, with full collection anticipated following the upcoming tax certificate sale.

April 27, 2026

St. Augustine Lakes CDD

NINTH ORDER OF BUSINESS

Check Register

Mr. Oliver presented the check register for Board review, with no unusual variances noted.

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

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 18, 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 May 18, 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:
Benzi Rogers
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Chairman/Vice Chairman